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**Administrative Subdivision Plan Approval**

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: September 6, 2023

Re: Administrative Subdivision – Kevin Perhamus & Kristen Laquatra and Ocean Watch, LLC,  
properties located at 629 Wolcott Ave., Assessor's Plat 116SE, Lots 96 & 97

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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 Alpha Associates, LTD, dated July, 2023).

The plan results in the transfer of approximately 2,626 square feet of land from Lot 97 to Lot 96. Lot 96 is currently developed with a single-family residential dwelling. Lot 97 is undeveloped. The lots will continue to meet the minimum lot area requirement of the R-10 zoning district, as well as the street frontage requirement and setback requirements for the existing dwelling. 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.

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Ronald M. Wolanski, AICP  
Town Planner/Administrative Officer

Cc: Town Clerk