

Town of Dover Planning Board

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



(845) 832-6111 ext. 100

**RESOLUTION GRANTING PRELIMINARY LAYOUT AND FINAL SUBDIVISION
PLAT APPROVAL**

QUARTARARO SUBDIVISION

May 6, 2013

Property Address: 632 Chestnut Ridge Road

WHEREAS, the applicant, Paul Quartararo, has submitted an application for a lot line alteration to merge a 0.980 acre lot located at 632 Chestnut Ridge Road, Millbrook, Tax ID #6962-00-161869, located in the RC Zoning District, with 0.233 acres of land which was formerly part of Camby Road; and

WHEREAS, the proposal is depicted on a subdivision plat entitled, "Lot Consolidation Map Prepared for Paul and Theresa Quartararo," prepared by Kirk K. Horton, L.S., dated March 20, 2012; and

WHEREAS, the lot line alteration will make the undersized lot more conforming; and

WHEREAS, the existing 0.980 acre lot contains a single-family dwelling and the garage is proposed to be constructed on the additional 0.233 acre portion of the lot; and

WHEREAS, on August 1, 2012, the Zoning Board of Appeals granted the applicant a side yard and front yard setback for the garage on the new 0.233 acre portion of the lot; and

WHEREAS, on January 16, 2013, the Dover Town Board adopted a resolution authorizing the Town Supervisor to execute a quitclaim deed conveying the abandoned portion of Camby Road to the applicant; and

WHEREAS, on April 1, 2013, the Planning Board classified the action as an unlisted action and adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a proper case does not exist for requiring the set aside of recreation land; and

WHEREAS, a duly noticed public hearing was held on May 6, 2013, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants preliminary layout and final subdivision approval to the plat entitled, "Lot Consolidation Map, prepared for Paul & Theresa Quartararo" prepared by Kirk K. Horton, L.S. 049954,

dated March 20, 2013, and authorizes the Chair or his authorized designee to sign the plat after compliance with the following conditions:

1. Payment of all fees and escrow.
2. Department of Health permission to file.
3. Submission of a merger deed for the 0.233 acre parcel and 0.980 acre parcel in form manner and substance acceptable to the Planning Board Attorney. The approved deed shall be filed recorded simultaneously with the subdivision plat.

BE IT FURTHER RESOLVED, that before a building permit for the garage may be issued, the applicant shall provide the Land Use Coordinator with proof that the approved merger deed has been properly recorded in the Office of the Dutchess County Clerk.

Moved by: Valerie LaRobardier

Seconded by: Michael Villano

David Wylock Aye
 Valerie LaRobardier Aye
 Peter Muroski Aye
 William Sedor Aye
 Michael Villano Aye





 Planning Board Chair David Wylock