

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)

7163 746-2-00-307119

Grid Number: 746-2-00-315092

Name of Subdivision: Benson Couture
Lot Line Change

Property Address: 29 North East Mtn. Rd.

Primary Contact Person:

Joseph M. Couture

Address: 21 North East Mtn. Rd.
Dover Plains N.Y. 12522

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): Residential

Proposed Use(s): Residential

Parcel Size: 1.49 ac ~~2.06 Acres~~

Number of Lots Proposed: NONE

Deed Reference: Liber 1416

Page 549

Date 1975

Filed Map Reference: Lot # 1 & 2 Map # 8119

Name of Property Owner:

Juanita Benson

Address: 29 North East Mtn. Rd.
Dover Plains N.Y. 12522

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.

Name of Applicant (if *different*):

Address: _____

Telephone Number: _____

Email: _____

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

Plans Prepared By:

Name: Edward Bator

Address: 708 Butts Hollow Rd
Dover Plains N.Y. 12522

Telephone Number: 845 877 9906

E-mail: Backsight@optonline.net

Juanita M. Benson
Signature of Record Owner

Date: 5-11-13

Joseph M. Bator
Signature of Applicant (if different)

Date: 5-11-13

X

Town of Dover Planning Board

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



(845) 832-6111 ext 100

SUBDIVISION FINAL PLAT PLAN APPLICATION

Type of Application:

O Conventional Subdivision

O Lot Line Change

O Conservation Density Subdivision

O Flexible (Cluster) Subdivision

Grid Number: 7163
7-62-00-307119

Current Use(s): Residential

Name of Subdivision: Benson Couture

Proposed Use(s): Residential

Property Address: 21 North East Mtn Rd

Number of Lots Proposed: None

Dover Plains N.Y. 12522

Date of Preliminary Plat Approval: _____

Primary Contact Person:

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

Joseph M. Couture
Address: 21 North East Mtn Rd
Dover Plains N.Y. 12522


Signature of Applicant

Date: 5-11-13

TOWN OF DOVER

SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

Applicant/Subdivision Name *Benson Couture*

	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?			✓

Ed

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

TOWN OF DOVER

SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

Applicant/Subdivision Name Bewson Couture

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:

TOWN OF DOVER

<u>PRELIMINARY PLAT SUBMISSION CHECKLIST</u>			
Applicant/Subdivision Name <u>Benson Cature</u>			
HAVE YOU SUBMITTED:	Yes	Inc.*	NA/W**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?			✓
The location of existing sewers, water mains, culverts and storm drains?	✓		
The pipe sizes, grades and flow of direction?	✓		
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?			✓
A vicinity map (Scale of 2,000 feet to the inch)?	✓		
An area map (Scale of 1" = 400') showing all property within 1,000 feet of the subdivision and identifying all property held by the applicant?	✓		
The location, width and approximate grade of all proposed streets?			✓
The proposed provision of:			
Water supply?			✓
Fire protection?			✓
Sanitary waste disposal?			✓
Stormwater drainage?			✓
Street trees?			✓
Streetlight fixtures?			✓
Street signs?			✓
Sidewalks?			✓
The approximate shape, dimensions and area of all proposed and existing lots and suggested location of buildings?	✓		
Property proposed to be reserved for park or public use?			✓
Have you provided the Planning Board with:			
A written response to any comments of the Planning Board Engineer?			
A written response to any comments of the Planning Board Attorney?			

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



TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name _____

HAVE YOU SUBMITTED:	Yes	Inc.*	NAW**
A Preliminary Plat Application?			
Your escrow fees?			
Have you determined the requirements of the Dutchess Health Department?			✓
Have you determined if a Erosion and Sediment Control Permit is needed?			✓
Per Chapter 125, does the plat contain the following?:			
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 dates of the original plat and the revision date(s)?	✓		
Approximate true North point?	✓		
A graphic scale?	✓		
The location, bearings and distances of the tract boundary?	✓		
Topography at a contour interval of not more than five feet? Note: Site the datum source.	✓		
The names and addresses of all adjoining property owners?	✓		
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?			✓
If a flexible subdivision, the proposed holder of the conservation easement?			✓

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

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>Joseph M. Couture</u>	2. PROJECT NAME <u>Lot Line Change</u> <u>Benson</u> <u>Couture</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>21 North East Mtn Rd</u> <u>Dover Plains N.Y. 12522</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Lot Line Change / 2 Lots</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.55</u> acres Ultimately <u>3.55</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Preexisting Areas</u>	
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>Joseph M. Couture</u>	Date: <u>5/8/13</u>
Signature: <u>Joseph M. Couture</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

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p>	<p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.</p>
<p>Name of Lead Agency</p>	<p>Date</p>
<p>Print or Type Name of Responsible Officer in Lead Agency</p>	<p>Title of Responsible Officer</p>
<p>Signature of Responsible Officer in Lead Agency</p>	<p>Signature of Preparer (If different from responsible officer)</p>

Reset

Town of Dover Planning Board

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



(845) 832-6111 ext 100

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

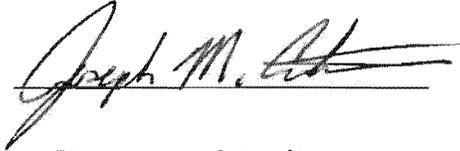
(d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.

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.

5/29/13

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.



Signature of Applicant

5/11/13

Date

Town of Dover Planning Board

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



(845) 832-6111 ext 100

Agricultural Data Statement

1. Name & Address of Applicant:

Joseph Couture
21 North East Mtn Road
Dover Plains, NY 12522

2. Applicant Phone Number:

3. Description of Proposed Project:

lot line adjustment to correct existing driveway which is crossing an adjacent property
and to increase the acreage of Couture. This will allow Benson to have 2.06 acres in a 2 acre zone
and increase Couture from 1.17 acres to 1.49 acres (increase of .32 acres.)

4. Location of Project:

21 North East Mountain Road
Dover Plains, NY 12522

5. 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):

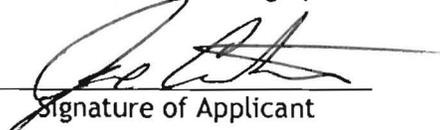
A) Double JK Ranch
25 North East Mountain Road
Dover Plains, NY 12522

B) _____

C) _____

D) _____

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


Signature of Applicant

6/3/13
Date

Tools

Navigation Toolbar Select a Scale

Map Layers

Identify

Legend

	County
	Interstate
	State
	US
	All Roads
Road Labels	
	Hydro Areas (S)
	NWI Wetlands
	Structure (S)
	20
	21
	22
	23
Ag Dist (O)	
	20
	21
	22
	23
Ag Dist (S)	
	Parcels
	Parcel Number

307119

323120

COUTURE

315092

BENSON

Double K Ranch Ag district

SAND HILL RD

NE MOUNTAIN RD

