DC ENGINEERING, PC

Chairman Wylock and Planning Board Members
Town of Dover
3182 Route 22
Dover Plains, NY 12522

September 11, 2013

RECEIVED
SEP 12 2013

RE: Dover Mobil Site Plan
NYS Route 22, Route 55 and County Route 21
Tax Map # 132600-7160-00-061080

Dear Chairman and Board Members:

Please consider the following application for the renewal of a lapsed approval for the Dover Mobil at the above referenced location. The Applicant, Quality Petroleum Inc. wishes to reapply for the recently expired site plan permit that involved the creation of 3,250 SF convenience store with drive through, gas, ethanol and diesel pumps as well as a separate island area for diesel commercial vehicles.

As part of the original approval conditions, the Owner was to secure Health Department approval for the septic and water supply. To that end, the approvals were sought for both. The Health Department granted conditional approval and requested that the well be drilled and tested for quantity and yield prior to them issuing the final approval. Unfortunately the initial well drilling did not yield enough water. It was then hydrofractured and surged several times over the period of several months to produce a sufficient quantity of water. Once that was resolved, the water was sampled and found to be suitable for use with minor treatment (softener and disinfection). A treatment system was designed for the well. We expect the Health Department to be issuing the approval for the water system shortly.

The issues with the well have caused a significant delay in the project. As a result, the site plan approval expired. The Owner is ready to build and would like to renew the approval. Nothing has changed with the project nor the site since final approval was granted on December 17, 2012. The plans were amended as required in the final approval.

Attached, please find the necessary application forms and copies of the plan for your review and consideration of reissuance of the site plan approval.

If you have any questions or comments, please feel free to contact me at (845) 855-2000.

Sincerely,

JOHN A. KALIN, P.E.
Enc

cc: Quality Petroleum

COPY

DESIGN CONCEPTS ENGINEERING, PC
3 MEMORIAL AVE. SUITE 101, PAWLING, NY 12564
PH: 845-855-2000 • FX: 845-855-2605
E: JKALIN@VERIZON.NET

Town of Dover Planning Board

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

(845) 832-6121 Ext 109

LAND USE APPLICATION

Type of Application: Check all that apply

✓ *Site Plan* O *Special Permit/Site Plan* ✓ *with Erosion and Sediment Control Permit*

Grid Number(s): 7160-00-061080

Name of Project: DOVER MOBIL

Property Address: 1787 ROUTE 22 WINGDALE, NY 12594

Primary Contact Person: JOHN A. KALIN, PE

Address: 3 MEMORIAL AVE PAWLING NY 12564

Telephone Number: 855-2000

Email: jkalin@verizon.net

Name of Property Owner: SABER ALI ABOU-EID

Address: 1787 RTE 22 WINGDALE NY 12594

Telephone Number: ✓

Name of Applicant (if *different*): QUALITY PETROLEUM

Address: PO BOX 1711 PLEASANT VALLEY NY 12569

Telephone Number: 914 490 9745

Email:

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

Plans Prepared By:

Name: DC ENGINEERING, PC

Address: 3 MEMORIAL AVE PAWLING NY 12564

Telephone Number: 855.2000

E-mail: jkalin@verizon.net

Zoning District(s): RU__, RC__, HM✓, HR__, SR__, HC__, CO__, M__

Overlay District(s) (if *any*): Floodplain__, Stream Corridor__, Aquifer✓, Mixed-Use Institutional__, Soil Mining__

Current Use(s): DINER

Proposed Use(s): GAS STATION - CONVENIENCE STORE

Parcel Size: 3.37 Acres

Type of Activity: New structure ✓, Alteration of existing structure____, Expansion of use or structure____,

Change of use in existing structure ✓

Total Square Footage of Structures:
Current 1406 SF Proposed 3250 SF

Footprint of Structures:
Current 1553 SF Proposed 9170 SF w/ CANOPIES

Date of discussion meeting October 7, 2013
Date stamp of submission
(To be filled in by Land Use Coordinator)

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Town of Dover Planning Board

Does the project parcel cover applicant's entire holding?

✓ yes O no

Deed Reference: Liber ✓

Page ✓ Date ✓

Filed Map Reference: Lot # ✓ Map # ✓

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: O

yes ✓ no

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

Will the development be phased? Yes____ No ✓

Is there an existing Special Permit and/or Site Plan approval for the property? Yes ✓ No____

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.**

[signature]

Signature of Record Owner

Date: 9/11/2013

Signature of Record Owner

Date: _____

[signature]

Signature of Applicant (if different)

Date: 9/11/13

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2013 disclosure

Town of Dover Planning Board

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

(845) 832-6111 Ext 100

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.

Signature of Applicant

9/11/2013

Date

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LETTER OF AGENT

I, SABER ALI ABOU-EID, am the owner of the property

located at 1782 RTE 22, Dover, New York,

identified as Grid Number 7160-00-061080

I hereby authorize JOHN A. KALIN, PE to act as my agent in an application to the Town of Dover Planning Board.

For DOVER MOBIL
(Name of Project)

Print name SABER ALI ABOU-EID

Signature

Date 9/11/2013

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PROJECT I.D. NUMBER

14-16-4(9/95)-Text 12
617.20
Appendix CSEQR
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. ~~APPLICANT~~/SPONSOR JOHN A. KALIN, P.E.

2. PROJECT NAME DOVER MOBIL

3. PROJECT LOCATION:
Municipality Town of DOVER County DUTCHESS

4. PRECISE LOCATION (Street address and road intersection, prominent landmarks, etc., or provide map)

1782 ROUTE 22 WINGDALE, NY 12522

5. IS PROPOSED ACTION:
☐ New ☐ Expansion ☒ Modification/Alteration

6. DESCRIBE PROJECT BRIEFLY: The creation of a convenience store and gas station.

7. AMOUNT OF LAND AFFECTED:
Initially 0.9 acres Ultimately 0.9 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☒ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☒ Park/Forest/Open Space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☒ Yes ☐ No If yes, list agency(s) and permit/approvals

DUTCHESS CO. HEALTH DEPARTMENT, (T) DOVER PLANNING BOARD AND BUILDING DEPT

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☒ Yes ☐ No If yes, list agency name and permit/approval (T) DOVER SITE PLAN PERMIT (JUST EXPIRED); BUILDING PERMIT PENDING

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

~~Applicant~~/Sponsor Name: John A. Kalin, P.E. Date:

Signature:

If the action is in the Costal Area, and you are a state agency, complete the Costal Assessment form before proceeding with this assessment

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PART II - ENVIRONMENTAL ASSESSMENT (To be completed by 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 ACTION IN 6 NYCR, 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 patterns, solid waster 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:
None

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
None

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ Yes ☒ No

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 or 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 and significance must evaluate the potential impact.

☐ 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

Print or Type Name of Responsible Office in Lead Agency Title of Responsible Officer

Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from responsible officer)

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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: DOVER MOBIL Date: 9/12/13

SECTION
145-66.F OF DOVER TOWN CODE REGARDING PUBLIC HEARINGS ON SITE PLAN APPLICATIONS. WE ARE REQUESTING THIS BECAUSE THE SITE NOR THE PLANS HAVE CHANGED IN ANY WAY SINCE THE APPROVAL WAS PREVIOUSLY GRANTED.

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