

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 (CONSOLIDATION)

Flexible (Cluster) Subdivision

Grid Number: 132600-6962-00-161869 Current Use(s): RESIDENTIAL

Proposed Use(s): - SAME -

Name of Subdivision: QUARTARARO

Number of Lots Proposed: (-1) CONSOLIDATION

Property Address: 632 CHESTNUT
RIDGE RD.

MILLSBROOK, NY 12545

Date of Preliminary Plat Approval: _____

Primary Contact Person:

KIRK HORTON

Address: 9 BROADWAY
AMENIA, NY 12501

Telephone Number: (845) 475-7829

Email: KIRKHORTON@AOL.COM

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

Paul Quartaro

Signature of Applicant

Date: 3/21/13

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			
	Yes	Inc.*	NA/W**
HAVE YOU SUBMITTED:			
A Final Plat Application?	X		
Any outstanding escrow fees?	X		
If appropriate, the recreation fees?			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?			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

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Applicant/Subdivision Name

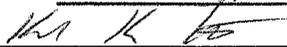
	Yes	Inc.*	NA/W**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	X		
The location of existing sewers, water mains, culverts and storm drains?			X
The pipe sizes, grades and flow of direction?			X
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?			X
The location, width and name of each proposed street and typical cross sections, showing street pavement and, where required, curbs, gutters and sidewalks?			X
Lengths and deflection angles of all straight lines and radii, length, central angles, chords and tangent distances of all curves for each street proposed?			X
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?			X
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?			X
Setback lines?			X
The location, size and invert elevations of existing and proposed stormwater drains and sanitary sewers and the exact location of utilities and fire hydrants?			X
The location of street trees, streetlighting standards and street signs?			X
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?	X		
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?			X
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?	X		
Necessary agreements in connection with required easements or releases?			X
Formal offers of cession of the Town of all streets and public parks?			X
A key map showing the location of the subdivision?	X		

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

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR KIRK HORTON (SPONSOR)	2. PROJECT NAME QUARTLAND LOT CONSOLIDATION
3. PROJECT LOCATION: Municipality DOVER County DUTCHESS	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 632 CHESTNUT RIDGE ROAD (AT INTERSECTION WITH CAMPY RD)	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CONSOLIDATE A 0.980 ACRE PARCEL WITH A 0.233 ACRE PARCEL TO FORM A 1.213 ACRE PARCEL	
7. AMOUNT OF LAND AFFECTED: Initially 1.213 acres Ultimately 1.213 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly PARCELS ARE GRANDFATHERED IN THE RC ZONE	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: KIRK HORTON (SPONSOR) Date: 3/20/2013 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

Yes No If Yes, explain briefly.

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

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)

Reset

disclosure

Town of Dover Planning Board

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



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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.

Paul Quattrocchi
Signature of Applicant

3/21/13
Date

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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) RAGNAR & LAUREN KNUTSEN (5) _____
VALLEY ROAD _____
LOCUST VALLEY, NY 11560 _____

(2) LISBETH QUARTARARO (6) _____
600 CHESTNUT RIDGE RD. _____
MILL BROOK, NY 12545 _____

(3) ROBERT ~~REDFEST~~ & SANDRA FRIEDMAN (7) _____
45 SUGAR MAPLE LANE _____
DOVER PLAINS, NY 12522 _____

(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.

Paul Quinlan 3/21/13
Signature of Applicant DATE

Ragnar & Lauren Knutsen
Valley Road
Locust Valley, NY 11560

154906

UNION VALE
DOVER

204988

Robert & Sandra Friedman
45 Sugar Maple Lane
Dover Plains, NY 12522

357929

161869

CAMBY ROAD

091799

120800

Lisbeth Quartararo
P.O. Box 428
Millbrook, NY 12545

310797

125733

083705

CHESTNUT

129674

RIDGE

LETTER OF AGENT

I, PAUL QUARTARARO, am the owner of the property

located at 632 CHESTNUT RIDGE RD., Dover, New York,

identified as Grid Number 132600-6962-00-161869-0000

I hereby authorize KIRK HORTON, L.S. to act as my

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

For QUARTARARO LOT CONSOLIDATION
(Name of Project)

Print name PAUL QUARTARARO

Signature Paul Quartararo

Date 3/21/13

