

**Town of Dover Planning Board**

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



(845) 832-6111 ext. 100

JUL 02 2013

TOWN CLERKS OFFICE  
TOWN OF DOVER

**RESOLUTION GRANTING PRELIMINARY LAYOUT AND FINAL SUBDIVISION  
APPROVAL  
BENSON-COUTURE LOT LINE ALTERATION**

WHEREAS, Joseph M. Couture has applied to the Planning Board for approval of a lot line alteration to transfer 0.32 acre of property from a 2.38 acre lot owned by Juanita Benson, identified as Tax Parcel No. 7163-00-315092 to a 1.17 acre parcel owned by Joseph M. Couture and Lori Benson, identified as Tax Parcel No. 7163-00-307119, as shown on the plat entitled, "Lot Line Change Between Juanita M. Benson and Joseph M. Couture & Lori Benson Couture," prepared by Edward F. Bator, L.S.49329, dated June 12, 2013; and

WHEREAS, each lot is already developed with a single-family home and no additional development is proposed; and

WHEREAS, the minimum lot size in the RU District is 2 acres and the proposed lot line alteration will make Tax Parcel No. 7163-00-307119 more conforming; and

WHEREAS, on June 3, 2013, the Planning Board 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 a park to be located on the plat; and

WHEREAS, the proposed lot line alteration will lessen the non-conformance of Lot 1; and

WHEREAS, a duly noticed public hearing was held on July 1, 2013, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Dover hereby grants preliminary layout and final subdivision approval for the lot line alteration as shown on the plat entitled, "Lot Line Change Between Juanita M. Benson and Joseph M. Couture & Lori Benson Couture," prepared by Edward F. Bator, L.S.49329, dated June 12, 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. **Approval by the Planning Board Attorney of a deed from Benson to Benson and Benson Couture and a merger deed from Benson and Benson Couture to Benson and Benson Couture.**
3. **Revision of the bulk table to include a column indicating the required dimensions of each lot.**

Date: July 1, 2013

Moved By Valerie LaRobardier Seconded By Michael Villano

Resolution Approved/Disapproved:

David Wylock	<u>Aye</u>
Valerie LaRobardier	<u>Aye</u>
Peter Muroski	<u>Aye</u>
William Sedor	<u>Aye</u>
Michael Villano	<u>Aye</u>

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 Planning Board Co-Chair David Wylock