

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

RECEIVED  
MAR - 6 2015

## SUBDIVISION SKETCH PLAN APPLICATION

BY: BAS

Type of Application:

Conventional Subdivision  
 Conservation Density Subdivision

Lot Line Change  
 Flexible (Cluster)

Grid Number: 7060-00-199931-00

Zoning District(s): RU\_\_ RCX HM\_\_ HR\_\_ SR\_\_ HC\_\_  
CO\_\_ M\_\_

Name of Subdivision: LOT LINE CHANGES BETWEEN  
CHIPPANULLA PROPERTIES INC AND  
FRASER CONSERVATION LLC

Overlay District(s) (if any): FloodplainX Stream CorridorX  
AquiferX Mixed-Use Institutional\_\_ Soil Mining\_\_

Property Address: COOPERSTOWN ROAD ROAD

Current Use(s): RECREATIONAL SHOOTING PRESERVE

Proposed Use(s): SAME

Parcel Size: 170.2 Acres

Number of Lots Proposed: 0

Deed Reference: Liber 02-2008-3833  
Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

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 Date 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.

James Muncey  
Signature of Record Owner

Date: 2-4-2015

Signature of Applicant (if different)

Date: \_\_\_\_\_

Primary Contact Person:

BRIAN HOUSTON L.S.

Address: PO BOX 629  
MILBROOK NY 12545

Telephone Number: 845-677-5619

Email: BLYANDHOUSTON@AOL.COM

Name of Property Owner:

CHIPPANULLA PROPERTIES INC (JIM MUNCEY)

Address: 344 LAKE ELLIS ROAD  
WINCOLE, NY 12594

Telephone Number:

877-1400

Name of Applicant (if different):

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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

Plans Prepared By:

Name: BRIAN HOUSTON L.S.

Address: PO BOX 629  
MILBROOK, NY 12545

Telephone Number: 677-5619

E-mail: BLYANDHOUSTON@AOL.COM

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Dover Plains, NY 12522



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## SUBDIVISION SKETCH PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster)

BY: BAS

Grid Number: 7060-00-280745-00

Name of Subdivision: LOT LINE CHANGE BETWEEN  
CHIPPICAWA PROPERTIES INC. AND  
FRASER CONSERVATION LLC  
Property Address: NORTH CHIPPICAWA ROAD

Zoning District(s): RU RCX IIM HR SR HC  
CO M

Overlay District(s) (if any): Floodplain  Stream Corridor   
Aquifer  Mixed-Use Institutional Soil Mining

Current Use(s): PRIVATE HUNTING AND FISHING

Proposed Use(s): SAME

Primary Contact Person:

BRIAN HOUSTON L.S.

Parcel Size: 194.3 Acres

Address: PO BOX 629

MILLBROOK, NY 12545

Number of Lots Proposed: 0

Deed Reference: Liber 02-2013-2142

Page      Date     

Telephone Number: 677-5619

Filed Map Reference: Lot #      Map # 10205

Email: BLYANDHOUSTON@AOL.COM

Does Plat cover applicant's entire holding?

yes  no

Name of Property Owner:  
FRASER CONSERVATION LLC (DOUG LONIGAL)

Address: 29 STUBBINS ROAD  
BEAUVILLE, NY 10708

Date of discussion meeting:     

(To be filled in by Planning Board Secretary)

Telephone Number:

917-613-9591

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

Name of Applicant (if different):

If yes, submit an Agricultural Data Statement, available from the Planning Office.

Address:

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

Telephone Number:

Email:

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

Signature of Record Owner

Date: 3/4/15

Plans Prepared By:

Name: BRIAN HOUSTON L.S.

Address: PO BOX 629

MILLBROOK, NY 12545

Telephone Number: 677-5619

Signature of Applicant (if different)

Date:     

E-mail: BLYANDHOUSTON@AOL.COM

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name** \_\_\_\_\_

	Yes	Inc.*	NA/W**
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**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?**

	✓		
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**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?	✓		

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

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name**

PER CHAPTER 125 SUBDIVISION REGULATIONS,	Yes	Inc.*	NA/W**
Information necessary to explain and/or supplement the sketch plan, including, but not limited to:	X		
The Zoning District	X		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)			X
A density calculation (the allowable number of lots)			X
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			X

Notes:

# Town of Dover Planning Board

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## APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: CHIPAWALLA PROPERTIES INC. / FRASER CONSERVATION LLC

DATE: 2/28/2015 GRID NUMBER: 7060-00-199931-00  
7060-00-280745-00

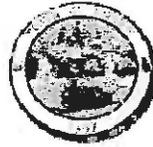
INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...). If the application is for a "Flexible Subdivision", please include a brief description of the conservation value of the open space.

FRASER CONSERVATION LLC CURRENTLY OWNS 194.37- ACRES OF  
LAND AND IS PROPOSING TO CONVEY 57.93 ACRES LOCATED  
IN THE NORTHWESTERLY CORNER OF PARCEL TO THE  
ADJOINING LAND OWNED BY CHIPAWALLA PROPERTIES INC., THE  
57.93 ACRES WILL BE MERGED WITH THE EXISTING 170.27- ACRES  
THAT CHIPAWALLA PROPERTIES OWNS. THERE IS NO PLAN TO  
DEVELOP ANY PORTION OF THIS PROPERTY. THE LAND ITSELF  
IS REMOTE, CONSISTING MOSTLY OF STEEP, WOODED,  
VACANT LAND.

disclosure

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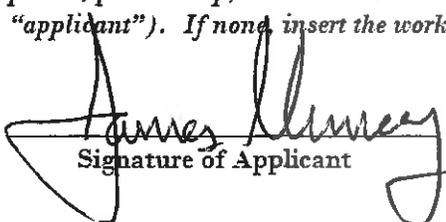
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# DISCLOSURE OF INTEREST FORM

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 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.*

  
Signature of Applicant

2-4-2015  
Date

disclosure

Town of Dover Planning Board

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



(915) 802-6111 ext 100

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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.
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\_\_\_\_\_  
Signature of Applicant

3/4/15  
\_\_\_\_\_  
Date

LETTER OF AGENT

I, JIM MUNCEY (CHIPPAWALLA PROPERTIES INC) am the owner of the property

located at COOPERSTOWN ROAD REAR, Dover, New York,

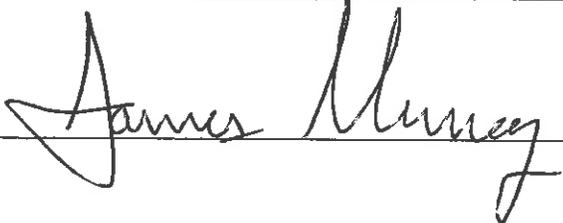
identified as Grid Number 7060-00-199931-00.

I hereby authorize BRIAN HOUSTON L.S. to act as my

agent in an application to the Town of Dover Planning Board.

For LOT LINE CHANGE BETWEEN CHIPPAWALLA PROPERTIES INC  
AND FRASER CONSERVATION LLC  
(Name of Project)

Print name JIM MUNCEY

Signature 

Date 2

LETTER OF AGENT

I, DOUGLAS LONDAL (FRASER CONSERVATION LLC), am the owner of the property

located at NORTH CHIPPAWALLA ROAD, Dover, New York,

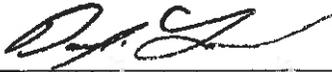
identified as Grid Number 7000-00-280745-00.

I hereby authorize BRIAN HOUSTON L.S. to act as my

agent in an application to the Town of Dover Planning Board.

For LOT LINE CHANGE BETWEEN CHIPPAWALLA PROPERTIES INC. AND FRASER CONSERVATION LLC  
(Name of Project)

Print name DOUGLAS LONDAL

Signature 

Date 3/7/15

## WAIVER REQUEST

All requests for a waiver from the requirements under the Town of Dover Zoning Code must be put in writing. Please state the section of Code you are requesting a waiver for and provide a brief reason for requesting the waiver.

LOT LINE CHANGE BETWEEN

Application name: CHIPPAWACK PROP. - FRASER CREEK Date: 2/28/2015

SECTION 145-11 DIMENSIONAL TABLE PC DISTRICT - NO  
PROPOSED BUILDING OR DEVELOPMENT - VACANT  
LAND

SECTION 125-17 TOPOGRAPHY WITH CONTOUR INTERVAL OF  
NOT MORE THAN 5 FEET, DUE TO  
STEEPNESS OF LAND, 25' CONTOUR INTERVAL  
SHOWN.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: LOT LINE CHANGE BETWEEN CHIPPAWALLA PROPERTIES INC. AND FRASER CONSERVATION LLC				
Project Location (describe, and attach a location map): NORTH CHIPPAWALLA ROAD				
Brief Description of Proposed Action: FRASER CONSERVATION LLC IS PROPOSING TO CONVEY 57.93 ACRES OF LAND TO THE ADJOINING PROPERTY OWNED BY CHIPPAWALLA PROPERTIES LLC. THE LAND TO BE CONVEYED IS VACANT AND REMOTE AND WILL REMAIN THAT WAY. THERE IS NO PROPOSED DEVELOPMENT.				
Name of Applicant or Sponsor: CHIPPAWALLA PROPERTIES INC. C/O JIM MUNCEY		Telephone: 845-877-1460 E-Mail: JIM.MUNCEY@STRUCTUREWORKSINC.		
Address: 344 LAKE ELLIS ROAD				
City/PO: WINGDALE		State: NY	Zip Code: 12594	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 365 acres		
b. Total acreage to be physically disturbed?		_____ 0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1200+ acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Brian Houston</u>	Date: <u>2/28/2015</u>	
Signature: <u>BRIAN HOUSTON L.S.</u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<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 may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<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.
_____	_____
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)

**PRINT**

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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)

Zoning District(s): RU \_\_, RC  HM \_\_, HR \_\_, SR \_\_, HC \_\_,  
CO \_\_, M \_\_

Overlay District(s) (if any): Floodplain , Stream Corridor ,  
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Number of Lots Proposed: 0

Deed Reference: Liber 02-2008-3833  
Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

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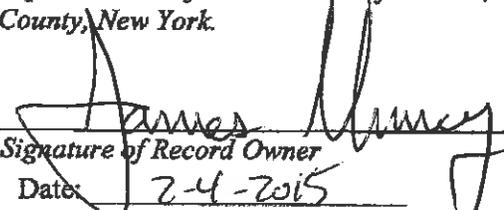
Date of discussion meeting: \_\_\_\_\_  
(To be filled in by Planning Board Secretary)

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 Date 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.

  
Signature of Record Owner  
Date: 2-4-2015

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Property Address: COOPERSTOWN ROAD BEAR

Primary Contact Person:

BRIAN HOUSTON L.S

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MILLBROOK, NY 12545

Telephone Number: 677-5619

Email: BLYANDHOUSTON@ACL.COM

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WINDDALE, NY 12594

Telephone Number:

877-1460

Name of Applicant (if different):

Address:

Telephone Number:

Email:

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

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- Lot Line Change
  - Flexible (Cluster)
- BY: .....

Grid Number: 7600-00-280745-00

Name of Subdivision: LOT LINE CHANGE  
CHADWICKA PROPERTIES INC AND  
FRASER CONSERVATION LLC  
Property Address: NORTH CHADWICK ROAD

Primary Contact Person: BRIAN HOUSTON L.S.

Address: P.O. Box 629  
MILBROOK NY 12545

Telephone Number: 677-5619

Email: BRYANDHOUSTON@AOL.COM

Name of Property Owner: FRASER CONSERVATION LLC (DAN LUNDAL)

Address: 29 STURGIS ROAD  
BLENVILLE NY 10709

Telephone Number: \_\_\_\_\_

Name of Applicant (if different): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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

Plans Prepared By:

Name: BRIAN HOUSTON L.S.

Address: P.O. Box 629  
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Telephone Number: 677-5619

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Overlay District(s) (if any): Floodplain , Stream Corridor , Aquifer , Mixed-Use Institutional, Soil Mining

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Proposed Use(s): SAME

Parcel Size: 194.3 Acres

Number of Lots Proposed: 0

Deed Reference: Liber 02-2013-2142

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Signature of Record Owner

Date: \_\_\_\_\_

Signature of Applicant (if different)

Date: \_\_\_\_\_

# TOWN OF DOVER

## PRELIMINARY PLAT SUBMISSION CHECKLIST

*LOT LINE CHANGE BETWEEN CHIPPACUNDA*  
**Applicant/Subdivision Name** *PROPERTIES INC & FRASER CONSERVATION LLC*

HAVE YOU SUBMITTED:	Yes	Inc.*	NAW**
A Preliminary Plat Application?	X		
Your escrow fees?	X		
Have you determined the requirements of the Dutchess Health Department?	X		
Have you determined if a Erosion and Sediment Control Permit is needed?	X		
<b>Per Chapter 125, does the plat contain the following?:</b>			
The subdivision name or identifying title?	X		
The words, "Town of Dover, Dutchess County, New York"?	X		
The name and address of the record owner and/or subdivider?	X		
The parcel grid number?	X		
The name, address, signature, and seal of the licensed engineer or land surveyor?	X		
The dates of the original plat and the revision date(s)?	X		
Approximate true North point?	X		
A graphic scale?	X		
The location, bearings and distances of the tract boundary?	X		
Topography at a contour interval of not more than five feet? Note: Site the datum source. <i>25'</i>	X		X
The names and addresses of all adjoining property owners?	X		
The Zoning District	X		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)			X
A density calculation (the allowable number of lots)			X
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			X
If a flexible subdivision, the proposed holder of the conservation easement?			X

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

# TOWN OF DOVER

## PRELIMINARY PLAT SUBMISSION CHECKLIST

**Applicant/Subdivision Name** *CHIDDAWALLA PROPERTIES / FENCE CONSTRUCTION*

HAVE YOU SUBMITTED:	Yes	Inc.*	NAW**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	X		
The location of existing sewers, water mains, culverts and storm drains?			X
The pipe sizes, grades and flow of direction?			X
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?			X
A vicinity map (Scale of 2,000 feet to the inch)?	X		
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?	X		
The location, width and approximate grade of all proposed streets?			X
<b>The proposed provision of:</b>			
Water supply?			X
Fire protection?			X
Sanitary waste disposal?			X
Stormwater drainage?			X
Street trees?			X
Streetlight fixtures?			X
Street signs?			X
Sidewalks?			X
The approximate shape, dimensions and area of all proposed and existing lots and suggested location of buildings?	X		
Property proposed to be reserved for park or public use?			X
<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