

David Birch resolution

A resolution granting final approval of the request of David Birch by the Town of Pine Plains Planning Board for a 3 lot subdivision located at 618 Bean River Road, Tax Map ID # 7072-00-2204.

Whereas, David Birch has presented an application for a subdivision approval to the Town of Pine Plains Planning Board in accordance with, and

Whereas, members of the Planning Board made an onsite visit to the site on March 30, 2012, and

Whereas, the Town of Pine Plains Planning Board, in accordance with the Subdivision Regulations held a duly noticed public hearing on May 9, 2012 in which David Birch provided a presentation of plans and answered questions posed by the public and the membership of the Planning Board relative to this proposal, and

Whereas the Town of Pine Plains Planning Board in accordance with Section 8, Part 617 of the NYS Environmental Conservation Laws of the State of New York (SEQRA) having determined this action to be an unlisted action and having declared the Pine Plains Planning Board to be Lead Agency reviewed the Short Form EAF along with other supporting documentation, in regard to this application, and

Whereas, as there were no significant environmental impacts discovered, the Pine Plains Planning Board as Lead Agency directed the Chairman to prepare a Declaration of Non Significance, and

Whereas, the applicant has submitted satisfactory evidence prepared by a Professional Engineer that future sewage disposal systems and domestic water wells can be constructed on each lot and that the existing sewage disposal system and well will not be adversely impacted by this subdivision, and

Whereas, the applicant has provided a letter from Dutchess County Department of Public Works approving the proposed common driveway, and

Now therefore be it resolved that the Pine Plains Planning Board hereby grants final approval of this subdivision application of David Birch subject to the conditions listed below and hereby authorizes the Planning Board Chairman to sign as approved the final plat.

CONDITIONS:

- 1.) No sewage disposal systems nor wells shall be built or installed without the required approvals of the Dutchess County Department of Health.
- 2.) Upon the issuance of a building permit for Lot 1, the existing driveway shall be abandoned and the common driveway, as shown on the approved plat, shall be constructed under the direction of the Building Inspector and the Dutchess County Department of Public Works.

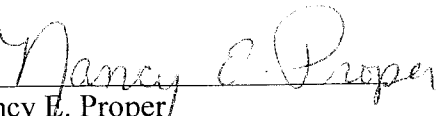
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3.) Any future deeds transferring ownership of any of the parcels shall contain sufficient language and covenants to provide for the future use and maintenance of the common driveway by all owners. These covenants shall run with the land and apply to all future owners.

So moved this date by Planning Board member Steve Patterson, seconded by Planning Board member Sarah Jones.

Donald Bartles Jr.	voted Aye
John Forelle	voted Aye
Sarah Jones	voted Aye
Kate Osofsky	absent
Ken Mecciarello	voted Aye
Steve Patterson	voted Aye
Vikki Soracco	voted Aye

The resolution was thereupon duly adopted this 11th day of July, 2012.



Nancy E. Proper
Secretary