

2013_PreliminaryPlat

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: 7161-00-540067

Name of Subdivision: Weil Road, LLC

Property Address: Weil Road

Primary Contact Person:
Joseph Zarecki, PE
Zarecki & Associates, LLC
Address: 11 West Main Street
Pawling, New York 12564

Telephone Number: 835-855-3771

Email: kim@zarecki.com

Name of Property Owner:
Weil Road, LLC

Address: 797 Berkshire Road
Wingdale, New York 12594

Telephone Number:
845-373-8220

Name of Applicant (if *different*):
Same as above

Address: _____

Telephone Number: _____

Email: _____

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

Plans Prepared By:

Name: Zarecki & Associates, LLC

Address: 11 West Main Street

Pawling, New York 12564

Telephone Number: 845-855-3771

E-mail: kim@zarecki.com

Zoning District(s): RUX, RC, HM, HR, SR, HC, CO, M

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

Current Use(s): Vacant

Proposed Use(s): Single family residential

Parcel Size: 5.21 Acres

Number of Lots Proposed: 2

Deed Reference: ~~Lot~~ Doc #02 2015 1629

Page _____ Date 03/16/15

Filed Map Reference: Lot # _____ Map # _____

Does Plat cover applicant's entire holding?
 yes no

Date of discussion meeting: May 4, 2015
(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.

On file with original in Master file

Signature of Record Owner _____

Date: April 8, 2015

Signature of Applicant (if different) _____

Date: _____

TOWN OF DOVER

<u>PRELIMINARY PLAT SUBMISSION CHECKLIST</u>			
Applicant/Subdivision Name Weil Road, 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		
Per Chapter 125, does the plat contain the following?:			
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.	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)			N/A
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			N/A
If a flexible subdivision, the proposed holder of the conservation easement?			N/A

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

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST			
Applicant/Subdivision Name Weil Road, LLC			
	Yes	Inc.*	NA/W**
HAVE YOU SUBMITTED:			
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?			W
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?			N/A
The proposed provision of:			
Water supply?	X		
Fire protection?	X		
Sanitary waste disposal?	X		
Stormwater drainage?	X		
Street trees?			N/A
Streetlight fixtures?			N/A
Street signs?			N/A
Sidewalks?			N/A
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?			N/A
Have you provided the Planning Board with:			
A written response to any comments of the Planning Board Engineer?			N/A
A written response to any comments of the Planning Board Attorney?			N/A

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

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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.

Signature of Applicant

April 8, 2015

Date

LETTER OF AGENT

I, Weil Road, LLC, am the owner of the property

located at Weil Road, Dover, New York,

identified as Grid Number 7161-00-540067.

I hereby authorize Joseph Zarecki, PE to act as my

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

For Weil Road, LLC Subdivision
(Name of Project)

Print name Ian Holback

Signature _____

Date April 8, 2015