



**WESTCHESTER MODULAR HOMES, INC.**

AN EMPLOYEE OWNED COMPANY

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

February 7, 2012

Re: 30 Reagans Mill Road Subdivision  
Wingdale, New York

To Whom It May Concern:

The intended goal of the proposed subdivision is to enable Westchester Modular Homes to provide comfortable, convenient and affordable quality housing for our employees. There are a number of current employees of Westchester Modular Homes in need of housing or a need to live closer to their place of employment due to lack of transportation.

We are proposing to subdivide the three existing lots on Reagans Mill Road into four smaller lots to allow us to build four, four family residences. The three existing lots total just over four acres of land which would be divided into four lots of just over an acre each in area. These proposed lot sizes are larger than the existing housing lots in the Woodwinds subdivision. The buildings and lots will conform to the required front, side and rear yard setbacks. The dwellings will utilize the existing sewer, water and storm water systems.

I look forward to discussing this project with you at the scheduled Planning Board meeting.

Cordially,

*Paul R. Walter, R.A.*

Paul R. Walter, R.A.

Cc: Mr. Charles Hatcher  
WMH File

FEB - 7 2012

# Town of Dover Planning Board

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



Revised Plan  
**FILE COPY**

(845) 832-6111 ext 100

## SUBDIVISION SKETCH PLAN APPLICATION

Type of Application:

Conventional Subdivision

Lot Line Change

Conservation Density Subdivision

Flexible (Cluster)

Grid Number: 7160-00-227678  
7160-00-167667  
7060-00-196673  
Name of Subdivision: REAGANS MILL HOUSING

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

Property Address: REAGANS MILL RD  
WINGDALE NY

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

Primary Contact Person:  
PAUL WALTER, R.A.

Current Use(s): RESIDENTIAL - SINGLE FAMILY

Proposed Use(s): RESIDENTIAL - MULTI-FAMILY

Address: 30 REAGANS MILL RD  
WINGDALE NY 12594

Parcel Size: 4.042 Acres

Number of Lots Proposed: 4

Deed Reference: Liber \_\_\_\_\_  
Page \_\_\_\_\_ Date \_\_\_\_\_

Telephone Number: 845-832-9400

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

Email: pwalter@westchestermodular.com

Does Plat cover applicant's entire holding?

yes  no

Name of Property Owner:  
CHARLES HOTCHER

Date of discussion meeting: MARCH 5, 2012

Address: 30 REAGANS MILL RD.  
WINGDALE NY 12594

(To be filled in by Planning Board Secretary)

Telephone Number:  
845-832-9400

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

Name of Applicant (if different):  
PAUL WALTER R.A.

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

Address: SAME AS ABOVE

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

Telephone Number: 845-832-9400

Email: pwalter@westchestermodular.com

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

CM Hotcher  
Signature of Record Owner

Date: 2/7/12

Plans Prepared By:

Name: ANTHONY PISARRI, PE.

Address: 3 ROSALIND DRIVE

CORTLAND MANOR, NY 10567

Telephone Number: 914-739-6580

E-mail: apisarri@201.com

PL Walter  
Signature of Applicant (if different)

Date: 2/7/12

FEB - 7 2012

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name**

	Yes	Inc.*	NA/W**
<b>PER CHAPTER 125 SUBDIVISION REGULATIONS,</b>			

**HAVE YOU SUBMITTED:**

A complete Subdivision Sketch Plan Application form?			
A Letter of Intent with a narrative of the project?	X		
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?			
If needed, a Letter of Agent?	X		
Submitted the Discussion Fee?			
Submitted the Application Fee?			
Submitted the Escrow fees (may be set after Discussion meeting)?			

**HAVE YOU LOOKED AT CHAPTER 125, SUBDIVISION OF LAND AND CHAPTER 145, ZONING?**

**PER CHAPTER 125, DOES THE SKETCH PLAN PLAT CONTAIN:**

The subdivision name or identifying title?	X		
The words, "Town of Dover, Dutchess County, New York"?	X		
The name and address of the record owner and/or subdivider?	X		
The parcel grid number?	X		
The name, address, signature and seal of the licensed engineer or land surveyor?	X		
The date?	X		
Approximate true North point?	X		
A graphic scale?	X		
A vicinity map (Scale of 2,000 feet to the inch)?	X		
A sketch plan on a topographic survey, showing the proposed layout of streets, lots and other features?	X		

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

## TOWN OF DOVER

### SKETCH PLAN SUBMISSION REQUIREMENTS CHECK LIST

**Applicant/Subdivision Name**

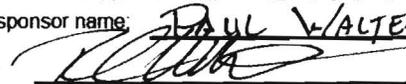
PER CHAPTER 125 SUBDIVISION REGULATIONS,	Yes	Inc.*	NA/W**
Information necessary to explain and/or supplement the sketch plan, including, but not limited to:			
The Zoning District	X		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)	X		
A density calculation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

Notes:

## 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 <u>PAUL WALTER / CHARLES HATCHER</u>	2. PROJECT NAME <u>REAGANS MILL HOUSING</u>
3. PROJECT LOCATION: Municipality <u>WINGDALE</u> County <u>DUTCHESS</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>REAGANS MILL RD - MAP INCLUDED.</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: - <u>DIVIDE (3) EXISTING LOTS INTO (4) APPROVED BUILDING LOTS &amp; CONSTRUCT (4) MULTIFAMILY DWELLING UNITS</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.04</u> acres    Ultimately <u>4.04</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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>SINGLE FAMILY RESIDENCES &amp; MODULAR MANUFACTURING PLANT ADJACENT TO SITE.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
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 type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>PAUL WALTER</u>	Date: <u>2/7/12</u>
Signature: <u></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**

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

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

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

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

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

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)?  
 Yes  No If Yes, explain briefly:

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

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

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

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

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

\_\_\_\_\_ Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency \_\_\_\_\_ Signature of Preparer (If different from responsible officer) \_\_\_\_\_

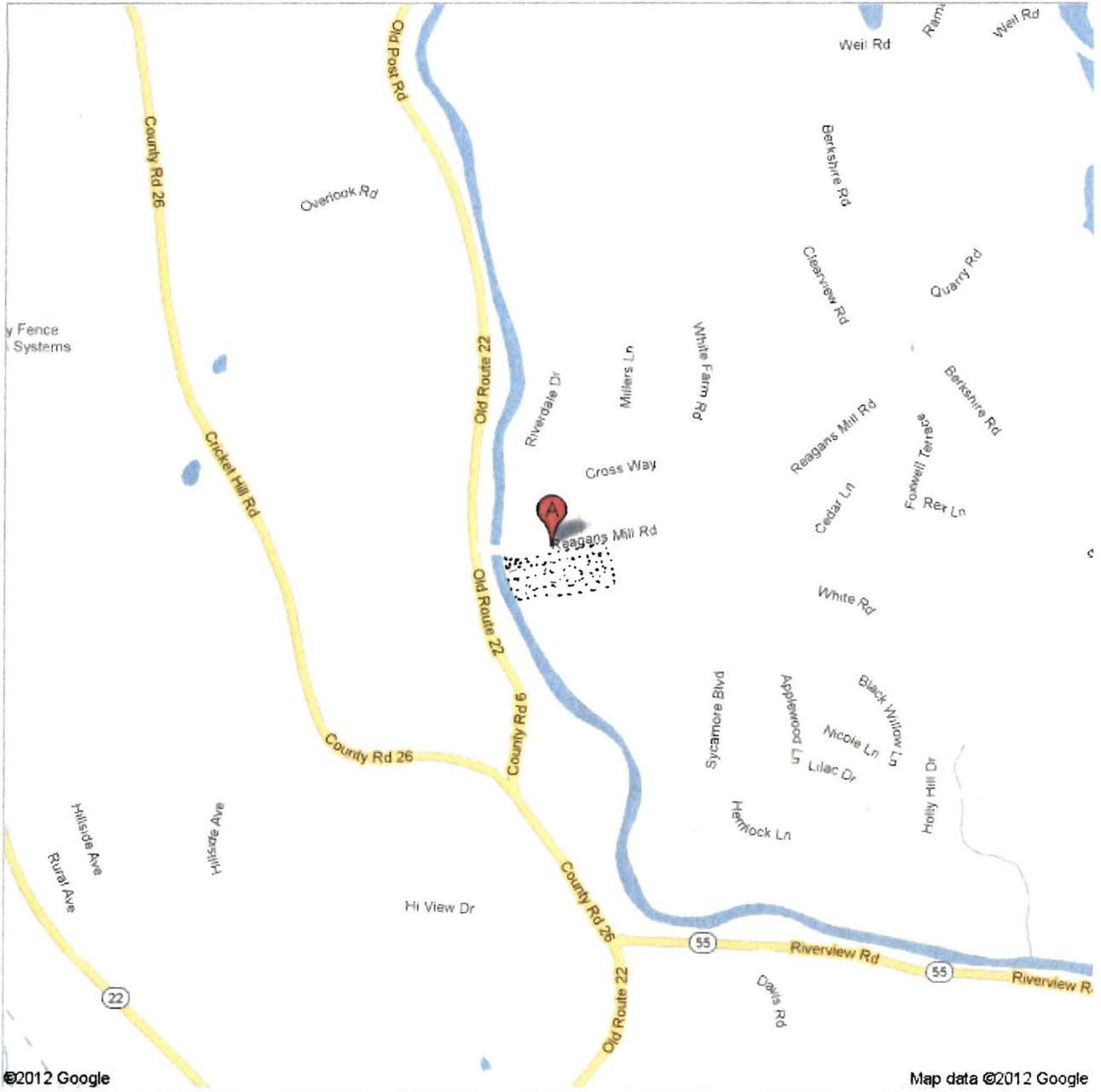
**Reset**



Address **Reagens Mill Rd**  
**Wingdale, NY 12594**

Get Google Maps on your phone

Text the word "GMAPS" to 466453



disclosure

## Town of Dover Planning Board

Town of Dover  
126 East Duncan 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

2/2/12  
\_\_\_\_\_  
Date

LETTER OF AGENT

I, CHARLES HATCHER, am the owner of the property

located at REAGANS MILL ROAD, Dover, New York,

identified as Grid Number \_\_\_\_\_.

I hereby authorize PAUL WALTER to act as my

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

For REAGANS MILL SUBDIVISION # HOUSING  
(Name of Project)

Print name CHARLES HATCHER

Signature CM Hatcher

Date 2/7/12