

Town of Dover Planning Board

orig.



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



(845) 832-6111 ext 100

FILE COPY

SUBDIVISION FINAL PLAT PLAN APPLICATION

Type of Application:

Conventional Subdivision

Lot Line Change

Conservation Density Subdivision

Flexible (Cluster) Subdivision

Grid Number: 132600-7061-00-608644 Current Use(s): Agriculture, Industrial, Mining, Residential

Name of Subdivision: Oak Hill Proposed Use(s): Same

Number of Lots Proposed: 6

Property Address: 62 Dover Furnace Rd

Dover Plains NY 12522

Date of Preliminary Plat Approval: _____

Primary Contact Person:

Steven Vincent

Address: 62 Dover Furnace Rd
Dover Plains NY 12522

Telephone Number: [REDACTED]

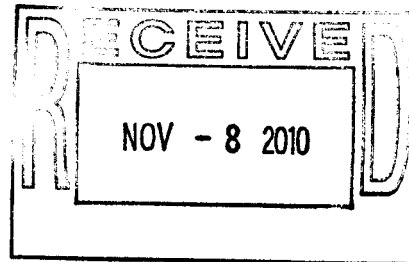
Email: [REDACTED]

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

C. Gerald Vincent

Signature of Applicant

Date: 11-8-10



TOWN OF DOVER

<u>FINAL PLAT SUBMISSION CHECKLIST</u>			
TO BE SUBMITTED TO THE PLANNING BOARD WITHIN SIX MONTHS AFTER TENTATIVE APPROVAL OF THE PRELIMINARY LAYOUT WAS GRANTED			
Applicant/Subdivision Name <i>Charles Gerald Vincent Oak Hill Subdivision</i>			
	Yes	Inc.*	NA/W**
HAVE YOU SUBMITTED:			
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?			W
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)			NA
A density calculation (the allowable number of lots)			NA
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			NA
If a flexible subdivision, the proposed holder of the conservation easement?			NA

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

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 *Charles Gerald Vincent Oak Hill Subdivision*

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

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

Appendix C

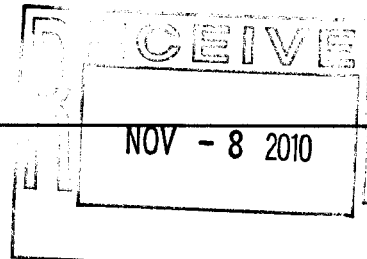
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR <i>Charles Gerald Vincent</i>	2. PROJECT NAME <i>Oak Hill Subdivision</i>
3. PROJECT LOCATION: Municipality <i>Dover</i> County <i>Dutchess</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Rt 22 Cricket Hill Rd 62 Dover Furnace Rd</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Subdivide 333 acres into six parcels of 49-66 acres</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u>333</u> acres Ultimately <u>333</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other <i>school</i> Describe: <i>The land use is a mix of housing, farmland and mining</i>	
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: <i>Charles Gerald Vincent</i>	Date: <i>11-8-10</i>
Signature: <i>C. Gerald Vincent</i>	



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

OVER

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Reset

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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>Central Dover Dev. Corp</u>	(5) _____
<u>247 Dover Furnace Rd</u>	_____
<u>Dover Plains NY 12522</u>	_____

(2) _____	(6) _____
_____	_____
_____	_____

(3) _____	(7) _____
_____	_____
_____	_____

(4) _____	(8) _____
_____	_____
_____	_____

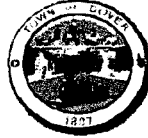
Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described above.

A. Gerald Kucak 11-8-10
Signature of Applicant DATE

disclosure

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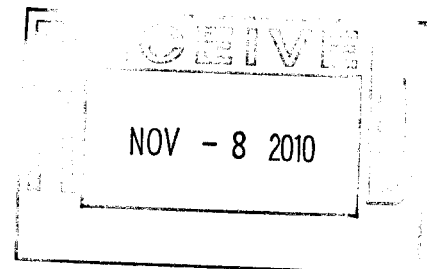
DISCLOSURE OF INTEREST FORM

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 work "none" None

C. Gerald Vucich 11-8-10
Signature of Applicant Date



LETTER OF AGENT

I, Charles Gerald Vincent, am the owner of the property

located at 62 Dover Furnace Rd, Dover, New York,

identified as Grid Number 132600-7061-00-608644.

I hereby authorize Christopher G. Vincent to act as my

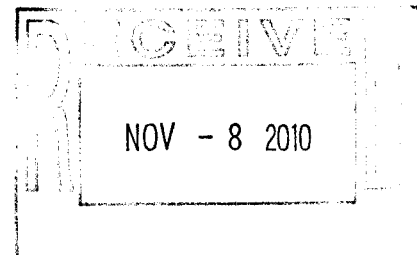
agent in an application to the Town of Dover Planning Board.

For Oak Hill Subdivision
(Name of Project)

Print name Charles Gerald Vincent

Signature Charles Gerald Vincent

Date 11-8-10



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APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: Charles Gerald Vincent

DATE: 11-8-10

GRID NUMBER: 132600-7061-00-608644

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.

The proposed subdivision would create six parcels from 49 acres to 66 acres out of an existing 333.98 acre parcel. There are no plans for any changes in the current uses.

The current uses are agricultural, Industrial and Mining.

There is a small landfill that the Town of Dover operated next to Cty Rt 26E. This property is currently zoned RU.

