

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## SUBDIVISION Preliminary Plat Application

Type of Application:

Conventional Subdivision

Lot Line Change

Conservation Density Subdivision

Flexible (Cluster)

7160-01-235625 WMH

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

Grid Number: 7160-00-190630 RMWC

Name of Subdivision: PROPOSED RESUBDIVISION

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

FOR W.M.H. INC & REAGANSMILL W.C.  
Property Address: 30 REAGANSMILL RD  
WINGDALE, N.Y.

Current Use(s): MANUFACTURING

Proposed Use(s): SAME

Primary Contact Person:

ANTHONY S. PISARRI, P.E.

Parcel Size: 30.50 ± Acres

Number of Lots Proposed: 2

Address: 3 ROSALIND DRIVE

CORTLAND MANOR, N.Y. 10567

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

Page \_\_\_\_\_

Date \_\_\_\_\_

Telephone Number: (914) 739-6580

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

Map # \_\_\_\_\_

Email: APISARRI@ADL.COM

Does Plat cover applicant's entire holding?

yes

no

Name of Property Owner:

W.M.H. INC / REAGANSMILL WATER CO.

Date of discussion meeting: September 16, 2013

(To be filled in by Planning Board Secretary)

Address: 30 REAGANSMILL ROAD  
WINGDALE N.Y.

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):

ANTHONY S. PISARRI, P.E.

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

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

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

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

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

FOR OWNERS

Plans Prepared By:

Name: ANTHONY S. PISARRI, P.E.

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

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

E-mail: \_\_\_\_\_

M. Malcher

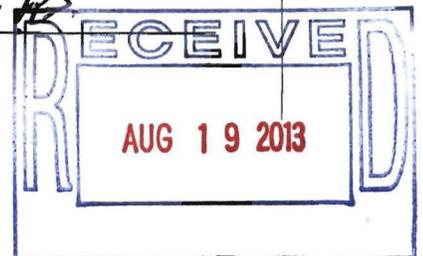
Signature of Record Owner

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

Anthony S. Pisarrì

Signature of Applicant (if different)

Date: 8/19/2013



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## APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: ANTHONY G. PISARRI, P.E. FOR WMH & RMW Co.

DATE: 8/19/2013

GRID NUMBER: 7160-01-235625 WMH  
7160-00-190630 RMWC

INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...). If the application is for a "Flexible Subdivision", please include a brief description of the conservation value of the open space.

OWNERS WISH TO RESUBDIVIDE PROPERTIES IN ORDER  
TO MOVE WATER COMPANY WELLS TO NEW WELLS  
ALREADY DRILLED AND APPROVED BY NYS DEC. NO NEW  
LOTS WILL BE CREATED. EVENTUALLY TWO ~~NEW~~ <sup>NEWER</sup> WELLS  
WILL BE PUT ON-LINE AND TWO OLDER WELLS WILL  
BE ABANDONED. NO STRUCTURES ARE PROPOSED.

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## Disclosure of Interest

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.*

Handwritten signature of Anthony J. Romano, Jr. in cursive.

Signature of Applicant

FOR RMW CO.

8/19/2013

Date

LETTER OF AGENT

I, CHARLES W. HATCHER, am the owner of the property

located at 30 REAGAN'S MILL ROAD, Dover, New York,

identified as Grid Number 7160-01-235625 (WMH, INC.)

I hereby authorize ANTHONY S. PISARRE, PE. to act as my

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

For PROPOSED RE-SUBDIVISION FOR WMH, INC  
AND REAGAN'S MILL WATER CO.  
(Name of Project)

Print name CHARLES W. HATCHER

Signature: *CHatcher*

Date 8/19/2013

LETTER OF AGENT

I, CHARLES W. HATCHER, am the owner of the property

located at 30 ROAGANS MILL ROAD, Dover, New York,

identified as Grid Number 7160-00-190630 (RHW Co.),

I hereby authorize ANDREW S. PISARRI, P.E. to act as my

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

For PROPOSED RE-SUBDIVISION FOR W.H.H. INC.  
AND ROAGANS MILL WATER CO.  
(Name of Project)

Print name CHARLES W. HATCHER

Signature CW Hatcher

Date 8/19/2013

## 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 <i>ANTHONY S. PISARRI, P.E.</i>	2. PROJECT NAME <i>PROPOSED RESUBDIVISION FOR W.M.H., INC &amp; R.M.W., CO.</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF DOVER</i> County <i>DURHAM</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>30 REAGANS MILL ROAD WINDDALE, N.Y.</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>RESUBDIVISION OF PROPERTY TO ALLOW FOR R.M.W. CO. TO PUT 2 WELLS IN SERVICE AND ABANDON 2 WELLS</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>30.58</i> acres    Ultimately <i>30.58</i> 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 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:	
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: <i>PLANNING BOARD</i>	
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: <i>NYSDEC PERMIT FOR WELLS</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>ANTHONY S. PISARRI, P.E.</i> Date: <i>8/19/2013</i> Signature: <i>Anthony S. Pisarrì, P.E.</i>	

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

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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

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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:

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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:

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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**

# TOWN OF DOVER

<b>PRELIMINARY PLAT SUBMISSION CHECKLIST</b>			
<i>PROPOSE RESUBDIVISION FOR</i>			
<b>Applicant/Subdivision Name</b> <i>WESTCHESTER MODULAR HOMES INC &amp; REAGANS HILL WATER CO.</i>			
HAVE YOU SUBMITTED:	Yes	Inc.*	NAW**
A Preliminary Plat Application?	✓		
Your escrow fees?			
Have you determined the requirements of the Dutchess Health Department?	N/A		
Have you determined if a Erosion and Sediment Control Permit is needed?	N/A		
Per Chapter 125, does the plat contain the following?:			
The subdivision name or identifying title?	✓		
The words, "Town of Dover, Dutchess County, New York"?	✓		
The name and address of the record owner and/or subdivider?	✓		
The parcel grid number?	✓		
The name, address, signature, and seal of the licensed engineer or land surveyor?	✓		
The dates of the original plat and the revision date(s)?	✓		
Approximate true North point?	✓		
A graphic scale?	i		
The location, bearings and distances of the tract boundary?	✓		
Topography at a contour interval of not more than five feet? Note: Site the datum source.	N/A		
The names and addresses of all adjoining property owners?	✓		
The Zoning District	✓		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)			
A density calculation (the allowable number of lots)	N/A		
If a flexible subdivision, the calculation for a minimum of 50% conservation land?	N/A		
If a flexible subdivision, the proposed holder of the conservation easement?	N/A		

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

# TOWN OF DOVER

<b>PRELIMINARY PLAT SUBMISSION CHECKLIST</b>			
<i>PROPOSED RESUBDIVISION FOR WESTCHESTER MODULAR HOMES, INC &amp; REAGANS MILL</i>			
<b>Applicant/Subdivision Name</b> <u>WATER CO.</u>			
HAVE YOU SUBMITTED:	Yes	Inc.*	NAW**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	✓		
The location of existing sewers, water mains, culverts and storm drains?	N/A		
The pipe sizes, grades and flow of direction?	N/A		
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?	N/A		
A vicinity map (Scale of 2,000 feet to the inch)?	✓		
An area map (Scale of 1" = 400') showing all property within 1,000 feet of the subdivision and identifying all property held by the applicant?			
The location, width and approximate grade of all proposed streets?	N/A		
<b>The proposed provision of:</b>			
Water supply?	N/A		
Fire protection?	N/A		
Sanitary waste disposal?	N/A		
Stormwater drainage?	N/A		
Street trees?	N/A		
Streetlight fixtures?	N/A		
Street signs?	N/A		
Sidewalks?	N/A		
The approximate shape, dimensions and area of all proposed and existing lots and suggested location of buildings?	✓		
Property proposed to be reserved for park or public use?	N/A		
<b>Have you provided the Planning Board with:</b>			
A written response to any comments of the Planning Board Engineer?			
A written response to any comments of the Planning Board Attorney?			

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

