

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 ADOPTING DECLARATION OF NONSIGNIFICANCE**WESTCHESTER MODULAR**

October 1, 2012

Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00167667, 7060-00-196673 (the "site"); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the proposal is depicted on a subdivision plat entitled "Proposed Factory Housing, Westchester Modular Homes, Reagans Mill Road – Town of Dover, Dutchess County," prepared by Anthony S. Pisarri, P.E., P.C., dated January 26, 2012, last revised February 3, 2012; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form dated 10/26/11, and a Full Environmental Assessment Form has been prepared by the Planning Board's consultants dated October 1, 2012 ("EAF"); and

WHEREAS, on December 5, 2011, the Planning Board classified the action as an unlisted action and declared its intent to serve as lead agency in a coordinated review of the action, to which no other agency has objected; and

WHEREAS, the Board has reviewed the EAF and all available information concerning the potential environmental impacts of the proposed project;

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared, and directs the Secretary to the Board to provide notice of the negative declaration to all involved and interested agencies.

Moved by: Peter Muroski

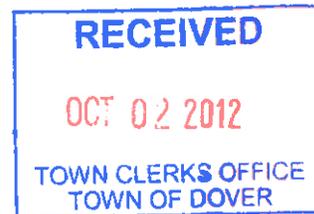
Seconded by: Valerie LaRobardier **APPROVED**

- David Wylock Y
- Valerie LaRobardier Y
- Nick D'Agostino Y
- Tom Holmes A
- Peter Muroski Y
- William Sedor Y
- Michael Villano Y

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David Wylock
 Planning Board Co-Chair David Wylock

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.

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.

Update to Permitted Principal, Permitted Accessory, Special Permit, and Conditional Use permit uses in the OP-1 Zoning District

Name of Action

Town of Dover Planning Board

Name of Lead Agency

David Wylock

Co-Chair

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

David Wylock
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

October 1, 2012

Date

APPROVED

PART I — 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 Proposed Subdivision and Multi-Family Units for Westchester Modular Homes, Inc. | | |
| LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY) 30 Reagans Mill Rd, Wingdale, Dutchess County, NY | | |
| NAME OF APPLICANT/SPONSOR Westchester Modular Homes, Inc. | | BUSINESS TELEPHONE (845)832-9400 |
| ADDRESS 30 Reagans Mill Rd | | |
| CITY/PO Wingdale | STATE NY | ZIP CODE 12522 |
| NAME OF OWNER (IF DIFFERENT) | | BUSINESS TELEPHONE () |
| ADDRESS | | |
| CITY/PO | STATE | ZIP CODE |
| DESCRIPTION OF ACTION The Applicant proposes to subdivide three existing lots into four lots and to construct one four-unit multi-family dwelling on each lot. The primary purpose of the project is to house the workers and their families of the adjacent Westchester Modular Homes, Inc. factory. The housing is proposed to be developed in phases, based on demand. Two existing single-family homes, which currently house factory workers and their families, would be demolished and the tenants would be relocated to the new buildings. | | |

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 Vacant building lot

2. Total acreage of project area: 4.044 acres.

| APPROXIMATE ACREAGE | PRESENTLY | AFTER COMPLETION |
|---|--------------------|--------------------|
| Meadow or Brushland (Non-agricultural) | <u>0</u> acres | <u>0</u> acres |
| Forested | <u>0</u> acres | <u>0</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</u> acres | <u>0</u> acres |
| Unvegetated (Rock, earth or fill) | <u>0</u> acres | <u>0</u> acres |
| Roads, buildings and other paved surfaces | <u>0.41</u> acres | <u>0.81</u> acres |
| Other (Indicate type) <u>Maintained lawn</u> | <u>3.634</u> acres | <u>3.234</u> acres |

3. What is predominant soil type(s) on the project site? Copake (CuB), Pawling (Pg), and Wayland (Wy)

a. Soil drainage: Well drained 80 % of site Moderately well drained 5 % of site
 Poorly drained 15 % 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? _____ Acres (see 1NYCRR 370)

4. Are there bedrock outcroppings on project site? Yes No
 What is the depth to bedrock? (in feet) Greater than 3 ft

5. Approximate percentage of proposed project site with slopes: 0-10% 80 % 10-15% 15 %
 15% or greater 5 %

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

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| | |
|--|---|
| Name of Action | |
| Town of Dover Planning Board | |
| Name of Lead Agency | |
| David Wylock | Co-Chair |
| 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) |
| October 1, 2012 | Date |

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| CITY/PO Wingdale | | STATE NY |
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| DESCRIPTION OF ACTION The Applicant proposes to subdivide three existing lots into four lots and to construct one four-unit multi-family dwelling on each lot. The primary purpose of the project is to house the workers and their families of the adjacent Westchester Modular Homes, Inc. factory. The housing is proposed to be developed in phases, based on demand. Two existing single-family homes, which currently house factory workers and their families, would be demolished and the tenants would be relocated to the new buildings. | | |

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

A. Site Description

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

| 2. Total acreage of project area: <u>4.044</u> acres. | PRESENTLY | AFTER COMPLETION |
|---|-----------|------------------|
| APPROXIMATE ACREAGE | | |
| Meadow or Brushland (Non-agricultural) | 0 | 0 |
| Forested | 0 | 0 |
| Agricultural (Includes orchards, cropland, pasture, etc.) | 0 | 0 |
| Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) | 0 | 0 |
| Water Surface Area | 0 | 0 |
| Unvegetated (Rock, earth or fill) | 0 | 0 |
| Roads, buildings and other paved surfaces | 0.41 | 0.81 |
| Other (Indicate type) <u>Maintained lawn</u> | 3.634 | 3.234 |

3. What is predominant soil type(s) on the project site? Copake (CuB), Pawling (Pg), and Wayland (Wy)
- a. Soil drainage: Well drained 80 % of site Moderately well drained 5 % of site.
 Poorly drained 15 % 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? _____ Acres (see 1NYCRR 370)
4. Are there bedrock outcroppings on project site? Yes No
 What is the depth to bedrock? (in feet) Greater than 3 ft
5. Approximate percentage of proposed project site with slopes: 0-10% 80 % 10-15% 15 %
 15% or greater 5 %
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? > 3ft (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: The site currently comprises mowed lawn and single family residences. There are no suitable habitat areas on the site for threatened or endangered species.
- Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes or other geological formations?) Yes No
 Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
 If yes, explain: _____
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area? Yes
 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: NA
 a. Name: _____
 b. Size (in acres): _____
17. Is the site served by existing public utilities? Private 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 waste? 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 4.045 acres.
- b. Project acreage to be developed: 0.2 acres initially; 0.818 acres ultimately.
- c. Project acreage to remain undeveloped 3.227 acres.
- d. Length of project, in miles: NA (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed NA %
- f. Number of off-street parking spaces existing 4; proposed 24
- g. Maximum vehicular trips generated per hour 8 (per ITE land use code 230) (upon completion of project)?
- h. If residential: Number and type of housing units?
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>0</u> | <u>0</u> | <u>4</u> | <u>0</u> |
| Ultimately | <u>0</u> | <u>0</u> | <u>16</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 31 height; 40 width; 65 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 820.28 ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? NA tons/cubic yards.

3. Will disturbed areas be reclaimed? N/A Yes No
- a. If yes, for what intended purpose is the site being reclaimed? _____
- 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? 0.4 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 NA months, (including demolition)
7. If multi-phased:
- a. Total number of phases anticipated 4 (number)
- b. Anticipated date of commencement phase 1 Mar. month 2013 year, including (demolition)
- c. Approximate completion date of final phase TBD month _____ year.
- d. Is phase 1 functionally dependent of subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction NA ; after project is complete NA
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? Yes No
- If yes, explain: Existing residents will be relocated to new units on-site.
-
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Type Private sewer Yes No
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? 1.3 tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Private Hauler ; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain: _____
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): Electricity and home heating oil or propane gas
22. If water supply is from wells, indicate pumping capacity NA gallons/minute
23. Total anticipated water usage per day 4,700 gallons/day

24. Does project involve Local, State, or Federal funding? Yes No
 If yes, explain: _____

25. Approvals Required:

| | Yes | No | Type | Submittal Date |
|------------------------------------|-------------------------------------|-------------------------------------|--|----------------|
| City, Town, Village Board | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| City, Town, Village Planning Board | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Subdivision, Site Plan, Special Permit | 2/7/12 |
| City, Town, Village Zoning Board | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| City, County Health Department | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sewer/Water Connection | |
| Other Local Agencies | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire Department Review | |
| Other Regional Agencies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| State Agencies | <input checked="" type="checkbox"/> | <input type="checkbox"/> | NYSDEC Review | |
| Federal Agencies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:

- Zoning amendment Zoning variance New/revision of master plan Subdivision
 Site plan Special use permit Resource management plan Other _____

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

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
The Project Site could be developed for commercial purposes, including light industrial.

4. What is the proposed zoning of the site? NA

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

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?
Suburban residential and light industrial

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? 4
 a. What is the minimum lot size proposed? 1 acre

10. Will the proposed action require 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

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

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be an adverse impacts associated with your proposal, please discuss such impacts and the measures which you proposed 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 Ashley Ley, AICP Date October 1, 2012

Signature _____ Title Senior Planner, AKRF, Inc.

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

| IMPACT ON WATER | | 1 | 2 | 3 |
|--|---|--------------------------|--------------------------|--|
| | | Small to Moderate Impact | Potential Large Impact | Can Impact be Mitigated by Project Change |
| 3. Will Proposed Action affect any water body designated? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | | |
| Examples that would apply to column 2 Developable area of site contains a protected water body. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Dredging more than 100 cubic yards of material from channel of a protected stream. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Extension of utility distribution facilities through a protected water body. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Construction in a designated freshwater or tidal wetland. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Other impacts _____ | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 4. Will Proposed Action affect any non-protected existing or new body of water? | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | | |
| Examples that would apply to column 2 A 10% increase or decrease in the surface area of any body of water or more than a 10-acre increase or decrease. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Construction of a body of water that exceeds 10 acres of surface area. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Other impacts _____ | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 5. Will Proposed Action affect surface or ground water quality or quantity? | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | | |
| Examples that would apply to column 2 Proposed Action will require a discharge permit. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Construction or operation causing any contamination of a water supply system. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action will adversely affect groundwater. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action would use water in excess of 20,000 gallons per day. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action will allow residential uses in areas without water and/or sewer services. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| Other impacts _____ | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO |

| | | | |
|---|--|--|--|
| <p>6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed Action would change flood water flows. Proposed Action may cause substantial erosion. Proposed Action is incompatible with existing drainage patterns. Proposed Action will allow development in a designated floodway.</p> <p>Other impacts _____</p> | <p>1 Small to Moderate Impact</p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>2 Potential Large Impact</p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>3 Can Impact be Mitigated by Project Change</p> <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| IMPACT ON AIR | | | |
| <p>7. Will Proposed Action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed Action will induce 1,000 or more vehicle trips in any given hour. Proposed Action will result in the incineration of more than 1 ton of refuse per hour. Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour. Proposed Action will allow an increase in the amount of land committed to industrial use. Proposed Action will allow an increase in the density of industrial development within existing industrial areas.</p> <p>Other impacts _____</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| IMPACT ON PLANTS AND ANIMALS | | | |
| <p>8. Will Proposed Action affect threatened or endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. Removal or any portion of a critical or significant wildlife habitat. Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.</p> <p>Other impacts _____</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <p>9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed Action would substantially interfere with any resident or migratory fish, shellfish, or wildlife species. Proposed Action requires the removal or more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.</p> <p>Other impacts _____</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| IMPACT ON AGRICULTURAL LAND RESOURCES | | | |
| <p>10. Will Proposed Action affect agricultural land resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) Construction activity would excavate or compact the soil profile of agricultural land. The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping) or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).</p> <p>Other impacts _____</p> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |

| IMPACT ON AESTHETIC RESOURCES | | | |
|---|--|--|---|
| <p>11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAR Addendum Section 617.20, Appendix B.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. Proposed land uses, project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. Project components that will result in the elimination or significant screening of scenic views known to be important to the area.</p> <p>Other impacts _____</p> | <p>1 Small to Moderate Impact</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>2 Potential Large Impact</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>3 Can Impact be Mitigated by Project Change</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |
| IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES | | | |
| <p>12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic places. Any impact to an archeological site or fossil bed located within the project site. Proposed Action will occur in an area designated as sensitive for archeological sites on the NYS Site Inventory.</p> <p>Other impacts _____</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |
| IMPACT ON OPEN SPACE AND RECREATION | | | |
| <p>13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 The permanent foreclosure of a future recreational opportunity. A major reduction of an open space important to the community.</p> <p>Other impacts _____</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |

| IMPACT ON CRITICAL ENVIRONMENTAL AREAS | | | |
|--|--------------------------|--------------------------|--|
| <p>14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>List the environmental characteristics that caused the designation of the CEA</p> <p>Examples that would apply to column 2 Proposed Action to locate within the CEA? <input type="checkbox"/></p> Proposed Action will result in a reduction in the quantity of the resource? <input type="checkbox"/> Proposed Action will result in a reduction in the quality of the resource? <input type="checkbox"/> Proposed Action will impact the use, function or enjoyment of the resource? <input type="checkbox"/> Other impacts _____ <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| IMPACT ON TRANSPORTATION | | | |
| <p>15. Will there be an effect to existing transportation systems? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Alteration of present patterns of movement of people and/or goods. <input type="checkbox"/> Proposed Action would result in major traffic problems. <input type="checkbox"/> Other impacts _____ <input type="checkbox"/></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| IMPACT ON ENERGY | | | |
| <p>16. Will Proposed Action affect the community's sources of fuel or energy supply? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. <input type="checkbox"/> Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. <input type="checkbox"/> Other impacts _____ <input type="checkbox"/></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |
| NOISE AND ODOR IMPACT | | | |
| <p>17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>Examples that would apply to column 2 Blasting within 1,500 feet of a hospital, school or other sensitive facility. <input type="checkbox"/> Odors will occur routinely (more than one hour per day). <input type="checkbox"/> Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. <input type="checkbox"/> Proposed Action will remove natural barriers that would act as a noise screen. <input type="checkbox"/> Other impacts _____ <input type="checkbox"/></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO |

A. PROPOSED PROJECT

The applicant, Westchester Modular Homes Inc, proposes to subdivide three existing lots into four lots totaling 4.045-acres. Each lot would be developed with one four-unit multi-family rental building. The project site is located at 30 Reagans Mill Rd, within the CO Zoning District in the Town of Dover. The project is adjacent to the existing Westchester Modular Homes, Inc, factory. The primary purpose of the proposed project, as stated by the applicant, is to provide housing for employees of Westchester Modular Homes, Inc. and their families. The proposed project would require Planning Board subdivision, site plan, and special permit approval.

B. EXISTING SITE CONDITIONS AND POTENTIAL IMPACTS

GENERAL SITE CONDITIONS

The project site is located in close proximity to the Westchester Modular Homes, Inc. factory, as well as two residential communities developed by Westchester Modular Homes, Inc. The project site currently houses two single-family residences which would be demolished.

IMPACT ON LAND USE, ZONING, PUBLIC POLICY, AND COMMUNITY CHARACTER

The proposed project site is zoned CO, and multi-family residential is a Special Permit Use in that district. The proposed project meets the definition of a “major project” per § 145-74 of the Code of the Town of Dover.

The project site will also act as a transitional parcel between the Westchester Modular Homes, Inc. factory and the existing residential neighborhoods to the north. The design of the proposed project would be consistent with the scale, materials, and design of the existing residential communities near the project site. The proposed project would locate the parking in the rear of each unit, thus maintaining the residential character of Reagans Mill Road. In addition, the proposed extension of the sewer line would be located further from the street to maintain the existing large trees along Reagans Mill Rd.

The proposed project is consistent with the goals and objectives of the Master Plan as it will support the existing light industrial use, an important employment center for the Town. It also supports a walkable community with a communal sewer and water service, an important planning goal of the Master Plan. The proposed project would be connected to the Reagans Mill Sewer Plan and Reagans Mill Water Company, both of which are operating well under capacity. The applicant represents that at full build out, the Reagans Mill Sewer Company and the Reagans Mill Water Company will be at 54% and 17% capacity, respectively.

Overall, the proposed project would be expected to improve the character of the surrounding neighborhood by removing two buildings in need of substantial repair, and replacing them with four new colonial style units. Therefore, the proposed action would not be expected to result in any significant adverse impacts on land use, zoning, public policy, and community character.

IMPACT ON SOCIOECONOMICS

Potential socioeconomic impacts related to the proposed project are expected to be positive since residents of the proposed project would generate additional retail spending or sales potential in the study area. The proposed buildings, which have the appearance of single-family homes, would be expected to improve the appearance of Reagans Mill Road. The proposed project is not anticipated to generate significant employment, since the units would be constructed by existing employees at the Westchester Modular Homes, Inc. factory. However, overall, the proposed action would not be expected to result in any significant adverse socioeconomic impacts.

IMPACT ON SCHOOLS

The applicant estimates that approximately 12 school age children will be generated by the proposed project. This estimate is consistent with the *Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates of the Occupants of New Housing*, June 2006. These estimates also reflect the Dutchess County Planning Federation's study of rental housing in Dutchess County, as presented in *School Children and Affordable Housing, Is It Really an Issue?*, September 2012. The addition of 12 school age children, which can be expected to be across several grade levels, are not anticipated to result in any significant adverse impacts to the local schools.

IMPACT ON TRANSPORTATION

Using Institute of Transportation Engineers (ITE) standards, it is estimated that the proposed project would generate 7 AM peak hour vehicle trips, and 8 PM peak hour trips on a weekday. However, since the proposed project is intended to serve the employees of the Westchester Modular Homes, Inc. factory, and a sidewalk to the factory is proposed, it is expected that many residents would walk to work thus lowering the incremental increase in peak hour vehicle trips. As a result, 7 AM and 8 PM peak hour vehicle trips would be a conservative estimate of the traffic generated by the proposed project. Overall, the incremental traffic associated with the proposed action would be a small percentage of the overall traffic generated in the project area. Therefore, the proposed action would not be expected to result in any significant adverse traffic impacts.

STORMWATER

The Stormwater Pollution Prevention Plan (SWPPP) prepared for this site provides for green practices that will reduce the peak discharge from the developed site to below predeveloped levels. The proposal raised the parking lot and homes above and out of the 100 year flood plain and provides for onsite detention and treatment of stormwater runoff. As such, no significant adverse stormwater or flooding impacts are anticipated.