

APPROVED

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

Town of Dover Planning Board

**RECEIVED**

DEC 04 2012

TOWN CLERKS OFFICE
TOWN OF DOVER

(845) 832-6111 ext. 100

RESOLUTION TO ADOPT A DETERMINATION OF NON-SIGNIFICANCE

DOVER MOBIL

December 3, 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, 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, on October 1, 2012, the Planning Board classified the action as an unlisted action under SEQRA and declared its intent to serve as lead agency in a coordinated review of the application to which no other agency has objected; and

WHEREAS, the applicant has submitted correspondence from the NYSDEC dated October 10, 2012, indicating that any on-site wetlands are not DEC wetlands; and

WHEREAS, although the NYSDEC Environmental Resource Mapper has identified the project site as having the potential to support threatened or endangered species, the site is comprised of a 3.3 acre "island" located between two state highways and a county road, fragmenting it from other potential habitat; and

WHEREAS, the applicant will not be disturbing sensitive areas of the site and has only proposed to increase disturbance at the site by .02 acres, leaving approximately 2 acres undisturbed; and

WHEREAS, all stormwater will be captured and treated on-site, as detailed in a drainage report prepared by John Kalin, P.E., dated July 2012; and

WHEREAS, the applicant has caused the preparation of a traffic study which concludes that the proposed layout will not result in significant traffic impacts off or on-site; and

WHEREAS, the applicant has revised the layout of the project based on comments from the Planning Board to minimize pedestrian and vehicle conflicts, to avoid potential queuing conflicts, and to improve the general circulation of the site; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a determination of non-significance for the proposed Dover Mobil site plan, determining that it will not result in any potentially significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared, and directs the Secretary to the Planning Board to send notice of such determination to all involved and interested agencies.

Moved by: Peter Muroski

Seconded by: Valerie LaRobardier

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



David Wylock
Planning Board Co-Chair David Wylock

Interested and Involved Agencies

- Town of Dover Architectural Review Board
- 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