

Anthony S. Pisarri, P.E., P.C.  
CONSULTING ENGINEER  
3 Rosalind Drive  
Cortlandt Manor, New York 10567

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(914) 739-6580  
(914) 734-9121 Fax

October 25, 2011

Attn: Ms. Betty-Ann Sherer  
Town of Dover Planning Board  
Town Hall  
126 East Duncan Hill Road  
Dover Plains, New York 12522

re: Westchester Modular Homes  
Proposed Subdivision and Site Plan  
Grid #'s 7160-00-167667 and 7160-00-196678

Dear Betty-Ann,

As per our recent discussions, enclosed please find the following:

- 1 Copy completed Special Permit and Site Plan Application.
- 1 Copy completed Subdivision Application.
- 1 Set of plans consisting of existing conditions, proposed subdivision, proposed factory housing plan, building elevations.
- 1 Set of documents indicating proof of ownership of the two parcels by Westchester Modular Homes, Inc.
- A check in the amount of \$950.00 made out to the Town Of Dover to cover the following:
  1. Discussion meeting \$100.00
  2. \$200.00 each for Special Permit, Site Plan and Subdivision applications.
  3. \$75.00 for the GIS fee.
  4. \$75.00 for the Erosion Control application
  5. \$50.00 each for the 2 newly created lots.

As we also discussed, there are some monies left in an old escrow account for a previous application. Could you please move those into the account for this project.

Please do not hesitate to call if you have any questions or require any additional information.

Yours truly,



Anthony S. Pisarri, P.E., P.C.  
Cc: Mr. Charles Hatcher, W.M.H., Inc.

Town of Dover Building Department

126 E. Duncan Hill Road 845 832-6111 x103

Dover Plains, NY 12522 Fax - 845 832-0370

Application #: \_\_\_\_\_

Tax Map #: 7160-00-167667

7060-00 196673

## Building Inspector's Denial

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Property Owner: Westchester Modular Homes

Address: 30 Rengans mill Road  
Wing Lake NY

Owners Name: Westchester modular Homes

Location of Property: 30 Rengans mill Road

Zone: CO

Please be advised that your Building Permit application to Subdivision is denied pursuant to Section(s) 145-11 of the Code of the Town of Dover for the following reasons: Need 4 or more acres

only have 3.2 acres

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Michael Lopez 10/27/11  
Code Enforcement Officer Date  
of Appeals

Application requires: \_\_\_\_\_ Planning Board approval  
 Variance from Zoning Board

**CODE ENFORCEMENT OFFICER TO COMPLETE ITEMS BELOW  
WHERE APPLICABLE**

**LAND USE PERMIT EVALUATION**

Date Application Received: 10/26/11 Grid Number: 7160-00-167667 and 7160-00-196673

Type of Application: Subdivision with multi-family housing

Project Name: Westchester modular homes

**Property Information:**

Property Address: 30 Reagans Mill Road  
Wing Lake NY

Land Use District: C0

Overlay Districts (if any): \_\_\_\_\_

Current Use(s): Residential

Lot Area: 1.23A + 1.81A

**SCALE OF PROJECT:**

- Minor Project       Major Project

**REQUIRED REVIEWS AND APPROVAL**

SEQR Form filed (date): 10/26/11

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

Other  
Review Referral Approval (Specify)

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

- yes       no

If no, note any nonconformities: one house isn't in building envelope

	Review	Referral	Approval	(Specify)
<b><u>Town</u></b>				
Pln Bd	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Twn Bd	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ARB	<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"/>
Attorney	<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"/>
<b><u>County</u></b>				
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"/>
<b><u>State/Fed.</u></b>				
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)	_____			

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

- no       yes (specify) \_\_\_\_\_

Application Referred to The Following Boards for review: \_\_\_\_\_

Signature: \_\_\_\_\_

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## SUBDIVISION SKETCH PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster)

Grid Number: 132600-7160-00-167667  
132600-7160-00-196673  
Name of Subdivision: PROP. SUBDIVISION  
FOR WEST. MOD. HOMES, INC.  
Property Address: 30 REAGANS MILL ROAD  
WINGDALE, N.Y.

Zoning District(s): RU \_\_, RC \_\_, HM \_\_, HR \_\_, SR \_\_, HC \_\_,  
CO  M \_\_

Overlay District(s) (if any): Floodplain , Stream Corridor \_\_,  
Aquifer \_\_, Mixed-Use Institutional \_\_, Soil Mining \_\_

Current Use(s): RESIDENTIAL

Proposed Use(s): RESIDENTIAL

Parcel Size: 3.04 Acres

Number of Lots Proposed: 4

Deed Reference: Liber \_\_\_\_\_

Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

Primary Contact Person:  
PAUL WALTER, A.I.A.

Does Plat cover applicant's entire holding?  
 yes  no

Address: 30 REAGANS MILL ROAD  
WINGDALE, N.Y.

Date of discussion meeting: \_\_\_\_\_  
(To be filled in by Planning Board Secretary)

Telephone Number: 1-845-832-9400  
Email: PWalter@westchesterm modular.com

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

If yes, submit an Agricultural Data Statement, available from the Planning Office.

Name of Property Owner:  
WESTCHESTER MODULAR HOMES, INC.  
Address: 30 REAGANS MILL ROAD  
WINGDALE, N.Y.

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

[Signature]  
Signature of Record Owner

Date: 10/26/11

Signature of Applicant (if different)

Date: \_\_\_\_\_

Telephone Number: 1-845-832-9400  
Name of Applicant (if different): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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

Plans Prepared By:  
Name: ANTHONY S. PISARRI, P.E.  
Address: 3 ROSALIND DRIVE  
CORTLANDT MANOR, NY 10567  
Telephone Number: 1-914-739-6580  
E-mail: APISARRI@APL.COM

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name** \_\_\_\_\_

*Proposed Factory Hwy*

	Yes	Inc.*	NA/W**
<b>PER CHAPTER 125 SUBDIVISION REGULATIONS,</b>			
<b>HAVE YOU SUBMITTED:</b>			
A complete Subdivision Sketch Plan Application form?	✓		
A Letter of Intent with a narrative of the project?	✓		
A Disclosure of Interest Form?	✓		
A Short or Long (Fill in Part 1 only) Environmental Assessment Form?	✓		
A signed Agricultural Statement?	✓		
A copy of the deed(s) for the property? <i>TAX BILLS</i>	✓		
If needed, a Letter of Agent?	✓		
Submitted the Discussion Fee?	✓		
Submitted the Application Fee?	✓		
Submitted the Escrow fees (may be set after Discussion meeting)?			
<b>HAVE YOU LOOKED AT CHAPTER 125, SUBDIVISION OF LAND AND CHAPTER 145, ZONING?</b>	✓		
<b>PER CHAPTER 125, DOES THE SKETCH PLAN PLAT CONTAIN:</b>			
The subdivision name or identifying title?	✓		
The words, "Town of Dover, Dutchess County, New York"?	✓		
The name and address of the record owner and/or subdivider?	✓		
The parcel grid number?	✓		
The name, address, signature and seal of the licensed engineer or land surveyor?	✓		
The date?	✓		
Approximate true North point?	✓		
A graphic scale?	✓		
A vicinity map (Scale of 2,000 feet to the inch)?	✓		
A sketch plan on a topographic survey, showing the proposed layout of streets, lots and other features?		✓	

\*Incomplete Information \*\* - Not Applicable, W - Waiver Requested in Writing

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name** \_\_\_\_\_

	Yes	Inc.*	NA/W**
<b>PER CHAPTER 125 SUBDIVISION REGULATIONS,</b>			
Information necessary to explain and/or supplement the sketch plan, including, but not limited to:			
The Zoning District	✓		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)	✓		
A density calculation (the allowable number of lots)			
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			NA

Notes:

\*Incomplete Information \*\* - Not Applicable, W - Waiver Requested in Writing

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: WESTCHESTER MODULAR HOMES, INC.

DATE: \_\_\_\_\_

GRID NUMBER: 132600 - 7160 - 00 - 167667  
132600 - 7160 - 00 - 198673

INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...). If the application is for a "Flexible Subdivision", please include a brief description of the conservation value of the open space.

THE PROPOSAL IS TO COMBINE 2 EXISTING RESIDENTIAL  
LOTS ALONG REAGANS MILL ROAD AND RE-SUBDIVIDE  
INTO 4 RESIDENTIAL PARCELS.

THERE IS A SMALL PORTION OF THE SITE WHICH  
CONTAINS THE 100 YEAR FLOOD PLAIN FOR THE 10 MILE  
RIVER.

disclosure

Town of Dover Planning Board

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



(845) 832-6111 ext 100

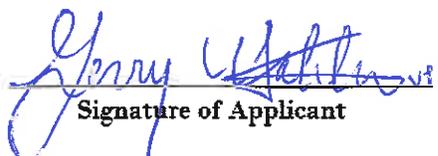
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## DISCLOSURE OF INTEREST FORM

Section 809 of the General Municipal Law provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application, petition, or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them.
  - (a) Is the applicant, or
  - (b) Is an officer, director, partner, or employee of the applicant, or
  - (c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
  - (d) Is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

*In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "applicant"). If none, insert the word "none" NONE.*

  
Signature of Applicant

10/26/11  
Date

Town of Dover Planning Board

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



(915) 832-6111 ext 100

## AGRICULTURAL DATA STATEMENT

If the property is in an agricultural district and contains a farm operation,  
Or If the property is within 500 feet of a farm operation in an agricultural district

Please list names and addresses of owners of land which contain farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (*use additional sheet if more space is needed*):

- |                 |           |
|-----------------|-----------|
| (1) <u>NONE</u> | (5) _____ |
| _____           | _____     |
| _____           | _____     |
| (2) _____       | (6) _____ |
| _____           | _____     |
| _____           | _____     |
| (3) _____       | (7) _____ |
| _____           | _____     |
| _____           | _____     |
| (4) _____       | (8) _____ |
| _____           | _____     |
| _____           | _____     |

Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described above.

*Greg V. ...* vs 10/26/11  
 Signature of Applicant      DATE

LETTER OF AGENT

I, WESTCHESTER MODULAR HOMES, INC. am the owner of the property

located at 30 REGAN'S MILL ROAD, Dover, New York.

identified as Grid Number 132600-7160-00-196673  
132600-7160-00-167667

I hereby authorize PAUL WALTER, AIA to act as my

agent in an application to the Town of Dover Planning Board.

For PROPOSED SUBDIVISION FOR WESTCHESTER MODULAR HOMES, INC.  
(Name of Project)

Print name GERRY HATCHER

Signature Gerry Hatcher

Date 10/26/11

## 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 <i>WESTCHESTER MODULAR HOMES, INC.</i>	2. PROJECT NAME <i>PROPOSED SUBDIVISION FOR WMH, INC.</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF DOVER</i> County <i>DUTCHESS</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>30 ROAGANS MILL ROAD WINGDALE, N.Y.</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>COMBINE 2 EXISTING LOTS AND SUBDIVIDE INTO 4 LOTS.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.04</u> acres    Ultimately <u>3.04</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <i>PLANNING BOARD ZONING BOARD</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>BERRY HATCHER</i>	Date: <i>10/26/11</i>
Signature: <i>Garry Hatcher</i>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <span style="float: right;">If yes, coordinate the review process and use the FULL EAF.</span>	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <span style="float: right;">If No, a negative declaration may be superseded by another involved agency.</span>	
<input type="checkbox"/> Yes	<input type="checkbox"/> 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:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
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:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>

**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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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**



# Town of Dover Planning Board

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



(915) 832-6111 ext 100

It is the intent of the Town of Dover to ensure that lands determined to be of conservation value in a flexible subdivision application be properly managed in order to protect its conservation value. The Town encourages the use of nonprofit land conservancy organizations as a method of management. Therefore, applicants for a flexible subdivision proposal should actively pursue this type of ownership. To assist the applicant in this, the following non-exhaustive list of organizations should be contacted:

Organization	Person contacted	Date of contact	Comments
The Dutchess Land Conservancy (845) 677-3002			
Oblong Land Conservancy (845) 855-3266			
Open Space Institute (212) 290-8200			
The Nature Conservancy (914) 244-3271			
The Trust for Public Land (212) 677-7171			
Appalachian Trail Conservancy (304) 535-6331			
DEC- Region 3 (845) 256-3092			

**THIS FORM MUST BE SUBMITTED TO THE PLANNING BOARD BEFORE ANY FLEXIBLE SUBDIVISION PLAT APPROVALS ARE GIVEN.**

**IN PERSON PAYMENT**

Salisbury Bank  
5 Dover Village Plaza  
Dover Plains, NY 12522  
During regular banking hours

## STATEMENT OF SCHOOL TAXES DOVER UNION FREE SCHOOL DISTRICT

Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1	1	132600	2873	1856
Fiscal Year		Warrant Dated	Bank Code	Account No.
7/1/2011 to 6/30/2012		8/23/2011		04194671
Estimated State Aid			NYS Tax & Finance School District Code	
SCHL 9,462,648			149	

**MAKE CHECKS PAYABLE TO:**

Brenda Cudney  
2368 Rte 22  
Dover Plains, New York 12522  
PH (845) 832-4502

Westchester Modular Homes Inc  
30 Reagans Mill Rd  
Wingdale, NY 12594

**FOR YOUR INFORMATION**

**SEE REVERSE SIDE FOR MORE INFORMATION**

**PROPERTY IDENTIFICATION**

**PARCEL ID** 7160-00-167667-0000  
**LOCATION** Reagans Mill Rd  
**ACREAGE** 1.22  
**SCHOOL** Dover Union Free SD  
**PROPERTY CLASS** 210 - 1 Family Res

The assessor estimates the **Full Market Value** of this property as of July 1, 2010 was: 211,000  
The **Total Assessed Value** of this property is: 105,500  
The **Uniform Percentage of Value** used to establish assessments was: 50.00

For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'What to Do if You Disagree with Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Services website at <http://www.orps.state.ny.us/pamphlet/complain/howtofile/index.htm>

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

**PROPERTY TAXES**

Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
TOWN OF Dover School Taxes <b>SINGLE PAYMENT SCHEDULE</b> PENALTY FREE PERIOD FROM 09/01/11 THRU 10/03/11 ADD PENALTY OF 2% FROM 10/04/11 THRU 11/04/11 5% Installment Fee 200.00	17,047,432	3.4	105,500.00	37.925169	4,001.11

\* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. Tax levy being the amount to be raised by property taxes.

**PAID**  
**SEP 29 2011**  
**TAX COLLECTOR**  
**DOVER UNION FREE SCHOOLS**

**TWO-PAY SCHEDULE**

From	To	Penalty/Interest	Total Due
9/15/2011	9/15/2011		2,100.58
9/15/2011	3/15/2012		2,100.59

**TOTAL TAX DUE****\$4,001.11****Due by:****10/3/2011**

Taxes paid by Westchester Modular Homes CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT RETURN ENTIRE BILL.

<b>IN PERSON PAYMENT</b>	Salisbury Bank 5 Dover Village Plaza Dover Plains, NY 12522 During regular banking hours
<b>MAKE CHECKS PAYABLE TO:</b> Brenda Cudney 2368 Rte 22 Dover Plains, New York 12522 PH (845) 832-4502	

STATEMENT OF SCHOOL TAXES DOVER UNION FREE SCHOOL DISTRICT				
Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1	1	132600	2874	1857
Fiscal Year		Warrant Dated	Bank Code	Account No.
7/1/2011 to 6/30/2012		8/23/2011		04225676
Estimated State Aid			NYS Tax & Finance School District Code	
SCHL 9,462,648			149	

Westchester Modular Homes Inc  
30 Reagans Mill Rd  
Wingdale, NY 12594

FOR YOUR INFORMATION
<b>SEE REVERSE SIDE FOR MORE INFORMATION</b>

PROPERTY IDENTIFICATION		The assessor estimates the Full Market Value of this property as of July 1, 2010 was:	
PARCEL ID	7160-00-196673-0000		193,200
LOCATION	Reagans Mill Rd	The Total Assessed Value of this property is:	96,600
ACREAGE	1.74	The Uniform Percentage of Value used to establish assessments was:	50.00
SCHOOL	Dover Union Free SD	For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'What to Do If You Disagree with Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Services website at <a href="http://www.orps.state.ny.us/pamphlet/complain/howtofile/index.htm">http://www.orps.state.ny.us/pamphlet/complain/howtofile/index.htm</a>	
PROPERTY CLASS	210 - 1 Family Res		

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
TOWN OF Dover School Taxes SINGLE PAYMENT SCHEDULE PENALTY FREE PERIOD FROM 09/01/11 THRU 10/03/11 ADD PENALTY OF 2% FROM 10/04/11 THRU 11/04/11 5% Installment Fee 183 18	17,047,432	3.4	96,600.00	3-925169	3,663.57

**PAID**  
SEP 29 2011  
TAX COLLECTOR  
DOVER UNION FREE SCHOOLS

\* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. Tax levy being the amount to be raised by property taxes.

From	To	Penalty/Interest	Total Due
	9/15/2011		1,923.37
9/15/2011	3/15/2012		1,923.38

<b>TOTAL TAX DUE</b>	<b>\$3,663.57</b>
<b>Due by:</b>	<b>10/3/2011</b>

Taxes paid by Westchester Mod Homes CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT RETURN ENTIRE BILL.

## TOWN OF DOVER

<b><u>SPECIAL PERMIT/SITE PLAN DISCUSSION SUBMISSION CHECKLIST</u></b>			
<b>Applicant/Site Plan Name</b> <i>PROPOSED FACTORY HOUSING</i>			
	<b>Yes</b>	<b>Inc.*</b>	<b>NA/W**</b>
<b>HAVE YOU SUBMITTED:</b>			
A Land Use Application form? (Grid Numbers MUST be included)	✓		
The application fees?	✓		
The Letter of Intent?	✓		
The Letter of Agent, if needed?	✓		
A short narrative of the project?	✓		
An Ag Data Statement?	✓		
The Disclosure Statement?	✓		
<i>SHORT</i> A Long form EAF?	✓		
A copy of this checklist?	✓		
A written request for waivers to submission requirement, if needed?			NA
<b>Does your site plan contain:</b>			
The words, "Town of Dover, Dutchess County, New York"?	✓		
The date of the site plan being submitted?	✓		
The name and address of the record owner?	✓		
The parcel grid number?	✓		
The name of the project?	✓		
The name, address, signature, and seal of the licensed engineer or architect?	✓		
A vicinity map (1" = 2,000"), showing all properties and easements within 500' of the property?	✓		
Approximate true North point?	✓		
A graphic scale?	✓		
The location, bearings and distances of the tract boundary?	✓		
The names and addresses of all adjoining property owners?	✓		
The Zoning District?	✓		

\*Incomplete information \*\* - Not Applicable, W - Waiver Requested in Writing

## TOWN OF DOVER

<b><u>SPECIAL PERMIT/SITE PLAN DISCUSSION SUBMISSION CHECKLIST</u></b>			
<b>Applicant/Site Plan Name</b>			
	Yes	Inc.*	NA/W**
A Bulk Regulations table (see §145-11), showing the required and proposed dimensions for:			
Lot size?	✓		
Road frontage?	✓		
Front yard setback?	✓		
Side yard setback?	✓		
Rear yard setback?	✓		
Impermeable surface coverage?	✓		
Maximum height?	✓		
Maximum footprint?			NA
An existing conditions map, showing existing roads, buildings, utilities and other man-made features, as well as topography and all existing natural land features (rock outcrops, single trees 8" or more in diameter, forest cover, soils, ponds, wetlands, lakes, watercourses, aquifers, floodplains and drainage retention areas)? Note: Site datum source		✓	
The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations?		✓	
The land use district boundaries within 200' of the site's perimeter, as well as any overlay districts?	✓		
Does the site plan include a table containing the following:			
Estimated area of structure intended to be used for particular uses such as retail, office, storage, etc...?			NA
Estimated maximum number of employees?			NA
Maximum seating capacity, where applicable?			NA
Number of parking spaces existing and required for the intended use?	✓		
Plans for the disposal of construction and demolition waste, either on site or at an approved disposal facility?	✓		

\*Incomplete information \*\* - Not Applicable, W - Waiver Requested in Writing

# Town of Dover Planning Board

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



(845) 832-6111 Ext 100

## LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan       Special Permit/Site Plan       Erosion and Sediment Control Permit

Grid Number(s): 132600-7160-00-167667  
132600-7160-00-196673

Zoning District(s): RU\_\_, RC\_\_, HM\_\_, HR\_\_, SR\_\_, HC\_\_,  
CO , M\_\_

Name of Project: PROPOSED FACTORY HOUSING  
Property Address:

Overlay District(s) (if any): Floodplain , Stream Corridor \_\_,  
Aquifer \_\_, Mixed-Use Institutional \_\_, Soil Mining \_\_

30 REGANS MILL ROAD  
WINGDALE, N.Y.

Current Use(s): RESIDENTIAL

Proposed Use(s): RESIDENTIAL

Primary Contact Person:  
PAUL WALTER, AIA

Parcel Size: 3.04± Acres

Address: 30 REGANS MILL ROAD  
WINGDALE, N.Y.

Type of Activity: New structure , Alteration of existing  
structure \_\_, Expansion of use or structure \_\_,

Telephone Number: 1-845-832-9400

Email: PWALTER@WESTCHESTERMODULAR.COM

Change of use in existing structure \_\_

Name of Property Owner:  
WESTCHESTER MODULAR HOMES, INC.

Total Square Footage of Structures:

Address: 30 REGANS MILL ROAD  
WINGDALE, N.Y.

Current 4,840±      Proposed 9,216

Telephone Number:  
1-845-832-9400

Footprint of Structures:  
Current 2,420±      Proposed 18,432

Name of Applicant (if different):  
\_\_\_\_\_

Date of discussion meeting: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Date stamp of submission

(To be filled in by Planning Board Secretary)

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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

### Plans Prepared By:

Name: ANTHONY S. PISARRI, P.E.

Address: 3 ROSALIND DRIVE

CORTLANDT MANOR, N.Y. 10567

Telephone Number: 1-914-739-6580

E-mail: APISARRI@AOL.COM

# Town of Dover Planning Board

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



(845) 882-6111 Ext 100

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

Gerry Malstrom vs  
Signature of Record Owner

Date: 10/26/11

\_\_\_\_\_  
Signature of Record Owner

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant (if different)

Date: \_\_\_\_\_

Does the project parcel cover applicant's entire holding?

yes  no

Deed Reference: Liber \_\_\_\_\_

Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

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

If yes, submit an Agricultural Data Statement, available from the Planning Office.

Will the development be phased? Yes \_\_\_\_\_ No \_\_\_\_\_

Is there an existing Special Permit and/or Site Plan approval for the property? Yes \_\_\_\_\_ No

# Town of Dover Planning Board

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



(518) 832-6111 Ext 100

## APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: WESTCHESTER MODULAR HOMES, INC.

DATE: \_\_\_\_\_

GRID NUMBER: 132600-7160-00-167667  
132600-7160-00-196678

INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...).

PROPOSAL IS TO REMOVE 2 EXISTING HOMES AND  
CONSTRUCT 4 NEW MULT-FAMILY STRUCTURES, EACH ON A  
SEPERATE PARCEL. 4 PARCELS WILL BE CREATED BY  
RESUBDIVIDING THE 2 EXISTING LOTS.  
FROM THE 10 MILE RIVER  
THE 100 YEAR FLOOD LINE, ENCRACHES ON PART OF  
PROPERTY. IT WILL NOT BE AFFECTED BY THE PROPOSED  
HOUSING OR ITS PARKING AND DRIVES.

# Town of Dover Planning Board

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



(815) 862-6111 Ext 100

## LETTER OF AGENT

I, WESTCHESTER MODULAR HOMES, INC., am the owner of the property

located at 30 REAGANS MILL ROAD, Dover, New York.

identified as Grid Number 132600-7160-00-167667  
132600-7160-00-196673

I hereby authorize PAUL WALTER, AIA to act as my

agent in an application to the Town of Dover Planning Board.

For PROPOSED FACTORY HOUSING  
(Name of Project)

Print name GERRY HATCHER

Signature Gerry Hatcher VP

Date 10/26/11

Town of Dover Planning Board

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



(845) 832-6111 ext 100

## AGRICULTURAL DATA STATEMENT

If the property is in an agricultural district and contains a farm operation,  
Or If the property is within 500 feet of a farm operation in an agricultural district

Please list names and addresses of owners of land which contain farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (*use additional sheet if more space is needed*):

- |                 |           |
|-----------------|-----------|
| (1) <u>NONE</u> | (5) _____ |
| _____           | _____     |
| _____           | _____     |
| (2) _____       | (6) _____ |
| _____           | _____     |
| _____           | _____     |
| (3) _____       | (7) _____ |
| _____           | _____     |
| _____           | _____     |
| (4) _____       | (8) _____ |
| _____           | _____     |
| _____           | _____     |

Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described above.

*Henry Matthews*      10/26/11  
 Signature of Applicant      DATE

Town of Dover Planning Board

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



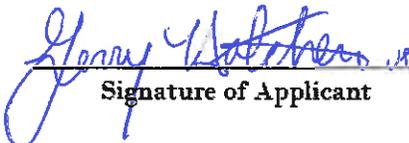
(845) 852-6111 ext 100

## DISCLOSURE OF INTEREST FORM

Section 809 of the General Municipal Law provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the the person, partnership, or association making such application, petition, or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them.
  - (a) Is the applicant, or
  - (b) Is an officer, director, partner, or employee of the applicant, or
  - (c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
  - (d) Is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

*In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "applicant"). If none, insert the work "none" NONE.*

  
Signature of Applicant

10/26/11  
Date

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 <i>WESTCHESTER MODULAR HOMES, INC.</i>	2. PROJECT NAME <i>PROPOSED FACTORY HOUSING</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF DOVER</i> County <i>DUTCHESS</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>30 REAGANS MILL ROAD</i> <i>WINGDALE, N.Y.</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>CONSTRUCT 4 NEW MULTI-FAMILY BUILDINGS, EACH ON A SEPERATE PARCEL.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u><i>3.04</i></u> acres    Ultimately <u><i>3.04</i></u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <i>PLANNING BOARD</i> <i>ZONING BOARD</i> <i>ARB</i> <i>PERMITS - BUILDING</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u><i>GERRY HATCHER</i></u> Date: <u><i>10/26/11</i></u> Signature: <u><i>Gerry Hatcher VP</i></u>	

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