

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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JUN 04 2013
TOWN CLERK'S OFFICE
TOWN OF DOVER

RESOLUTION TYPING ACTION AND DETERMINING SIGNIFICANCE
BENSON-COUTURE LOT LINE ALTERATION

WHEREAS, Joseph M. Couture has applied to the Planning Board for approval of a lot line alteration to transfer 0.32 acre of property from a 2.38 acre lot owned by Juanita Benson, identified as Tax Parcel No. 7163-00-315092 to a 1.17 acre parcel owned by Joseph M. Couture and Lori Benson, identified as Tax Parcel No. 7163-00-307119, as shown on the plat entitled. "Lot Line Change Between Juanita M. Benson and Joseph M. Couture & Lori Benson Couture," prepared by Edward F. Bator, L.S.49329, dated May 13, 2013; and

WHEREAS, each lot is already developed with a single-family home and no additional development is proposed; and

WHEREAS, the minimum lot size in the RU District is 2 acres and the proposed lot line alteration will make Tax Parcel No. 7163-00-307119 more conforming; and

WHEREAS, the submittal was accompanied by a Short Environmental Assessment Form ("EAF") dated May 8, 2013; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board is required to determine whether the proposed action will have a significant impact on the environment; and

WHEREAS, the Planning Board is the only involved agency under SEQRA.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Dover hereby determines that the Benson-Couture Lot Line Alteration is an unlisted action under SEQRA.

BE IT FURTHER RESOLVED that the Planning Board has reviewed pertinent available information submitted by the applicant and gathered by the Board and has determined that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared.

Date: June 3, 2013

Moved By: Bill Sedor

Seconded By: Peter Muroski

Resolution Approved/Disapproved:

David Wylock
Valerie LaRobardier
Peter Muroski
William Sedor
Michael Villano

Planning Board Co-Chair David Wylock



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: Joseph M. Couture; 2. PROJECT NAME: Benson Lot Line Change Couture; 3. PROJECT LOCATION: Municipality Town of Dover, County Dutchess; 4. PRECISE LOCATION: 21 North East Mtn Rd, Dover Plains N.Y. 12522; 5. PROPOSED ACTION IS: Modification/alteration; 6. DESCRIBE PROJECT BRIEFLY: Lot Line Change / 2 Lots; 7. AMOUNT OF LAND AFFECTED: Initially 3.55 acres, Ultimately 3.55 acres; 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? No, Preexisting Areas; 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Residential; 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? No; 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? No; 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? No; Applicant/sponsor name: Joseph M. Couture, Date: 5/8/13, Signature: [Handwritten Signature]

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:
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

6/03/13
Date

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

CHARMAL
Title of Responsible Officer

[Signature]
Signature of Responsible Officer in Lead Agency

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

