

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

**APPROVED****Town of Dover Planning Board**

(845) 832-6111 ext. 100



## RESOLUTION ADOPTING DETERMINATION OF NON-SIGNIFICANCE

### QUARTARARO SUBDIVISION

April 7, 2014

Property Address: Chestnut Ridge Road

WHEREAS, the applicant, John Quartararo, has submitted an application for subdivision approval to create two new lots from two existing parcels of land (three existing tax parcels) and to make other associated lot line modifications, as shown on the plan entitled, "Lands of Quartararo" prepared by Renna Engineering Design, PLLC, and dated October 9, 2013 (the "project"); and

WHEREAS, the parcels involved in this application are identified as tax parcel numbers 6962-00-120800; 6962-00-310797 and 6962-00-377644 (the "site"), and are located in the RC District and AQ and SC Overlay Districts in the Towns of Dover and Pawling; and

WHEREAS, the project includes the abandonment of Old Chestnut Ridge Road, which bisects a lot; and

WHEREAS, the applicant has indicated that this will be a non-realty subdivision; and

WHEREAS, on December 2, 2013, the Planning Board classified the action as an unlisted action and circulated for lead agency, to which no other agency has objected; and

WHEREAS, the applicant has submitted an Eastern Timber Rattlesnake Habitat Assessment Report, prepared by Mike Nowicki, which indicates that the site is not prime basking habitat but does contain general habitat preferred by the Timber Rattlesnake, such as bedrock and talus controlled landscapes in a mixed deciduous forest; and

WHEREAS, the Final Plat shall include a note indicating that are required to avoid impacts to the Eastern Timber Rattlesnake:

1. Disturbance activities, including movement of construction vehicles, excavation, and alteration of vegetation, shall be conducted from November 1st through March 31st.
2. A temporary restrictive barrier shall be installed around the perimeter of the disturbance footprints less than one acre.
  - a. The barrier shall be installed prior to March 31st and maintained until the end of the construction phase of the project, or until November 1st, whichever occurs first; and
  - b. The barrier shall be inspected daily and, if necessary, repaired immediately to a fully functional condition; and
  - c. The barrier shall be constructed in accordance with the following design specifications:
    - i. Made of 1/4 inch square hardware cloth or wire mesh;
    - ii. A minimum of 48 inches high;
    - iii. Anchored into the ground with reinforcement bars placed on the "disturbance side" of the barrier and spaced 6 to 8 feet apart; and
    - iv. Secured at the base (barrier/ground interface) with at least 6 inches of fence material covered with soil backfill.

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 has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

**NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board has reviewed pertinent available information submitted by the applicant and gathered by the Board and has reviewed Part 2 of the Environmental Assessment Form and hereby determines that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared.**

**Date: April 7, 2014**

Moved By: *Peter Muroski*

Seconded By: *Michael Villano*

**Resolution Approved/Disapproved:**

- David Wylock   *y*
- Valerie LaRobardier   *y*
- Peter Muroski   *y*
- William Sedor   *y*
- Michael Villano   *y*

*David Wylock*

Planning Board Chair David Wylock

