RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

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February 14, 2014

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

Attn: Mr. Scott Daversa, Chair

Re: Dover Plaza
(aka Freshtown Plaza)
Amended Site Plan
Proposed Drive Up Window

Dear Mr. Daversa and ARB Members,

This office represents the owners of the above referenced property, who are proposing to amend their previously approved plans in order to re-divide existing retail space within the limits of the existing building structure. In addition it is proposed to modify the previously approved drive up window canopy with a smaller canopy that is directly fastened to the building without the need for support columns as previously approved. Previous to its current configuration the existing retail space was broken up into many smaller tenant spaces with glass storefronts. This project will convert this same space to its former condition by bringing back multiple smaller storefronts. The following modifications within the limits of the approved structure are proposed:

- Remove existing vestibule at northern most entrance to allow for the creation of an additional entrance.
- Remove existing exterior bottle return room to open up exterior wall space for the creation of an additional entrance.
- Remove existing brick from old storefronts to allow the installation of multiple doors and windows.
- Reduce the size of the existing approved canopy over the pick-up window.

Attached for your review please find 8 copies each of the following revised Items:

- ARB Application Form
- Short Environmental Assessment Form
- Amended Site Plan, sheet 1 of 1, dated 2/14/14
- Exterior Elevations, sheet A-1, dated 2/6/14
- Front Elevation Concept Rendering, sheet 1 of 1, dated 2/14/14

Please contact me with any questions at (845) 877-0555.

Sincerely,

Richard Rennia, Jr., P.E.
Principal

EC: Daniel Katz, w/encl.

Application Number: _____ Tax ID Number: 132600-7063-00-509295

TOWN OF DOVER *Dutchess County, New York*

Application for

Architectural Design Review

Type of Application: Design Review / Sign Review

Project Name: Dover Plaza (aka: Freshtown Plaza) Canopy & Storefront Modifications

Property Address: 3081 Route 22, Dover Plains, NY 12522

Property Owner:
Name: Dover Acquisition, LLC (c/o Daniel Katz)
Address: 444 South Fulton Ave, 2nd Floor
Mt. Vernon, NY 10553
Phone: (914) 667-6400 x1023
e-mail: _____

Applicant (if different from primary contact):
Name: _____
Address: _____
_____
Phone: _____
e-mail: _____

Primary Contact:
Name: Richard Rennia, Jr. Rennia Engineering Design
Address: PO Box 400, Dover Plains, NY 12522
Phone: (845) 877-0555
e-mail: rich@renniadesign.com

Property Information:
Land Use District: HC (Highway Commercial)
Overlay Districts (*if any*): AQ
Lot Size: ±4.705 ac
Current Use (s): Retail / Restaurant

Brief Description or Proposed Use/Activity: (attach additional sheet if necessary):
Modify existing approved building elevation to add additional storefronts within the existing structure and modify the original approved drive up window canopy

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 __X__No

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Dover, Dutchess County, New York

_____ Date: _____
Signature of Record Owner

_____ Date: _____
Signature of Applicant (if different)

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Dover Plaza Building Modifications

Project Location (describe, and attach a location map):
3081 Route 22, Dover Plains, NY 12522

Brief Description of Proposed Action:
The owner of the above referenced property proposes to amend their previously approved site plan and special permit in order to re-divide existing retail space within the limits of the existing building structure. Additionally it is proposed to modify the previously approved drive up window canopy with a smaller canopy that is directly fastened to the building without the need for support columns as previously approved. Previous to its current configuration the existing retail space consisted of multiple smaller tenant spaces with glass storefronts. This project will convert this same space to its former condition by bringing back multiple smaller storefronts.

Name of Applicant or Sponsor:	Telephone: (914) 667-6400 x1023
Dover Acquisition, LLC	E-Mail:

Address:
444 S Fulton Ave

City/PO:	State:	Zip Code:
Mt. Vernon	NY	10553

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Dover Building Permit; Town of Dover ARB	☐	☑

3.a. Total acreage of the site of the proposed action? 4.7 acres
b. Total acreage to be physically disturbed? 0.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.7 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓	☐
b. Is the proposed action located in an archeological sensitive area?	✓	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	☐
16. Is the project site located in the 100 year flood plain?	✓	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel Katz (Owner) Date: _____

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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.

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)

PRINT