

Town of Dover Planning Board

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



(845) 832-6111 ext 100

February 6, 2014

Daniel Whitehead
NYSDEC
21 South Putt Corners Rd.
New Paltz, NY 12561-1620

RE: (6 NYCRR §182.9) Request for determination whether activity is subject to regulation

Dear Mr. Whitehead,

The Town of Dover Planning Board is in receipt of an application for a non-realty subdivision on Chestnut Ridge Road in the Town of Dover, Dutchess County, NY. The proposed project would subdivide two existing lots into a total of four lots. Lot 1 (±90 acres) would contain the existing farmstead; and Lot 2 (±69 acres), Lot 3 (±16 acres), and Lot 4 (±13 acres) would be potential future housing lots.

The property is located within the 1.5 miles of a known Timber Rattlesnake Den. While no development is proposed as part of this subdivision, future development of these parcels may not require Planning Board review. So while the subdivision itself would not have an immediate effect on the Timber Rattlesnakes, it would enable future development that could. Furthermore, once the lot lines are established as part of a subdivision, the ability to relocate potential house and driveway sites becomes more limited. Therefore, we request a determination from the department as to whether the proposed activity is likely to result in the take or taking of the Eastern Timber Rattlesnake (habitat).

Please see the enclosed Eastern Timber Rattlesnake Habitat Assessment Report, proposed Subdivision Map, and Short Environmental Assessment Form for the proposed project.

Sincerely,

David Wylock, Chairman
Town of Dover Planning Board

CC: Lisa Masi, NYSDEC
Jean McAvoy, NYSDEC
Ashley Ley, AKRF, Inc.