

**VILLAGE OF DOBBS FERRY PLANNING BOARD
RESOLUTION GRANTING SUBDIVISION APPROVAL FOR A LOT
LINE ADJUSTMENT
43 Appleton Place**

WHEREAS, Daniel and Kristen Pennessi, and Frances Rea have applied for subdivision approval for a lot line adjustment at 43 Appleton Place and denoted on the tax assessment maps as Section 3.120, Block 115, Lot 14, and Section 3.120, Block 115, Lot 9 and located in the OF-3 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

“Final Plat Showing New Lot Lines”, Revised 6/15/20.
Subdivision Application, Dated 6/16/20.
Short Environmental Assessment Form, Dated 6/2/20.
Coastal Assessment Form, Dated 6/2/20.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed lot merger and at their meeting of July 2, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, a lot line adjustment between two adjoining lots to serve a single family house constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants subdivision approval for the subject application, conditioned on the following:

1. Prior to the execution of the final plat, all required subdivision and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memo dated June 29, 2020 shall be addressed to his satisfaction.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of July 2, 2020.

Motion By: _____

Seconded by: _____

Vote:

In Favor

Opposed

Abstaining

Absent

Chairman Hunter

Mr. Lane

Mr. Brosnahan

Mr. Hale

Ms. Haupt

Mr. Winter, alternate

I hereby attest that the above Resolution was approved by the Planning Board at its July 2, 2020 Meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date
