



May 14, 2014

Town of Dover Planning Board
126 East Duncan Hill Road
Dover Plains, New York 12522

RE: 486 Route 55, LLC
6584 Route 55
Tax Map No. 7160-00-451311

Dear Chairman Wylock and Members of the Board:

Relative to the above-referenced project, enclosed are three (3) full size copies, nine (9) 11 x 17 copies, and one (1) compact disc with each of the following:

- Land Use Application (2 pages) dated May 13, 2014.
- Applicant's Letter of Intent (1 page) dated May 14, 2014.
- Applicant's Narrative as Prepared by Owner 486 Route 55, LLC, dated May 13, 2014.
- Letter of Agent dated May 13, 2014.
- Disclosure of Interest statement (1 Page) dated May 13, 2014.
- Special Permit/Site Plan Discussion Submission Checklist (2 pages) dated May 14, 2014.
- Short Environmental Assessment Form (4 pages) dated May 14, 2014.
- Waiver request letter dated May 14, 2014.
- Drawing SP-1, "Amended Site Plan," revised May 14, 2014.

Also enclosed are two checks (check numbers 010022 and 010023) in the amount of \$500.00 each. One check is for the application fees, and the second is for the escrow account.

The enclosures are being submitted in connection with a request for an Amended Site Plan Approval for a home occupation consisting of a satellite office and garage for a landscaping and lawn service business.

A Land Use Application and supporting materials were submitted to, and approved by, your Board in 2012 for Putnam Steel, Inc. As discussed in the *Applicant's Narrative as Prepared by Owner 486 Route 55, LLC*, Putnam Steel, Inc. was not able to secure its loan commitment, and did not close on the property. The owner, 486 Route 55, LLC, has entered into discussions with Lascon Incorporated, a landscaping and lawn service business. As required by the previous approval an Amended Site Plan / Amended Special Use Permit Approval is sought for Lascon Incorporated. The only changes to the previously approved Amended Site Plan / Special Use Permit consist of adding building mounted motion sensing lighting for safety, a reduction in the number of employee allocated parking spaces, installation of landscape screening, and repair of existing onsite erosion.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

We respectfully request that this project be placed on the June Planning Board agenda for review of the enclosures with respect to an Amended Site Plan / Amended Special Use Permit Approval request.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Richard D. Williams Jr., PE
Senior Project Engineer

RDW

Enclosures

cc: Don Walsh
Rich Orefice

Insite File No. 08115.100

Town of Dover Planning Board

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



((845) 832-6111 Ext 100

LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan Special Permit/Site Plan with Erosion and Sediment Control Permit

Grid Number(s):
132600 - 7160 - 00 - 451311

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

Name of Project: 486 ROUTE 55, LLC
Property Address:
NYS ROUTE 55

Overlay District(s) (if any): Floodplain , Stream Corridor
VBAS Aquifer , Mixed-Use Institutional , Soil Mining
Current Use(s): HOME OCCUPATION

Primary Contact Person:
DON WALKER, ASSISTANT SECRETARY
486 ROUTE 55, LLC

Proposed Use(s): HOME OCCUPATION
Parcel Size: 15.1274 Acres

Address: 235 MAIN STREET, SUITE 330
WHITE PLAINS, NY 10601

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

Telephone Number: 914-760-2085
Email: DUNCKER66@CLOI.COM

Change of use in existing structure
 NEW APPLICANT

Name of Property Owner:
SAME AS CONTACT PERSON
Address: _____

Total Square Footage of Structures:
Current 13,870 SF +/- Proposed 13,810 SF +/-

Telephone Number: _____

Footprint of Structures:
Current 12,370 SF +/- Proposed 12,370 SF +/-

Name of Applicant (if different):
SAME AS CONTACT PERSON

Date of discussion meeting: _____
Date stamp of submission
(To be filled in by Land Use Coordinator)

Address: _____

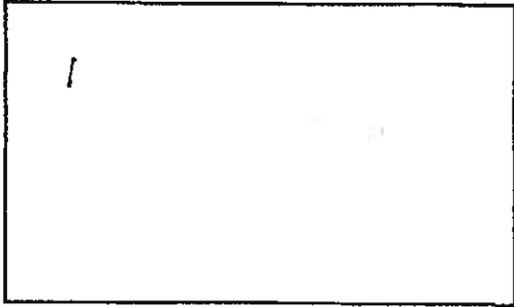
Telephone Number: _____

Email: _____

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

Plans Prepared By:
INSITE ENGINEERING, SURVEYING
Name: AND LANDSCAPE ARCHITECTURE PC
Address: 3 GARRETT PLACE
CARMEL, NY 10512

Telephone Number: 518-225-9690
E-mail: rwilliams@insite-eng.com



Town of Dover Planning Board

Does the project parcel cover applicant's entire holding?

yes no

Deed Reference: Liber 2001

Page 401

Date 10-3-1997

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:

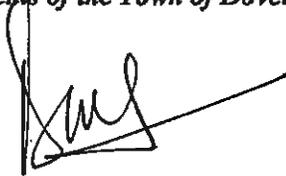
yes no

If yes, submit an Agricultural Data 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 of Record Owner

By: DON WALSH
ASSISTANT SECRETARY
406 Rt 33 LLC
Date: 5/13/14

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

APPLICANT'S NARRATIVE AS PREPARED BY OWNER 486 ROUTE 55, LLC

DATED: May 13, 2014

Prepared by: Don Walsh, Assistant Secretary, 486 Route 55, LLC, 235 Main Street, Suite 330, White Plains, New York 10601 for Lascon, Incorporated (contract vendee, conditioned on site plan, etc., approval):

The subject property is located on Route 55, and is further identified as Grid Number 132600-7160-00-451311. It was formerly known as 486 Route 55, and that address survives only as part of the legal name of the current owner, 486 Route 55, LLC.

The site is located entirely in the RU Zoning District of the Town of Dover. It is approximately 15.1 acres in size and is improved by two structures, both of which have existing valid certificates of occupancy from the town: a 2,000 square foot principal residence and a 10,370 square foot 'butler-style' building with an additional 1,500 square foot mezzanine. The butler building is surrounded by gravel outside storage areas and parking and the entire site is serviced by a gravel drive off Route 55 as previously approved by NYSDOT which connects to both

buildings and further provides access to a neighbor's driveway to the immediate west of the site.

Each of the existing structures on the site is served by individual wells and subsurface sewage treatment areas (SSTS's).

Documentation on the viability of each was provided by the project engineer (Insite Surveying & Engineering, by Theresa Ryan) to the Town of Dover prior to the issuance of the certificates of occupancy for the site.

Two previous applicants have been approved for the site: in 1997, Northwest Fire Distributors, LLC (NW) and Putnam Steel, Inc., (PS) in 2012. NW received a Special Use Permit and Site Plan Approval for the site on August of 1997, after a series of public hearings by and before the Zoning Board (as to the SUP) and the Planning Board (as to the SPA).

Due to subsequent financial difficulties, NW lost the site after 9 years of operation to a bank foreclosure. The current owner, which had held a second mortgage on the site and bought out the first mortgage (from Putnam County National Bank) during that process, filed an Amended Site Plan and concurrent proceedings with the town in May of 2008. The current owner has continued to use the property in accordance with the site plan approval (except for the closure of a firewood milling installation) as wood storage/sales and vehicle garaging until the present day.

For the record, the house on the site had not been completed when 486 Route 55, LLC, became the owner of the site. Accordingly, that corporation obtained renewed building permits from the town, finished construction of the house, re-graded the access driveway and completed the house SSTS prior to obtaining a certificate of construction compliance from DCDOH and a subsequent c/o for that additional structure from the town. The house has been vacant since that time.

Also for the record, the final 'as built' signed site plan for NW as dated August 5, 1999, contained a condition which stated 'any change in use of the shop has to come back for site plan approval.'

Pursuant to this section, PS underwent a lengthy town approval process in 2011-2012 which concluded on August 6, 2012, when the Planning Board, after first re-affirming the continued validity of the 1997 Special Use Permit, granted PS 'site plan amendment and special use permit amendment approval' for the site.

However, a few weeks later, the lender for PS cancelled its' loan commitment for the site and the transaction for 486 Route 55, LLC to Putnam Steel, Inc. did not close. As referenced above, the owner continues to sell off the remains of the firewood on the site and store its' maintenance vehicles in the butler building up to the present day.

The current contract vendee, Lascon, Incorporated, is a full service, major site landscaping & lawn service firm owned by AIA architect Richard Orefice. The company is headquartered at 185 Summerfield Street, Second Floor, Scarsdale, New York. The headquarters will remain in Scarsdale. The majority of the companies' 40-plus vehicles will likewise stay in Scarsdale (or remain stored at major sites the company services, such as the Cross-Westchester Industrial Park).

Lascon proposes to use the office in the butler building as a Dutchess County satellite office with a maximum of five (5) employees, including office staff and an on-site mechanic. The company will use the rest of the butler building as a garage facility to park/maintain vehicles being used in Dutchess and northern Putnam County. The number of such vehicles will be similar to the number of vehicles now being garaged/maintained by the site owner on the premises, which is 8-10 at any one time. Essentially, the butler building will house the company's six snow plows in the summer and seven large lawnmowers in the winter.

Lascon would like to keep the site plan as approved for Putnam Steel substantially the same, considering only with a reduction in the number of outside dedicated employee parking spaces from 14 to 6, an increase in the screening to the northwest corner, a decrease in the size of the proposed outside

dedicated storage area. Unlike PS and its' predecessor NWF, there would be no manufacturing, no retail operations nor any fabricating on the premises. There should be one truck delivering office, gardening and maintenance supplies once a week, according to Mr. Orefice.

The hours of operation for the satellite office and garage would be 7am to 5pm, six days per week, which are the same hours approved by the planning board for PS in August 2012. In addition, identical to that approval, no new exterior improvements are proposed for the premises nor is any signage being requested. Further, there will not be any noise, dust nor debris outside of the butler building. Finally, minimal limited motion-activated, wall-pack lighting is being considered to permit safe evening/winter access for staff from the parking area into the building.

The residence on the premises would be owned by the company and used solely by Mr. Orefice and his wife and children as a personal family residence.

If approved by the planning board, Mr. Orefice looks forward to being a good neighbor and a citizen of the Town of Dover.

LETTER OF AGENT

DON WALSH

I, ASSISTANT SECRETARY OF 486 ROUTE 55 LLC am the owner of the property

located at 6584 ROUTE 55, Dover, New York,

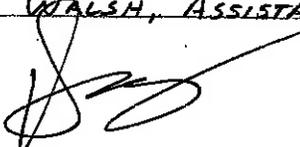
identified as Grid Number 132600 - 7160 - 00 - 451 311

I hereby authorize INSITE ENGINEERING to act as my agent in an application to the Town of Dover Planning Board.

For 486 ROUTE 55 LLC - AMENDED SITE PLAN
(Name of Project)

Print name DON WALSH, ASSISTANT SECRETARY 486 ROUTE 55 LLC

Signature



Date

3/13/14

Town of Dover Planning Board

Town of Dover
126 East Dutchess 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

486 Route 55, LLC

By: 

Signature of Applicant
DON WALSH
ASSISTANT SECRETARY

5/13/14

Date

TOWN OF DOVER

MAY 14, 2014
PAGE 1 OF 2

<u>SPECIAL PERMIT/SITE PLAN DISCUSSION SUBMISSION CHECKLIST</u>			
Applicant/Site Plan Name <u>486 ROUTE 55 LLC</u>			
	Yes	Inc.*	NAW**
HAVE YOU SUBMITTED:			
A Land Use Application form? (Grid Numbers MUST be included)	✓		
The application fees?	✓		
The Letter of Intent?	✓		
The Letter of Agent, if needed?	✓		
A short narrative of the project?	✓		
An Ag Data Statement?			NA
The Disclosure Statement?	✓		
A Long ^{SHORT} form EAF?	✓		
A copy of this checklist?	✓		
A written request for waivers to submission requirement, if needed?	✓		
Does your site plan contain:			
The words, "Town of Dover, Dutchess County, New York"?	✓		
The date of the site plan being submitted?	✓		
The name and address of the record owner?	✓		
The parcel grid number?	✓		
The name of the project?	✓		
The name, address, signature, and seal of the licensed engineer or architect?	✓		
A vicinity map (1" = 2,000"), showing all properties and easements within 500' of the property?	✓		W
Approximate true North point?	✓		
A graphic scale?	✓		
The location, bearings and distances of the tract boundary?	✓		
The names and addresses of all adjoining property owners?	✓		
The Zoning District?	✓		

FOR EASEMENTS

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

TOWN OF DOVER

<u>SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST</u>			
Applicant/Site Plan Name 486 ROUTE 55 LLC			
	Yes	Inc.*	NA/W**
The location of all present and proposed utility systems including:			
Sewage or septic systems?	✓		
Water supply system?	✓		
Telephone, cable and electric systems?			W
Storm drainage system including drain lines, culverts, catch basins, headwalls, hydrants, manholes, and drainage swales?	✓		
An Erosion and Sediment Control plan per Chapter 65, if needed?			NA
Existing and proposed topography at two-foot contour intervals?			W
Area(s) of 100-year floodplain shown if applicable, with base flood elevations given?			NA
Areas within the proposed site, and within 50 feet of the site, where soil removal or filling is required, showing the approximate volume in cubic yards?			NA
A landscaping plan?			NA
A planting plan?			NA
A grading plan?			NA
Traffic flow patterns within the site, including:			
Entrances and exits?	✓		
Loading and unloading areas?			NA
Curb cuts on the site, and within 100' of the site?			W
Detailed traffic study, if required by the Planning Board?			NA
Elevation details such as:			
Elevations at a scale of 1/4" = 1 foot for all exterior facades?			NA
Design features, including the type and colors of materials to be used?			NA

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

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: 486 ROUTE 55, LLC - AMENDED SITE PLAN							
Project Location (describe, and attach a location map): 6584 ROUTE 55 - SEE LOCATION MAP ON PROJECT DRAWING							
Brief Description of Proposed Action: THE PROPOSED PROJECT CONSISTS OF A CHANGE IN OWNERSHIP OF AN EXISTING SINGLE-FAMILY RESIDENCE AND FIREWOOD OPERATION. AS REQUIRED BY THE PREVIOUS APPROVAL, THE CHANGE OF OWNERSHIP REQUIRES AN AMENDED SITE PLAN/SPECIAL USE PERMIT. THE PROPOSED ACTION INCLUDES MODIFICATIONS TO THE SITE LIGHTING, ADDITION OF SITE LIGHTING, A REVISION TO THE NUMBER OF PARKING SPACES, AND STABILIZING EXISTING ONSITE EROSION.							
Name of Applicant or Sponsor: 486 ROUTE 55, LLC BY: DON WALSH, ASSISTANT SECRETARY		Telephone: 914-760-2086 E-Mail: dwcst66@aol.com					
Address: 235 MAIN STREET, SUITE 330							
City/PO: WHITE PLAINS		State: NY	Zip Code: 10601				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>15.1</u> acres					
b. Total acreage to be physically disturbed?		<u>0.1</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>15.1</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	THE SITE IS CURRENTLY DEVELOPED WITH A COMMERCIAL BUILDING AND SINGLE FAMILY RESIDENCE, NEITHER OF WHICH ARE TO BE MODIFIED.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	N/A THE SITE CONTAINS AN EXISTING RESIDENTIAL AND COMMERCIAL USE. NO NEW FEATURES REQUIRING AN ADDITIONAL ENERGY DEMAND ARE	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	PROPOSED.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	ALL PROPOSED DISTURBANCE IS TO OCCUR WITHIN EXISTING DISTURBED AREAS.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban (EXISTING RESIDENTIAL / COMMERCIAL SITE)				
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? (PROPOSED DISTURBANCE WILL OCCUR IN PREVIOUSLY DISTURBED AREAS AND CONSISTS OF STABILIZING EROSION)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? (AND INSTALLING LANDSCAPING)		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, (EXISTING DEVELOPED SITE) a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>JEFFREY J. CONTELMO, PE</u> <u>RICHARD WILLIAMS JR., PE</u> <u>INSITE ENGINEERING</u> Date: <u>5-14-14</u> Signature: <u><i>[Signature]</i></u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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



May 14, 2014

Town of Dover Planning Board
126 East Duncan Hill Road
Dover Plains, New York 12522

RE: 486 Route 55 LLC
N.Y.S. Route 55
Tax Map No. 132600-7160-00-451311

Dear Chairman Wylock and Members of the Board:

On behalf of the applicant, we are requesting waivers of the following Site Plan requirements pursuant to §145-65.B.:

- (1) The location of all easements within 500 feet of the subject property shown on the Vicinity Map.
- (2) Existing topography, rock outcrops, single trees eight or more inches in diameter, forest cover, and soils.
- (9) The locations of all existing telephone, cable and electric systems.
- (10) Existing and proposed topography at two-foot contour intervals. Topography has been provided where grades are proposed to be modified. The topography shown is based upon an arbitrary datum.
- (14) Curb cuts within 100 feet of the site.
- (19) A short EAF has been provided instead of the Long Form EAF. There is an existing site plan approval for the property. The previous approval required any change in use of the site to obtain a new site plan approval. As detailed in the *Applicant's Narrative as prepared by owner 486 Route 55, LLC*, no new buildings or substantial site modifications are proposed. Consistent with the Planning Board's previous review and approval a short form EAF has been provided to document these minor changes.

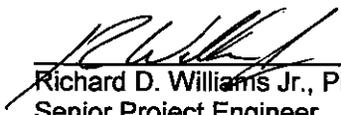
The above-noted waivers are being requested because minimal modifications are proposed to the previously approved Site Plan/Special Use Permit. The proposed site improvements consist of providing additional landscape screening, adding motion sensor lighting for safety, and repair of an area with existing erosion.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Richard D. Williams Jr., PE
Senior Project Engineer

RDW

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