

Town of Dover Planning Board

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



(845) 832-6111 ext 100

APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: PATRICK O'MARA

DATE: 4/17/2015

GRID NUMBER: 7159-00-175259

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.

Existing Conditions:

The property is 13.10 acres in size located on the west side of Johnson Road at the existing cul de sac at the end of the road. The site slopes from the Johnson Road cul de sac to the west to a watercourse flowing from south to north. Wetlands have been identified and flagged on each side of the watercourse. The wetlands are predominantly immediately adjacent to the stream bank and do not extend very far into the property.

The property is presently undeveloped and well forested.

Proposed Development:

It is proposed to develop this property under the Town of Dover "flexible subdivision" regulations. In accordance with such regulations 50% of the property will be covered by a conservation easement. This conservation easement will encompass the rear of the property including the area of the existing stream, wetland and wetland 100 foot setback. The development, consisting of five (5) lots will be confined to the front of the property. Lots sizes will vary from one (1) to five acres. The maximum density calculation results in 6.8 allowable units.

The conservation area serves as a wildlife habitat in the vicinity of the stream and wetland and there is known to be a protected bat species present in the area and on this property. These habitats will be protected by the conservation easement.

RECEIVED
APR 27 2015
BY: BA

ADJACENT PROPERTY OWNERS – O’MARA JOHNSON ROAD TM# 175259

TAX MAP #	PROPERTY ADDRESS	OWNERS NAME AND MAILING ADDRESS
218235	313 JOHNSON	USA PO BOX 908 MARTINSBURG WV 25401
235310	297 JOHNSON ROAD	HARRY CORAFORD 297 JOHNSON ROAD WINGDALE NY 12594
181304	300 JOHNSON	DONAL JACKSON PO BOX 71 WINGDALE NY 12594
088317	125 SHELDON	LYNN SIELAWA 125 SHELDON ROAD WINGDALE NY 12594
090305	125 SHELDON	CHARLES BARILLARI 125 SHELDON ROAD WINGDALE NY 12594
095289	133 SHELDON ROAD	TIM & SARAH HIGGINS 133 SHELDON ROAD WINGDALE NY
12594		
095270	137 SHELDON ROAD	CHUCK DEPAOLO 137 SHELDON ROAD WINGDALE NY 12594
097251	SHELDON ROAD (V)	ANTHONY CALOGERO 45 DOUGLAS DRIVE PAWLING NY 12564
007080	HUTCHINSON AVENUE	NATURE CONSERVENCY 195 NEW KAMER ROAD ALBANY NY 12205
272313	307 SHELDON ROAD	USA PO BOX 908 MARTINSBURG WV 25401

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SUBDIVISION SKETCH PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster)

Grid Number: 132600-7159-00-175259

Name of Subdivision: O'MARA PROPERTIES

Property Address: JOHNSON ROAD

Primary Contact Person:

PATRICK O'MARA

Address: 73 FAIRFIELD DRIVE
PATERSON, NY, 12563

Telephone Number: 845-475-7100

Email: OMARA-ASSOCIATES@YAHOO.COM

Name of Property Owner:

PATRICK O'MARA

Address: SEE ABOVE

Telephone Number: —

Name of Applicant (if different):

SAME

Address: —

Telephone Number: —

Email: —

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

Plans Prepared By:

Name: JOHN KARELL, JR., P.E.

Address: 121 CUSHMAN ROAD
PATERSON, NY, 12563

Telephone Number: 845 878 7894

E-mail: JACK4911@YAHOO.COM

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

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

Current Use(s): FOREST

Proposed Use(s): SLOT SUBDIVISION

Parcel Size: 13.10 Acres

Number of Lots Proposed: 5

Deed Reference: Liber 1558
Page 938 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.

Patrick O'Mara
Signature of Record Owner

Date: 4/10/2015

SAME
Signature of Applicant (if different)

Date: —

TOWN OF DOVER

SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

Applicant/Subdivision Name

	Yes	Inc.*	NA/W**
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?	N/A		
Submitted the Discussion Fee?	✓		
Submitted the Application Fee?	✓		N/A
Submitted the Escrow fees (may be set after Discussion meeting)?	✓		
HAVE YOU LOOKED AT CHAPTER 125, SUBDIVISION OF LAND AND CHAPTER 145, ZONING?	✓		
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 _____

	Yes	Inc.*	NA/W**
PER CHAPTER 125 SUBDIVISION REGULATIONS,			
Information necessary to explain and/or supplement the sketch plan, including, but not limited to:			
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?	✓		

Notes:

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

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It is the intent of the Town of Dover to ensure that lands determined to be of conservation value in a flexible subdivision application be properly managed in order to protect its conservation value. The Town encourages the use of nonprofit land conservancy organizations as a method of management. Therefore, applicants for a flexible subdivision proposal should actively pursue this type of ownership. To assist the applicant in this, the following non-exhaustive list of organizations should be contacted:

Organization	Person contacted	Date of contact	Comments
The Dutchess Land Conservancy (845) 677-3002			
Oblong Land Conservancy (845) 855-3266			
Open Space Institute (212) 290-8200			
The Nature Conservancy (914) 244-3271			
The Trust for Public Land (212) 677-7171			
Appalachian Trail Conservancy (304) 535-6331			
DEC- Region 3 (845) 256-3092			

THIS FORM MUST BE SUBMITTED TO THE PLANNING BOARD BEFORE ANY FLEXIBLE SUBDIVISION PLAT APPROVALS ARE GIVEN.

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AGRICULTURAL DATA STATEMENT

If the property is in an agricultural district and contains a farm operation,
Or if the property is within 500 feet of a farm operation in an agricultural district

Please list names and addresses of owners of land which contain 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*):

- | | |
|----------------------------|-----------|
| (1) _____ <u>N/A</u> _____ | (5) _____ |
| _____ | _____ |
| _____ | _____ |
| (2) _____ | (6) _____ |
| _____ | _____ |
| _____ | _____ |
| (3) _____ | (7) _____ |
| _____ | _____ |
| _____ | _____ |
| (4) _____ | (8) _____ |
| _____ | _____ |
| _____ | _____ |

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 4/10/15
Signature of Applicant DATE

LETTER OF AGENT

I, PATRICK O'MARA, am the owner of the property

located at Johnson Road, Dover, New York,

identified as Grid Number 132600-7159-00-175259.

I hereby authorize JOHN KARELL, JR to act as my

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

For O'MARA PROPERTIES
(Name of Project)

Print name PATRICK O'MARA

Signature Patrick O'Mara

Date 4/10/15

disclosure

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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.

Patrick O'Mara
Signature of Applicant

4/10/15
Date

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Patrick O'Mara 5 Lot Realty Subdivision			
Project Location (describe, and attach a location map): Johnson Road, Town of Dover			
Brief Description of Proposed Action: 5 Lot Realty Subdivision of a 13 acre property on the west side of Johnson 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 type="checkbox"/>	YES <input checked="" 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, subdivision approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		13.1 acres	
b. Total acreage to be physically disturbed?		2.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.1 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			

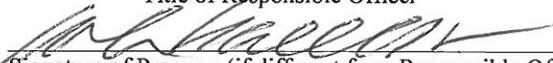
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Patrick O'Mara	Date: March 24, 2015	
Signature: <u>Patrick O'Mara</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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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