

Town of Dover Planning Board

Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522



(845) 832-6111 ext 100

SUBDIVISION SKETCH PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster)

Grid Number: 7160-03-360320

Name of Subdivision: Non-Residential Subdivision
Koralic + David O'Neill

Property Address: 4 Davis Road
Wingdale, NY

Primary Contact Person:

David O'Neill

Address: 4 Davis Road
Wingdale NY 12594

Zoning District(s): RU , RC__, HM__, HR__, SR__, HC__,
CO__, M__

Overlay District(s) (if any): Floodplain__, Stream Corridor__,
Aquifer__, Mixed-Use Institutional__, Soil Mining__

Current Use(s): Res

Proposed Use(s): Res

Parcel Size: 27.66 Acres

Number of Lots Proposed: 3

Deed Reference: Liber 1975

Page 123 Date 2/5/1996

Filed Map Reference: Lot # 1 Map # 10735

Name of Property Owner:

Same as Contact

Address: _____

Telephone Number: _____

Name of Applicant (if different):

Same as Contact

Address: _____

Telephone Number: _____

Email: _____

Relationship of Applicant to Owner (e.g. contract
vendee, option holder, lessee): Same

Plans Prepared By:

Name: Kenneth B. Salzman, LS

Address: 12 Hunter Lane, PO Box 498
Pawling NY, 12564

Telephone Number: 845-855-3885

E-mail: _____

Does Plat cover applicant's entire holding?

yes no

Date of discussion meeting: _____

(To be filled in by Planning Board Secretary)

Does the property contain a farm operation located within an
agricultural district or is the property boundary within 500
feet of a farm operation located in an agricultural district:

yes no

If yes, submit an Agricultural Data Statement, available from the
Planning Office.

The undersigned hereby makes application in
accordance with all applicable laws and other
requirements of the Town of Dover, Dutchess
County, New York.

David O'Neill

Signature of Record Owner

Date: 1/30/2013

Signature of Applicant (if different)

Date: _____

TOWN OF DOVER

SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

Applicant/Subdivision Name *Loralie + David O'Neill*

| | Yes | Inc.* | NA/W** |
|---|--------------|-------|--------|
| PER CHAPTER 125 SUBDIVISION REGULATIONS, | | | |
| HAVE YOU SUBMITTED: | | | |
| A complete Subdivision Sketch Plan Application form? | ✓ | | |
| A Letter of Intent with a narrative of the project? | ✓ | | |
| A Disclosure of Interest Form? | ✓ | | |
| A Short or Long (Fill in Part 1 only) Environmental Assessment Form? | ✓ | | |
| A signed Agricultural Statement? | ✓ | | |
| A copy of the deed(s) for the property? | ✓ | | |
| If needed, a Letter of Agent? | ✓ | | ✓ |
| Submitted the Discussion Fee? | ✓ | | |
| Submitted the Application Fee? | ✓ | | |
| Submitted the Escrow fees (may be set after Discussion meeting)? | ✓ | | |
| HAVE YOU LOOKED AT CHAPTER 125, SUBDIVISION OF LAND AND CHAPTER 145, ZONING? | ✓ | | |
| PER CHAPTER 125, DOES THE SKETCH PLAN PLAT CONTAIN: | | | |
| The subdivision name or identifying title? | ✓ | | |
| The words, "Town of Dover, Dutchess County, New York"? | ✓ | | |
| The name and address of the record owner and/or subdivider? | ✓ | | |
| The parcel grid number? | ✓ | | |
| The name, address, signature and seal of the licensed engineer or land surveyor? | ✓ | | |
| The date? | ✓ | | |
| Approximate true North point? | ✓ | | |
| A graphic scale? | ✓ | | |
| A vicinity map (Scale of 2,000 feet to the inch)? | ✓ | | |
| A sketch plan on a topographic survey, showing the proposed layout of streets, lots and other features? | ✓ | | |

*Incomplete Information ** - Not Applicable, W - Waiver Requested in Writing

TOWN OF DOVER

SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

Applicant/Subdivision Name

| PER CHAPTER 125 SUBDIVISION REGULATIONS, | Yes | Inc.* | NA/W** |
|---|-----|-------|--------|
| Information necessary to explain and/or supplement the sketch plan, including, but not limited to: | | | |
| The Zoning District | ✓ | | |
| A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11) | | | ✓ |
| A density calculation (the allowable number of lots) | | | ✓ |
| If a flexible subdivision, the calculation for a minimum of 50% conservation land? | | | ✓ |

Notes:

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|---|---|
| 1. APPLICANT/SPONSOR <u>David O'Neill + Loralie O'Neill</u> | 2. PROJECT NAME <u>Loralie + David O'Neill</u> |
| 3. PROJECT LOCATION: Municipality <u>Town of Dover</u> County <u>Dutchess</u> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>4 Davis Road Wingdale, NY 12594</u> | |
| 5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <u>Current Lot has multiple Dwellings Subdivision is putting Dwellings on own Lot. One lot being is added to existing lot with Dwelling. No expansion is being considered at this time</u> | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u>27.6</u> acres Ultimately <u>27.6</u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>David O'Neill</u> Date: <u>1/30/2013</u> Signature: <u>[Signature]</u> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

Applicants Letter of Intent

Loralie & David O'Neill Subdivision is a combination of lot line adjustments and the creation of 3 new lots. The existing parcel contains 27.66 acres located off Davis Road in Wingdale NY. Currently the parcel contains 5 existing residential dwellings and several miscellaneous sheds. All dwellings and sheds exist and the applicant has no intention at this time of any future construction. All dwellings are fed by existing water wells and existing septic's.

Lot #1 contains 18.075 acres with one residential dwelling and one woodshed located in the SW corner of the property with the lot access from Davis Road. Lot #2 contains 2.111 acres with one residential dwelling, shed and well house and is accessed off of Davis Road. Lot #3 contains 5.093 acres and contains 3 residential units, 2 sheds, and a well house. Lot #3 is currently a registered mobile home park.

Lot line adjustments will be a 2.214 acre area being added to grid 7160-03-360314 owned by Booth. Also an adjustment will be made of .164 acre to grid 7160-03-362371 owned by Thomkins, to move line so driveway and well are on property.

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Disclosure of Interest

SECTION 809 OF THE GENERAL MUNICIPAL LAW provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application: petition, or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or

(b) is an officer, director, partner, or employee of the applicant, or

(c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or

(d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "Applicant"). If none, insert the word "none" None.

David O'Neill

1/30/2013

Signature of Applicant

Date

Town of Dover Planning Board

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AGRICULTURAL DATA STATEMENT

! Name and address of applicant: David + Loralee O'Neill
4 Davis Rd PO Box 68
Wingdale, NY 12594

3. Type of application: Subdivision Special Permit Site Plan Use Variance
4. Description of proposed project: Lot Line + Subdivision
5. Location of project: 41 Davis Road Wingdale NY

Names and addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (use additional sheet if more space is needed):

(a) N/A

(c)

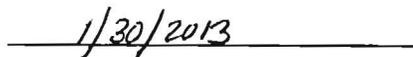
(b)

(d)

7. Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described in Item 6 above.



Signature of Applicant



Date

LETTER OF AGENT

I, NA, am the owner of the property

located at _____, Dover, New York,

identified as Grid Number _____.

I hereby authorize _____ to act as my

agent in an application to the Town of Dover Planning Board.

For _____
(Name of Project)

Print name _____

Signature _____

Date _____