

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## SUBDIVISION FINAL PLAT PLAN APPLICATION

Type of Application:

*Conventional Subdivision*  
 *Conservation Density Subdivision*

*Lot Line Change*  
 *Flexible (Cluster) Subdivision*

Grid Number: 7059-00-917529

Current Use(s): VACANT

Name of Subdivision: PATRICK O'MARA  
2 LOT

Proposed Use(s): SINGLE FAMILY HOUSES

Property Address: COLEMAN LANE

Number of Lots Proposed: 2

Date of Preliminary Plat Approval: \_\_\_\_\_

Primary Contact Person:

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

JOHN KARELL, JR., P.E.  
Address: 121 CUSHMAN ROAD  
PATERSON, NY, 12563

Telephone Number: 845-878-7894  
Email: JACK4911@YAHOO.COM

Patrick O'Mara  
Signature of Applicant

Date: 3/24/2015

RECEIVED  
MAY 06 2015

BY: .....

# TOWN OF DOVER

## FINAL PLAT SUBMISSION CHECKLIST

TO BE SUBMITTED TO THE PLANNING BOARD WITHIN SIX MONTHS AFTER  
TENTATIVE APPROVAL OF THE PRELIMINARY LAYOUT WAS GRANTED

Applicant/Subdivision Name O'MARA ZLOT

	Yes	Inc.*	NAW**
<b>HAVE YOU SUBMITTED:</b>			
A Final Plat Application?	✓		
Any outstanding escrow fees?		-	
If appropriate, the recreation fees?			
Per Chapter 125, does the plat contain the following?:			
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 dates of the original plat and the revision date(s)?	✓		
Approximate true North point?	✓		
A graphic scale?	✓		
The location, bearings and distances of the tract boundary?	✓		
Topography at a contour interval of not more than five feet?	✓		
The names and addresses of all adjoining property owners?		✓	
The Zoning District	✓		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)	✓		
A density calculation (the allowable number of lots)		✓	
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

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**Applicant/Subdivision Name** O'MARA ZLOT

	Yes	Inc.*	NAW**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	✓		
The location of existing sewers, water mains, culverts and storm drains?			N/A
The pipe sizes, grades and flow of direction?			N/A
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?	✓		
The location, width and name of each proposed street and typical cross sections, showing street pavement and, where required, curbs, gutters and sidewalks?			N/A
Lengths and deflection angles of all straight lines and radii, length, central angles, chords and tangent distances of all curves for each street proposed?			N/A
Profiles showing existing and proposed elevations along the center lines of all proposed streets and the elevations of existing streets for a distance of 100 feet either side of their intersection with a proposed street?			N/A
When required by the Board because of steep slopes, the present elevations of all proposed streets shown every 100 feet at five points on a line at right angles to the center line of the street, said elevation points being indicated at the center line of the street, each property line and points 30 feet inside each property line?			N/A
Setback lines?			N/A
The location, size and invert elevations of existing and proposed stormwater drains and sanitary sewers and the exact location of utilities and fire hydrants?			N/A
The location of street trees, streetlighting standards and street signs?			N/A
The area of all lots in hundredths of an acre; lot numbers as directed by the Town Assessor; and the location, material and size of all permanent monuments?	✓		
The accurate location of all property to be offered for dedication for public use, with the purpose indicated thereon, and of all property to be reserved by deed covenant for the common use of the property owners of the subdivision?	✓		
Sufficient data, acceptable to the Superintendent, to readily determine the location, bearing and length of all street, lot and boundary lines and to reproduce such lines upon the ground?	✓		
Necessary agreements in connection with required easements or releases?		✓	
Formal offers of cession of the Town of all streets and public parks?			N/A
A key map showing the location of the subdivision?	✓		

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

**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.

Application name: O'MARA ZLOT

Date: 3/24/2015

none

Town of Dover Planning Board

Town of Dover  
126 East Duncan Hill Road  
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Agricultural Data Statement

1. Name & Address of Applicant:

PATRICK O'MARA  
73 FAIRFIELD DRIVE  
PATTERSON, NY, 12563

2. Applicant Phone Number:

845-

3. Description of Proposed Project:

2LOT NON JURISDICTIONAL (NON REALTY)  
SUBDIVISION

4. Location of Project:

COLEMAN ROAD

5. Names And Addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed ( use additional sheet if more space is needed): N/A

A) \_\_\_\_\_

B) \_\_\_\_\_

C) \_\_\_\_\_

D) \_\_\_\_\_

6. Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described above

Patrick O'Mara  
Signature of Applicant

3/24/2015  
Date

# Town of Dover Planning Board

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



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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" \_\_\_\_\_.*

*Patrick O'Mara*

Signature of Applicant

*3/24/15*

Date

LETTER OF AGENT

PATRICK O'MARA, am the owner of the property

located at COLEMAN ROAD, Dover, New York,

identified as Grid Number 7059-00-917529.

I hereby authorize JOHN KAREU, FR. P.E. to act as my

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

For O'MARA 2 LOT SUBDIVISION  
(Name of Project)

Print name PATRICK O'MARA

Signature Patrick O'Mara

Date 3/24/2015

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.

Application name: O'MARA 2 LOT

Date: 3/24/2015

NONE

**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: Patrick O'Mara 2 Lot Realty Subdivision			
Project Location (describe, and attach a location map): Coleman Road, Town of Dover			
Brief Description of Proposed Action: 2 Lot Non Jurisdictional Realty Subdivision of a 2.9 acre property on the west side of Coleman Road			
Name of Applicant or Sponsor: Patrick O'mara		Telephone: 845-475-7100	
		E-Mail: Omara_associates@yahoo.com	
Address: 73 Fairfield Drive			
City/PO: Patterson		State: New York	Zip Code: 12563
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: Dutchess County Department of Health, Non jurisdictional subdivision approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.9 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?		_____ 2.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input 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>Patrick O'Mara</u>		Date: <u>March 24, 2015</u>
Signature: <u><i>Patrick O'Mara</i></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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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**

**ADJACENT PROPERTY OWNERS – O’MARA      COLEMAN ROAD      TM# 917529**

<b>TAX MAP #</b>	<b>PROPERTY ADDRESS</b>	<b>OWNERS NAME AND MAILING ADDRESS</b>
913559	9 COLEMAN ROAD	MIKE & CATHERINE STRA 9 COLEMAN ROAD WINGDALE NY 12594
875548	4 HILL ROAD	LBI ENTERPIRSES 133 BLACKBERRY DRIVE BREWSTER NY 10509
874530	17 JOHNSON ROAD	DAVID GRAHAM 17 JOHNSON ROAD WINGDALE NY12594
898509	46 JOHNSON ROAD	LENZI & ROGERLEEN HARRISON 46 JOHNSON ROAD WINGDALE NY 12594
919472	50 JOHNSON ROAD	LESLIE MARINO & PHILLIP TAGGART 50 JOHNSON ROAD WINGDALE NY 12594
942465	68 JOHNSON ROAD	ANTHONY PINELLI 68 JOHNSON ROAD WINGDALE NY 12594
959524	COLEMAN ROAD	ERIC & NORA LOESCHNER 89 FERRIS PLACE OSSINING NY 10562
967540	10 COLEMAN ROAD	ERIC AND NORA LOESCHNER
965554	14 COLEMAN ROAD	VINCENT & MELISSA CACCIOLA 14 COLEMAN ROAD WINGDALE NY 12594