

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## LAND USE APPLICATION

Type of Application: Check all that apply

Erosion Control

Erosion Control with Site Plan

Grid Number(s):

7160 00-167667, 196673, 227678

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

Name of Project: WMH Factory Housing  
Property Address: Reagans Mills Road

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

Current Use(s): Residential Factory Housing

Primary Contact Person:

Chuck Hatcher

Proposed Use(s): Residential Factory Housing

Parcel Size: 4.044 Acres

Address: 30 Reagans Mills Road  
Wingdale, NY 12594

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

Change of use in existing structure \_\_

Telephone Number: 800-832-3888

Total Square Footage of Structures:

Email: hatcher-charles1@bellsouth.net

Current 3,414

Proposed 11,734

Name of Property Owner:

Same as Primary Contact Person

Footprint of Structures:

Current \_\_\_\_\_

Proposed \_\_\_\_\_

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

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

Name of Applicant (if different):

Same as Primary Contact Person

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 Date Statement, available from the  
Planning Office.

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

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

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

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

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

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

Plans Prepared By:

Name: Arden Consulting Engineers, PLLC

Address: POB 340  
Monroe, NY 10949

Telephone Number: 845-782-8114

E-mail: mam@ardenconsulting.net

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*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.*

X *C. M. Atchison*  
Signature of Record Owner

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

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

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

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

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

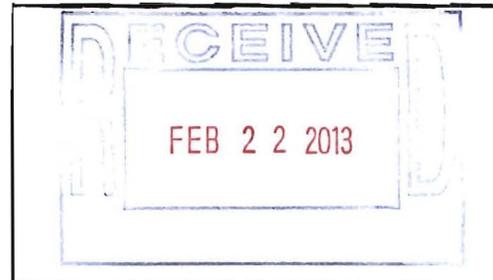
Does the project parcel cover applicant's entire holding?  
 yes       no

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

Filed Map Reference: Lot # \_\_\_\_\_ Date \_\_\_\_\_  
Map # 9753

Date of discussion meeting: March 2013  
(To be filled in by Planning Board Secretary)

Date stamp of submission



## TOWN OF DOVER

## CHAPTER 65, EROSION AND SEDIMENT CONTROL CHECKLIST

## Applicant Name

PER CHAPTER 65, DOES THE EROSION AND SEDIMENT CONTROL APPLICATION CONTAIN:	Yes	Inc. *	NAW **
A completed Land Use Permit Application with Erosion and Sedimentation Control Permit checked off?	X		
12 sets of the application?	X		
The fee (If the permit is required due to §65-7A(4), (6), (7) or (8) the fee is \$35, otherwise it is \$25) ?	X		
<i>An existing features map, at a scale no smaller than 1" = 100', which includes:</i>			
The name, address, signature, and seal of the licensed engineer or architect?	X		
The boundaries of all parcels on which site preparation activities are proposed to be undertaken and boundaries of all parcels adjacent to the subject site?	X		
All structures and roads within a distance of 500 feet of the parcel on which site preparation activities are proposed to be undertaken? The structures shall be identified by their uses, and the roads shall be identified by their surface material and width of surface.			X
All watercourses within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken?			X
Existing topography at contour intervals of two feet within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken?			X
All sewer, water, gas and electric lines and all other utilities within the parcels on which site preparation activities are proposed to be undertaken?	X		
Major wooded areas and tree clusters within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken?			X
All vegetation areas on the site proposed for site preparation activities, including areas of grass, areas of brush and wooded areas and tree clusters?	X		
The depth to bedrock on the site proposed for site preparation activities, including areas of grass, areas of brush and wooded areas and tree clusters?	X		
The depth to permanent groundwater aquifers on the site proposed for site preparation activities, if such depth is determined during site evaluation?			X
The boundary of the one-hundred-year floodplain, together with the designated wetland boundaries, where applicable?	X		
Drainage computations prior to site preparation and after site preparation may be required.	X		

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

Do you have an operations map which includes:			
All excavation, filling and grading proposed to be undertaken, identified as to the depth, volume and nature of the materials involved?	X		
All stripping, identified as to the nature of vegetation affected?	X		
All areas where topsoil is removed and stockpiled and where topsoil is ultimately placed, identified as to the depth of topsoil in each such area?	X		
All temporary and permanent vegetation to be placed on the site, identified as to planting type, size and extent?	X		
All temporary and permanent drainage, erosion and sediment control facilities, including such facilities as ponds and sediment basins, identified as to the type of facility, the materials from which it is constructed, its dimensions and its capacity in gallons?	X		
The anticipated pattern of surface drainage during periods of peak runoff upon completion of site preparation and construction activities, identified as to rate and direction of flow at all major points within the drainage system?	X		
The location of all roads, driveways, sidewalks, structures, utilities and other improvements?	X		
The final contours of the site in intervals of no greater than two feet?	X		
<i>A time schedule which is keyed to the operation map(s), indicating:</i>			
When major phases of the proposed project are to be initiated and completed?	X		
When major site preparation activities are to be initiated and completed.	X		
When the installation of temporary and permanent vegetation and drainage, erosion and sediment control facilities is to be completed?	X		
The anticipated duration, in days, of exposure of all major areas of site preparation before the installation of erosion and sediment control measures?	X		
An estimate of the costs of providing temporary and permanent vegetation and drainage, erosion and sediment control facilities which was prepared by applicant's engineer and confirmed by the Town Engineer?	X		

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

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## 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) NA

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(2)

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(3)

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(4)

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(5) N/A

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(6)

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(7)

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(8)

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

*CMatcher*  
Signature of Applicant      DATE

WAIVER REQUEST

All requests for a waiver from the requirements under the Town of Dover Zoning Code must be put in writing. Please state the section of Code you are requesting a waiver for and provide a brief reason for requesting the waiver.

Application name: WMH Factory Housing Date: 2/9/13

Chapter 65, E&SC Checklist:

1. All structures & roads w/i a distance of 500 feet.....
2. All watercourses w/i a distance of 500 feet.....
3. Existing topography at contour intervals of 2 feet within a distance of 500 ft.....
4. Major wooded areas & tree clusters w/i a distance of 500 ft....
5. Depth to permanent groundwater aquifers.....

For #'s 1-4, we would be encroaching on private property to survey this information, and it is not practical to obtain the information for this project since there is no impact on land that is 500 ft away as a result of the proposed project.

For #5, the extent of the proposed project does not fall within an area where a permanent groundwater aquifer exists.

