

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
APPROVAL**

DWY LANE RESUBDIVISION

WHEREAS, the applicant, Brenda Masterson, has applied to the Planning Board for approval of a re-subdivision to alter and extend Dwy Lane, a private road, as shown on the plat entitled, "Map Showing Proposed Re-Located Dwy Lane" prepared by Eric W. Gardell, dated June 20, 2012, revised on June 1, 2013; and

WHEREAS, the proposal involves eliminating an existing cul-de-sac and replacing it with a hammerhead turnaround, and altering the lot lines of an adjacent lot to absorb the eliminated cul-de-sac; and

WHEREAS, the parcels involved in this re-subdivision are identified as Tax Lot Nos. 7161-04-929119, 7161-04-927092, and 7161-04-934052; and

WHEREAS, no new lots are proposed as part of this re-subdivision; and

WHEREAS, the submittal was accompanied by a short Environmental Assessment Form ("EAF"), date April 12, 2013; 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 duly noticed public hearing was held on July 1, 2013, during which all those who wished to speak were heard; and

WHEREAS, a proper case does not exist for requiring a park suitably located on the lot for residential purposes.

NOW THEREFORE BE IT RESOLVED the Planning Board hereby grants preliminary layout and final subdivision approval to the plat entitled, "Map Showing Proposed Realignment of Dwy Lane" prepared by Eric W. Gardell, L.S. 45874, dated June 20, 2012, and authorizes the Chair to sign the plat after compliance with the following conditions:

1. Payment of all fees and all escrow.
2. Revision of the plat to indicate that the abandoned cul-de-sac will merge with Lot 7161-04-927092.
3. Revision of the plat to include a note on 7161-04-934052 that it is not a buildable lot.
4. Revision of the plat to include a sign in the hammerhead which states "no parking – private property".
5. Revision of the turnaround to comply with New York State Fire Code Appendix D Fire Apparatus Access Road Figure D103.1 "Acceptable alternative to 120 foot hammerhead"

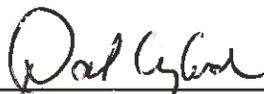
6. **Revision of the bulk chart on the plat to indicate the current dimensional requirements under the Zoning Law.**
7. **Approval by the Planning Board Attorney of the revised driveway easement providing access to Lots 7161-04-929119 & -936098.**
8. **Approval by the Town Highway Superintendent and Town Board of the turnaround pursuant to Section 93-38 of the Town Code.**
9. **Submission of a performance guaranty in the amount of \$2,500.00 in form, substance and manner of execution acceptable to the Town Attorney to cover the cost of installing the proposed improvements to the turnaround or installation of the turnaround to the satisfaction of the Town Engineer**
10. **Submission of \$500 to be placed into an escrow account to cover the cost of inspection by the Town Engineer.**
11. **Approval by the Planning Board Attorney of a deed from Masterson to Grey for the abandoned cul-de-sac and a merger deed from Grey to Grey.**

Date: July 1, 2013

Moved By Peter Muroski Seconded By William Sedor

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>



Planning Board Chair David Wylock