

ZARECKI
&
ASSOCIATES, L.L.C.

February 19, 2015

Engineers • Architects
Surveyors

Ms. Marilyn Van Millon, Chair
Town of Dover Zoning Board
126 East Duncan Hill Road
Dover Plains, New York 12522

Joseph Zarecki, PE
Jeffrey Hecker, LS
Curt Johnson, RA

Re: Meadow Brook Subdivision
NYS Route 22
Town of Dover, Dutchess County
Tax Parcel ID#: 132600-7063-00-511774

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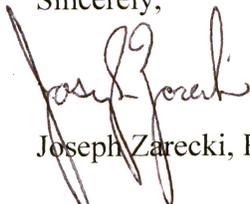
Dear Chair Van Millon and Members of Zoning Board Appeals:

On September 19, 2007, the Town of Dover Zoning Board of Appeals granted the above referenced subdivision a variance for road frontage for the then proposed seven (7) lot subdivision. Since that time, the subdivision has been reduce from seven (7) lots to six (6) lots. The requirements for road frontage for Lots #1, 2 and 3 have not changed and do not meet the 300' road frontage requirement per the Town of Dover Zoning Law.

On February 11, 2015 the Planning Board granted final subdivision approval with conditions for the Meadow Brook Subdivision. One of the conditions of the approval is item number 7of the Resolution (see enclosed); which states the renewal or an interpretation of the September 19, 2007 ZBA variance. At this time, we are respectfully requesting that ZBA deem that the area variance can be renewed as it had been previously granted and also due to the fact that the road frontage for the above referenced lots have remained the same.

Thanking you in advance for your time and consideration in this matter. If you have any questions and or concerns, please do not hesitate to contact me.

Sincerely,



Joseph Zarecki, PE

JZ/Elm

enc.



Town of Dover

126 East Duncan Hill Road
Dover Plains, NY 12522
(845) 832-6689

Area Variance

Variance #: Z 2007-06 - Meadowbrook Properties, LLC - Ian Holback

Building Permit #: n/a

Owners Name: Meadow Brook Properties LLC,

Location of Property: Route 22

Grid #: 00/7063-00-511774

Zone: RU

The applicant seeks to appeal Section 145-19 J. of the Town of Dover Zoning Law. The three requested area variances, if granted, would allow the applicant to subdivide a piece of land into seven lots, three of which will not meet the required 300' of road frontage for a State road in the RU District as stated in the Dimensional Table. The property is located on NYS Route 22, Grid

VARIANCE IS: GRANTED / DENIED

Provided the following conditions/restrictions are met:

1. No further subdivision of these parcels.
2. The granting of these variances be conditioned upon a 30-day waiting period for a response from NYS Department of Transportation.

9/19/07
Date Signed

Marilyn Van Mellon
Town of Dover
Chair, Zoning Board of Appeals

Date filed in Town Clerk's Office: 9/20/07