

APPROVED

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

Town of Dover Planning Board



RECEIVED
OCT 02 2012
TOWN CLERKS OFFICE
TOWN OF DOVER

(845) 832-6111 ext. 100

RESOLUTION CLASSIFYING THE ACTION, DECLARING INTENT TO SERVE AS LEAD AGENCY IN A COORDINATED REVIEW AND REFERRING THE APPLICATION TO THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

DOVER MOBIL

October 1, 2012

Property Address: 1782 Route 22

WHEREAS, the applicant, Quality Petroleum, has submitted an application for site plan, special permit approval and erosion and sediment control permit approval for the construction of a 3250 square foot convenience store with a drive thru, fueling facility with three unleaded gas pump islands and two diesel gas pump islands, and associated site improvements; and

WHEREAS, the site is located at the intersection of NYS Route 22 and Pleasant Ridge Road, in the hamlet of Wingdale, in the HM Zoning District; and

WHEREAS, retail and service businesses are permitted in the HM District subject to site plan review; and

WHEREAS, the site is located within close proximity to NYCDEP Wetlands DP-22 (the Great Swamp) and DP-30 and is identified on the NYSDEC's Environmental Resource Mapper as being within the "wetland check zone"; and

WHEREAS, the application was accompanied by a Full Environmental Assessment Form ("EAF") dated July 7, 2012; and

WHEREAS, the applicant has submitted correspondence from the NYSDEC indicating that any on-site wetlands are not DEC wetlands; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the project as an unlisted action under SEQRA; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated review of the project and directs the Secretary to the Planning Board to send notice of its intent to all interested and involved agencies; and

BE IT FURTHER RESOLVED, that the Planning Board hereby directs the Secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law upon submission of canopy elevations, a lighting plan and a landscaping plan.

Moved by:

Michael Villano

Seconded by:

Peter Muroski

David Wylock	<u>Y</u>
Valerie LaRobardier	<u>Y</u>
Nick D'Agostino	<u>Y</u>
Tom Holmes	<u>A</u>
Peter Muroski	<u>Y</u>
William Sedor	<u>Y</u>
Michael Villano	<u>Y</u>

David Wylock

Planning Board Co-Chair David Wylock

Interested and Involved Agencies

- Town of Dover Architectural Review Board
- ~~Town of Dover Zoning Board of Appeals~~
- Army Corps of Engineers
- NYS Department of Transportation
- NYS Department of Environmental Conservation
- Dutchess County Department of Health
- Dutchess County Department of Public Works
- J.H. Ketcham Hose Company
- Dover School District

RECEIVED

OCT 02 2012

TOWN CLERKS OFFICE
TOWN OF DOVER