



Administrative Subdivision Plan Approval

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: June 8, 2023

Re: Administrative Subdivision – Timothy E. Pafik, property located at 372 Indian Ave., Plat 129, Lots 65A & 65B

In accordance with section 405.C.1 of the Middletown *Rules and Regulations Regarding the Subdivision and Development of Land* I am hereby notifying the Board of the action I have taken as the Administrative Officer to approve the above referenced administrative subdivision plan (plan by Flynn Surveys, Inc., dated May 24, 2022, revised May 26, 2023).

The plan results in the transfer of approximately 25,378 square feet of land from Lot 65A to Lot 65B. Resulting Lot 65A will retain approximately 83,574 sq.ft. of land, while Lot 65B will contain approximately 148.894 sq.ft. of land in the R-40 zoning district. Lot 65A is currently undeveloped, while Lot 65B contains a single-family residential structure and accessory structures. No new zoning nonconformities would result from the plan. The plan creates no new development lots. The plan is available in the Planning Department for review.

Unless the plan is recorded in the town Land Evidence Records within 90 days of the date of approval, the approval is void.

In considering my decision I have made the following findings as required in section 403:

1. The subdivision is consistent with the Comprehensive Plan.
2. The proposed subdivision is in compliance with the Middletown Zoning Ordinance.
3. There will be no significant negative environmental impacts.
4. The subdivision will not result in the creation of lots with constraints to development.
5. All lots shall have adequate and permanent access to a public street.

Ronald M. Wolanski, AICP
Town Planner/Administrative Officer

Cc: Town Clerk