



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Ashley Ley, AICP
Date: May 3, 2012
Re: O'Mara

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

1. Preliminary Plat, prepared by Harry Nichols, P.E., dated 2/7/12
2. Application forms
3. Letter from NYSDEC dated 3/26/12

The Applicant proposes to subdivide an existing 2.93 acre parcel into 2 lots. The property is located in the SR Zoning District. A stream traverses the rear of the property. However no direct impacts to the stream or 100 foot buffer would be required to access the property for the development of single family homes, driveways, and septic systems.

As requested, the applicant's engineer contacted the New York State Natural Heritage program, which provided a report on rare species and ecological communities that have been found in the vicinity of the project site. The applicant's engineer should contact the NYSDEC Regional office, as directed by NYSDEC's letter, to determine the potential presence of these species on the project site and any mitigation or avoidance measures that may be required. The Planning Board should be copied on any correspondence. A habitat survey that demonstrates the potential for these species to be located on the property may be required prior to the issuance of a SEQR determination.