

APPROVED

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

Town of Dover Planning Board

(845) 832-6111 ext. 100

RECEIVED

DEC 04 2012

TOWN CLERKS OFFICE
TOWN OF DOVER

**RESOLUTION TO ADOPT A DETERMINATION OF NON-SIGNIFICANCE AND TO GRANT
SITE PLAN AMENDMENT APPROVAL****HUNT COUNTRY FURNITURE SITE PLAN AMENDMENT**

WHEREAS, Clearfarm LLC, the applicant, has applied to the Planning Board for approval of a site plan amendment to modify the parking, entryway, stormwater management practices, and landscaping at the site located at 2549 Route 22, Dover Plains, NY, in the HM Zoning District, Grid Number 7061-00-523969; and

WHEREAS, the original site plan was approved on October 2, 2007 and amended on December 4, 2007 and again on May 6, 2008; and

WHEREAS, the applicant has constructed, pursuant to a building permit, a wood furnace in the middle of the approved parking location; and

WHEREAS, the proposed site plan depicts the location of the constructed wood furnace and proposes to relocate parking to the north; and

WHEREAS, the applicant has submitted a short environmental assessment form dated August 6, 2012; and

WHEREAS, on August 20, 2012, 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 application, to which no other agency has objected; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the application was referred to the Dutchess County Department of Planning and Development, which responded on August 24, 2012, that it was a matter of local concern; and

WHEREAS, the Architectural Review Board has reviewed the application and has determined that the existing sign does not conform with the requirements of the Zoning Law;

WHEREAS, a duly noticed public hearing was opened on October 1, 2012 and closed on December 3, 2012, during which all those who wished to speak were heard; 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 Hunt Country Furniture 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; and

BE IT FURTHER RESOLVED, that the Planning Board hereby approves the amended site plan for Hunt Country Furniture entitled, "Hunt Country Furniture Factory Store, Amended Site Plan," prepared by Rennia Engineering Design, PLLC, dated August 6, 2012, last revised ~~October 23, 2012~~ *November 30, 2012*, and authorizes the Co-Chair or his or her authorized designee to sign the site plan after compliance with the following conditions:

- 1. Payment of all fees and escrow;**
- 2. Removal of all existing nonconforming signage;**
- 3. Review and approval by the Planning Board attorney of an easement for overflow parking, including access to the overflow parking lot, on the adjacent parcel.**

Date: December 3, 2012

Moved By: *Wm Sedor*

Seconded By: *Valerie La Robardier*

Resolution Approved/Disapproved:

David Wylock *y*
 Valerie LaRobardier *y*
 Nicholas D'Agostino *y*
 Tom Holmes *y*
 Peter Muroski *y*
 William Sedor *y*
 Michael Villano *y*



David Wylock
 Planning Board Co-Chair David Wylock

Involved/Interested Agencies
 NYS DOT
 J.H. Ketcham Hose Company
 Architectural Review Board

Correction: Date of last Revision November 30, 2012

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 Clear Farm, LLC	2. PROJECT NAME Hunt Country Furniture Accessory Buildings, Amended Site Plan
3. PROJECT LOCATION: Municipality <u>Town of Dover</u> County <u>Dutchess</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>2549 Route 22 Dover Plains, NY 12522</u> <u>Tax parcel #132600-7061-00-523969</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The applicant is proposing to modify the existing site plan in order to relocate parking spaces and revise the landscaping plan.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.4</u> acres Ultimately <u>0.4</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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>The site is located within a hamlet mixed use zone.</u>	
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: <u>Town of Dover Planning Board amended Site Plan</u> <u>NYS DOT Entrance</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <u>Town of Dover Site Plan</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" 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>CAROLINE M. WELLS - MEMBER</u> Date: <u>8/6/12</u> Signature: <u><i>Caroline M. Wells</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

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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:
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

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:
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
 No

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.

Town of Dover Planning Board
 Name of Lead Agency

12/03/12
 Date

David Lyford
 Print or Type Name of Responsible Officer in Lead Agency

CHAIRMAN
 Title of Responsible Officer

[Signature]
 Signature of Responsible Officer in Lead Agency

[Signature]
 Signature of Preparer (If different from responsible officer)

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