

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## SUBDIVISION Preliminary Plat 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 12594

Zoning District(s): RU~~X~~, 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: 27.66 Acres

Number of Lots Proposed: 2

Deed Reference: Liber 1975

Page 123 Date 2/5/1996

Filed Map Reference: Lot # 1 Map # 10735

Primary Contact Person:  
David O'Neill

Address: 4 Davis Road  
Wingdale, NY 12594

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. Salzmann, 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: 6/12/2013

\_\_\_\_\_  
Signature of Applicant (if different)  
Date: \_\_\_\_\_

# TOWN OF DOVER

<b><u>PRELIMINARY PLAT SUBMISSION CHECKLIST</u></b>			
<b>Applicant/Subdivision Name</b>			
<b>HAVE YOU SUBMITTED:</b>	<b>Yes</b>	<b>Inc.*</b>	<b>NA/W**</b>
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

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<b><u>PRELIMINARY PLAT SUBMISSION CHECKLIST</u></b>			
<b>Applicant/Subdivision Name</b>			
<b>HAVE YOU SUBMITTED:</b>	<b>Yes</b>	<b>Inc.*</b>	<b>NAW**</b>
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?			✓
<b>The proposed provision of:</b>			
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?			✓
<b>Have you provided the Planning Board with:</b>			
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





### *Applicants Letter of Intent*

*Loralie & David O'Neill Subdivision is a combination of lot line adjustments and the creation of 3 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 serviced by existing septics.*

*Lot #1 contains 17.3798 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 2.1144 acres with one residential dwelling, shed and well house and is accessed off of Davis Road. Lot #3 contains 6.0009 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 2.0013 acres 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.*

*D. O'Neil*

Signature of Applicant

6/11/2013

Date





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It is the intent of the Town of Dover to ensure that lands determined to be of conservation value in a flexible subdivision application be properly managed in order to protect its conservation value. The Town encourages the use of nonprofit land conservancy organizations as a method of management. Therefore, applicants for a flexible subdivision proposal should actively pursue this type of ownership. To assist the applicant in this, the following non-exhaustive list of organizations should be contacted:

Organization	Person contacted	Date of contact	Comments
The Dutchess Land Conservancy (845) 677-3002	N/A		
Oblong Land Conservancy (845) 855-3266			
Open Space Institute (212) 290-8200			
The Nature Conservancy (914) 244-3271			
The Trust for Public Land (212) 677-7171			
Appalachian Trail Conservancy (304) 535-6331			

**THIS FORM MUST BE SUBMITTED TO THE PLANNING BOARD BEFORE ANY FLEXIBLE SUBDIVISION PLAT APPROVALS ARE GIVEN.**

## 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 David O'Neill + Loralee O'Neill	2. PROJECT NAME Non-Reality Subdivision Loralee David O'Neill
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</u> <u>Windsor, 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>Subdivide 27.66 acres into 3 Lots separating personal Residence from rental properties. No development planned 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>6/12/2013</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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

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.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

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: No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No

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: No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**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.

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.

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

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