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RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

August 9, 2012

Town of Dover Planning Board
126 East Duncan Hill Road
Dover Plains, NY 12522

Attn: Mr. David Wylock, Co-Chair

Re: Clearfarm LLC (Hunt Country Furniture)
Amended Site Plan
2549 Route 22
Parcel Id: 132600-7061-00-523969

Dear Co-Chairs Wylock, LaRobardier and Planning Board Members,

The above referenced site currently consists of 3 buildings utilized as part of the Hunt Country Furniture retail operations, a shed that contains a wood burning furnace, and a residential Mobile Home. The site was originally granted site plan approval on October 2, 2007 and there were two subsequent site plan amendments granted on December 4, 2007 and May 6, 2008.

Due to a major downturn in the economy the Hunt Country Furniture retail operations suffered greatly and the originally proposed entrance, parking lot and the landscaping were never completed. In addition a communication breakdown occurred between the applicant, the Town building department, and the requirements of the approved planning board site plan as a permit was issued to construct a wood burning furnace in the middle of what was proposed to be the parking area. The wood burning furnace was constructed therefore a new parking layout was developed.

With regard to the original landscape plan it was requested by the Code Enforcement Officer that the originally proposed trees and shrubs be more evenly spread out along west Duncan Hill Road in order to more effectively screen the site from the neighboring properties. To address this concern the landscape plan has been revised.

Seeing that this site plan amendment is minor, is consistent with the terms of the original site plan approval, and does not represent a substantial change from the approved site plan it is requested that this proposed amendment be granted without an additional hearing.

Attached for your review please find 12 copies each of the following Items:

- Amended Site Plan, sheets 1 & 2, dated 7/20/12
- Land Use Permit Application Form
- Short Environmental Assessment Form

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Re: Clearfarm LLC (Hunt Country Furniture)
Amended Site Plan
2549 Route 22
Parcel Id: 132600-7061-00-523969

It is requested to be on your next meeting agenda to discuss this project.

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,

Richard Rennia, Jr., P.E.
Principal

CC: Ryan Courtien, Town of Dover Supervisor, w/encl.
Michael Segelken, Town of Dover CEO, w/encl.
Jeff Viola, w/encl.

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APPLICATION NUMBER: _____

TOWN OF DOVER

DUTCHESS COUNTY, NEW YORK

LAND USE PERMIT APPLICATION

Grid Number: 132600-7061-00-523969

TYPE OF APPLICATION (*check all that apply*):
O Zoning Permit
⊗ Site Plan Approval
O Special Permit
O Erosion and Sedimentation Control Permit

Project Name: Hunt Country Furniture Accessory Buildings, Amended Site Plan

Property Address: 2549 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:
Clear Farm, LLC
Address: 528 Old Route 22, PO Box 1139
Dover Plains, NY 12522
Telephone Number: (845) 832-6535

Name of Applicant (*if different*):
Same
Address: _____
Telephone Number: _____
E-mail: _____
Relationship of Applicant to Owner
(*e.g., contract vendee, option holder, lessee*):

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: HM: Hamlet Mixed Use
Overlay Districts (*if any*): AQ
Lot Area: 2.35 ac
Current Use (s): Retail / Residential
Proposed Use (s): Retail / Residential
Number of Residential Dwelling Units:
Current 1 proposed 1

Total Impervious Surface:
Current 46,065 SF proposed 26,984 SF

Footprint Area of Largest Structure(s):
Current 9,990 SF proposed NA

Total Floor Space:
Current 23,925 SF proposed NA

Parking spaces:
Current 19 proposed 19
*(plus 76 overflow spaces on adjacent property)

Type of Activity (check all that apply):

O New Use
O Erection of Structure
O Movement of Structure
O Expansion of Use or Structure
O Change of Use in Existing Structure
O Resumption of Former Use
O Sign
⊗ other (specify) Amended Site Plan

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

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Brief Description or Proposed Use/Activity
(attach additional sheets if necessary to explain fully):
Modify existing site plan to relocate parking spaces and revise landscaping plan both of which were previously approved.

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 October 2, 2007 ○ no
December 4, 2007, & May 6, 2008

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?

o yes ⊗ no o 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: 8/6/12

Signature of Applicant (*if different*)

Date:

CODE ENFORCEMENT OFFICER TO COMPLETE ITEMS BELOW WHERE APPLICABLE

Date Application Received:

Scale of Project:
o Minor Project o Major Project

SEQRA Category (check one):

o Type 1 o Type 2 o Unlisted

SEQR Form Filed (date):
o Short Form EAF o Full (Long) Form EAF
o Draft EIS

Does the lot, structure, and use currently conform to the Town of Dover Zoning Law?
o yes o no
If no, note any nonconformities:

Are there any current violations of the Town of Dover Zoning Law on the property?
o no o yes (*specify*)

REQUIRED REVIEWS AND APPROVALS

	Review	***Referral***	***Approval***	**Other *(Specify)***
Town				
Pig Bd.	O	O	O	O
Town. Bd.	O	O	O	O
ACABR	O	O	O	O
ZBA	O	O	O	O
CAC	O	O	O	O
Hwy. Sup.	O	O	O	O
Fire Co.	O	O	O	O
Engineer	O	O	O	O
Planner	O	O	O	O
Attorney	O	O	O	O
County				
Planning	O	O	O	O
DOH	O	O	O	O
DPW	O	O	O	O
SWCD	O	O	O	O
State / Fed.				
NYSDEC	O	O	O	O
NYSDOT	O	O	O	O
USACOE	O	O	O	O
Other (*specify*)				

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617.20

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR
Clear Farm, LLC

2. PROJECT NAME
Hunt Country Furniture Accessory Buildings, Amended Site Plan

3. PROJECT LOCATION:
Municipality Town of Dover County Dutchess

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
2549 Route 22 Dover Plains, NY 12522
Tax parcel #132600-7061-00-523969

5. PROPOSED ACTION IS:
☐ New ☐ Expansion ☑ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
The applicant is proposing to modify the existing site plan in order to relocate parking spaces and revise the landscaping plan.

7. AMOUNT OF LAND AFFECTED:
Initially 0.4 acres Ultimately 0.4 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☑ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☑ Residential ☐ Industrial ☑ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe:
The site is located within a hamlet mixed use zone.

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☑ Yes ☐ No If Yes, list agency(s) name and permit/approvals:
Town of Dover Planning Board amended Site Plan
NYSDOT Entrance

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☑ Yes ☐ No If Yes, list agency(s) name and permit/approvals:
Town of Dover Site Plan

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☑ Yes ☐ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
Applicant/sponsor name: CAROLYN M. WILLIAMS - MEMBER Date: 8/6/12
Signature: Carolyn M Williams

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

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PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☑ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☑ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
☐ Yes ☑ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☑ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
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)

Reset