

APPLICATION NUMBER: _____

TOWN OF DOVER

DUTCHESS COUNTY, NEW YORK

LAND USE PERMIT APPLICATION

Grid Number: 132600-7063-00-562258

TYPE OF APPLICATION (check all that apply):

- Zoning Permit
- Site Plan Approval

- Special Permit
- Erosion and Sedimentation Control Permit

Project Name: Dover Village Expansion
Subdivision & Site Plan

Property Address: 3042 Route 22
Dover Plains, NY 12522

Primary Contact Person: Richard Rennia, Jr.
Rennia Engineering Design, PLLC
 Address: PO Box 400, Dover Plains, NY 12522
 Telephone Number: (845) 877-0555
 E-mail: rich@renniadesign.com
 Fax: (845) 877-0556

Name of Property Owner:
Dover Village, LLC
 Address: PO Box 429
Dover Plains, NY 12522
 Telephone Number: (845) 877-3710

Name of Applicant (if different):
Cedar Dover Plains LLC c/o John Joseph
 Address: 47 Southern Ave
Warwick, NY, 10990
 Telephone Number: (845) 986-0331
 E-mail: _____
 Relationship of Applicant to Owner
 (e.g., contract vendee, option holder, lessee):
Option Holder

Plans Prepared By:
 Name: Rennia Engineering Design, PLLC
 Address: PO Box 400
Dover Plains, NY 12522
 Telephone Number: (845) 877-0555
 E-mail: rich@renniadesign.com
 Fax: (845) 877-0556

Property Information

Land Use District: HC (Highway Commercial)
 Overlay Districts (if any): AQ

Lot Area: 11.9 ac
 Current Use (s): Retail / Restaurant / Office
 Proposed Use (s): Retail / Restaurant / Office
 Number of Residential Dwelling Units:
 Current 0 proposed 0

Total Impervious Surface:
 Current NA proposed 129,977 SF

Footprint Area of Largest Structure(s):
 Current NA proposed ±36,000 SF

Total Floor Space:
 Current NA proposed ±36,000 SF

Parking spaces:
 Current NA proposed 146

Type of Activity (check all that apply):

- New Use
- Erection of Structure
- Movement of Structure
- Expansion of Use or Structure
- Change of Use in Existing Structure
- Resumption of Former Use
- Sign
- other (specify) _____

NOTE: Approval of this application by the Planning Board, ZBA, or Town Board does not constitute permission to construct, which must be obtained from the Code enforcement Officer

LAND USE APPLICATION

Brief Description or Proposed Use/Activity
 (attach additional sheets if necessary to explain fully):
Subdivide a 5.1 acre lot and install a new
±36,000 SF retail grocery store.

Will development be phased?

- yes no

The proposed use is allowed

- by right (permitted) by Special Permit
 by right, subject to Site Plan Review.

Is there an existing Special Permit and/or Site Plan approval for the property?

- yes, granted on _____ no

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district?

- yes no not applicable

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

 Signature of Record Owner

Date: _____

 Signature of Applicant (if different)

Date: _____

CODE ENFORCEMENT OFFICER TO COMPLETE ITEMS BELOW WHERE APPLICABLE

Date Application Received: _____

Scale of Project:

- Minor Project Major Project

SEQRA Category (check one):

- Type 1 Type 2 Unlisted

SEQR Form Filed (date): _____

- Short Form EAF Full (Long) Form EAF
 Draft EIS

Does the lot, structure, and use currently conform to the Town of Dover Zoning Law?

- yes no

If no, note any nonconformities: _____

Are there any current violations of the Town of Dover Zoning Law on the property?

- no yes (specify)

REQUIRED REVIEWS AND APPROVALS

	Review	Referral	Approval	Other (Specify)
<i>Town</i>				
Pig Bd.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town. Bd.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ACABR	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ZBA	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
CAC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hwy. Sup.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Co.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Engineer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planner	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attorney	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>County</i>				
Planning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
DOH	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
DPW	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SWCD	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>State / Fed.</i>				
NYSDEC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NYS DOT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
USACOE	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify)				

TOWN OF DOVER

Dutchess County, New York

SUBDIVISION APPLICATION

Type of Application (check all that apply):

- Sketch Plan
- Preliminary Plat
- Conservation Density Subdivision
- Lot Line Change
- Final Plan
- Flexible (Cluster) Subdivision

Name of Subdivision: Dover Village Subdivision

Property Address: 3042 Route 22
Dover Plains, NY 12522

Primary Contact Person: _____
Richard A. Renna, Jr., P.E.

Address: PO Box 400
Dover Plains, NY 12522

Telephone Number: (845) 877-0555

E-mail: rich@renniadesign.com

Name of Property Owner: _____
Dover Village, LLC

Address: PO Box 429
Dover Plains, NY 12522

Telephone Number: (845) 877-3710

E-mail: _____

Name of Applicant (if different): _____

Cedar Dover Plains LLC c/o John Joseph

Address: 47 Southern Ave
Warwick, NY, 10990

Telephone Number: (845) 983-0331

E-mail: _____

Relationship of Applicant to Owner (e.g. contract vendee, option holder, lessee): _____

Option Holder

Plans Prepared By: _____

Name: Spencer S. Hall, L.S.

Address: 6244 Route 82
Stanfordville, NY 12581

Telephone Number: (845) 868-1262

E-mail: hallsurveying@optonline.net

Land Use District(s): HC (Highway Commercial)

Overlay District(s) (if any): AQ

Current Use(s): Retail / Restaurant / Office

Proposed Use(s): Retail / Restaurant / Office

Parcel Area: 11.9 Acres

Number of Lots: 2 Lots

Deed Reference: Liber 22009

Page 5913 Date _____

Filed Map Reference: Lot # 3 Map # 10031

Does Plat cover applicant's entire holding?
 yes no

If Final Plat, date of Preliminary Plat Approval: _____

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district? yes no

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

Signature of Record Owner

Date: _____

Signature of applicant (if different)

Date: _____

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Dover Village Shopping Center Expansion and Subdivision

Name of Action

Town of Dover Planning Board

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Dover Village Shopping Center Expansion and Subdivision

Location of Action (include Street Address, Municipality and County)

3042 Route 22 Dover Plains, Dutchess County, NY

Name of Applicant/Sponsor Cedar Dover Plains, LLC c/o John Joseph

Address 47 Southern Avenue

City / PO Warwick State NY Zip Code 10990

Business Telephone (845) 986-0331

Name of Owner (if different) Dover Village, LLC

Address P.O. Box 429

City / PO Dover Plains State NY Zip Code 12522

Business Telephone (845) 877-3710

Description of Action:

The proposed project is for the development of a retail supermarket in the Town of Dover, Dutchess County New York. The project will involve a single 11.90 acre parcel located on the westerly side of NYS Route 22. The scope of the project will include a 2 lot subdivision of the existing parcel, construction of a 36,000 square foot building, parking lot, entry road, sidewalks, stormwater management practices, lawn and landscaping, sewage pump station and related appurtenances. Additionally it is proposed to improve traffic flow on the adjacent section of Route 22 by adding a center left turn lane.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 11.90 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>8.22</u> acres	<u>3.46</u> acres
Forested	<u>0.06</u> acres	<u>0.06</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0.18</u> acres	<u>0.18</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>2.95</u> acres	<u>5.93</u> acres
Other (Indicate type) <u>Lawn/landscaping areas</u>	<u>0.49</u> acres	<u>2.27</u> acres

3. What is predominant soil type(s) on project site? Copake gravelly silt loam

- a. Soil drainage: Well drained _____% of site Moderately well drained 64% of site.
 Poorly drained 36% of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock N/A (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 92% 10- 15% 0% 15% or greater 8%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 5 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

New York State DEC and Ecological Solutions, LLC

Identify each species:

N/A

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

N/A

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

N/A

14. Does the present site include scenic views known to be important to the community? Yes No

N/A

15. Streams within or contiguous to project area:

Seven Wells Brook and Stone Church Brook

a. Name of Stream and name of River to which it is tributary

Ten Mile River

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 11.90 acres.
- b. Project acreage to be developed: 4.76 acres initially; 4.76 acres ultimately.
- c. Project acreage to remain undeveloped: 3.64 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. %
- f. Number of off-street parking spaces existing 94 ; proposed 240
- g. Maximum vehicular trips generated per hour: 312 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Ultimately | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
- i. Dimensions (in feet) of largest proposed structure: 29 height; 220 width; 160 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1,046 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Lawn and landscape areas
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 2.98 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 9 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 1 (number)

b. Anticipated date of commencement phase 1: 10 month 2011 year, (including demolition)

c. Approximate completion date of final phase: 6 month 2012 year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 75; after project is complete 31 full time & 63 part time

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No 2,000 gal/day Sewage will outlet to a private

a. If yes, indicate type of waste (sewage, industrial, etc) and amount wastewater treatment facility

b. Name of water body into which effluent will be discharged Stone Church Brook

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 7.0 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Harlem Valley Transfer ; location Wingdale, New York

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

Recyclable waste products (metal, paper and plastic) will be separated on-site and collected by the waste collection provider and taken to a recycle center.

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Minor increase in electricity use

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 2,000 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	4/13/2011
			Subdivision	4/13/2011
			Special Permit	4/13/2011
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Water & Wastewater	TBA
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	NYSDOT	TBA
			NYSDEC SPDES	TBA
			NYSDEC Stormwater	TBA
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

HC (Highway Commercial)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Total Impermeable Surface 60%
Maximum Building Footprint 40,000 square feet

4. What is the proposed zoning of the site?

Same as existing

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Total Impermeable Surface = 60%
Maximum Building Footprint 40,000 square feet

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Commercial - Shopping center, cemetery, McDonalds, bank, Fire department and other miscellaneous minor commercial uses
Institutional - Public elementary school
Residential - Residential home development

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? 2

a. What is the minimum lot size proposed? 5.0 Acres

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

Project proposes to add an additional commercial building to the existing fire district which will create a minor increase in the possible need for fire or ambulatory services.

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

Striping modifications for turning lanes, lane transition and medians will be required on Route 22

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____

Title _____

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