

Anthony S. Pisarri, P.E., P.C.  
CONSULTING ENGINEER  
3 Rosalind Drive  
Cortlandt Manor, New York 10567

(914) 739-6580  
(914) 734-9121 Fax

May 19, 2014



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

Re: Westchester Modular Homes  
Employee Housing  
Application Renewal

Honorable Members,

This letter and following documentation is for the purposes of requesting re-approval for the Site Plan, Subdivision, Special Permit and Erosion and Sediment Control approvals which lapsed on March 31<sup>st</sup>, 2014. On October 1, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, adopted a determination of non-significance. On February 25, 2013, the Architectural Review Board approved the elevations. Since the time of the approvals we have been in the process of addressing the items in the two Resolutions of Approval.

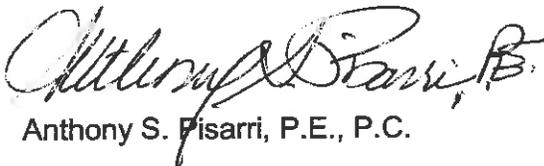
The plans that were approved include:

- ⌚ Subdivision construction plans prepared by Michael Morgante, P.E. and Anthony S. Pisarri, P.E., last revised 7/22/2013 and approved by the Dutchess County Health Department.
- ⌚ Erosion and Sedimentation Control Plans prepared by Michael Morgante, P.E. and Anthony S. Pisarri, P.E., last revised 3/5/2013 and approved by the Town Engineer.
- ⌚ Landscape Plans prepared by Karen Arent, Landscape Architect, last revised 12/30/2012.
- ⌚ Project Phasing Plans prepared by Michael Morgante, P.E. and Anthony S. Pisarri, P.E., last revised 5/5/2013.

As of this date, all items, including requested notes, have been addressed except for the language for the water and sewer easements which is being worked on by our attorney and the Town Attorney.

Included with this letter are copies of the original Resolutions of Approval, the Resolution of Non-Significance and new applications for Subdivision Approval, Site Plan / Special Permit, and Erosion and Sediment Control Permits, and approval for the water and sewer main extensions from the Dutchess County Health Department. Also the plans with the notes mentioned in the resolutions.

Yours truly,

  
Anthony S. Pisarri, P.E., P.C.

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

## SUBDIVISION Preliminary Plat Application

Type of Application:

Conventional Subdivision  
 Conservation Density Subdivision

Lot Line Change  
 Flexible (Cluster)

7160-00-22767B  
Grid Number: 167667  
196673  
Name of Subdivision: WEST. MOD. HOMES  
Property Address: 30 BEACONS HILL RD  
WINGDALE, NY 12594

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): RESIDENTIAL  
Proposed Use(s): RESIDENTIAL

Parcel Size: 4.04 ± Acres  
Number of Lots Proposed: 4

Deed Reference: Liber \_\_\_\_\_  
Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

Primary Contact Person:  
PAUL WALTER, P.A.

Does Plat cover applicant's entire holding?  
 yes  no

Address: 30 BEACONS HILL ROAD  
WINGDALE, NY 12594

Date of discussion meeting: \_\_\_\_\_  
(To be filled in by Planning Board Secretary)

Telephone Number: (845) 832-9400

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

Email: PWALTER@WESTERMODULARHOMES.COM

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

Name of Property Owner:  
WESTHESTER MODULAR HOMES, INC.  
Address: same

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

Telephone Number:  
(845) 832-9400

Signature of Record Owner

Name of Applicant (if different):  
ANTHONY S. PARRI, PE

Date: 5/19/14

Address: 3 ROSALIND DRIVE  
CORONA MANOR, N.Y. 10576

Signature of Applicant (if different)

Telephone Number: (914) 739-6580

Date: 5/19/2014

Email: APARRI@AOL.COM

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

Plans Prepared By:  
Name: TERRY BERGENDORF-COLLINS

Address: 57 STARK RIDGE ROAD  
BREWSTER, N.Y. 10509

Telephone Number: (845) 279-4261

E-mail: TCOLLINS@TERRYBERGENDORFFCOLLINS.COM

# Town of Dover Planning Board

Town of Dover  
126 East Duncan 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       Erosion and Sediment Control Permit

Grid Number(s): 7160-00-227678  
7160-00-167667, 7160-00-196673

Name of Project: FACTORY HOUSING  
Property Address:

30 REAGANS MILLS RD.  
WINGDALE, NY

Primary Contact Person:

PAUL WALTER, R.A.

Address: 30 REAGANS MILLS RD  
WINGDALE, NY

Telephone Number: 845-832-9400

Email: pwalter@westchestermodular.com

Name of Property Owner:

WESTCHESTER MODULAR HOMES, INC.

Address: 30 REAGANS MILLS RD  
WINGDALE NY

Telephone Number:

1-845-832-9400

Name of Applicant (if different):

Address:

Telephone Number:

Email:

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

Plans Prepared By:

Name: ANTHONY PISARCI, P.E.

Address: 3 ROSALIND DRIVE

CORPANOY MANOR NY 10567

Telephone Number: 1-914-739-6580

E-mail: apisarci@201.com

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): RESIDENTIAL

Proposed Use(s): RESIDENTIAL

Parcel Size: 4.04 +/- 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 4840

Proposed 18432

Footprint of Structures:

Current 2420

Proposed 9216

Date of discussion meeting: June 2, 2014

Date stamp of submission

(To be filled in by Planning Board Secretary)

MAY 19 2014

# Town of Dover Planning Board

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



(845) 832-6111 ext 100

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.

*Cliff Hatcher*

Signature of Record Owner

\_\_\_\_\_  
Signature of Record Owner

Date: 5/19/2014

Date: \_\_\_\_\_

*Christopher A. Francis, P.E.*  
Signature of Applicant (if different)

Date: 5/19/2014

Does the project parcel cover applicant's entire holding?  
 yes  no

Deed Reference: Liber \_\_\_\_\_

Page \_\_\_\_\_

Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

Date of discussion meeting: June 14, 2014  
(To be filled in by Planning Board Secretary)

Date stamp of submission



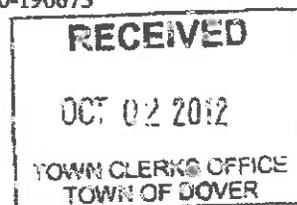
**APPROVED**

## Town of Dover Planning Board

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



(845) 338-3111 ext. 100

**RESOLUTION ADOPTING DECLARATION OF NONSIGNIFICANCE****WESTCHESTER MODULAR**

October 1, 2012

Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00167667, 7060-00-196673 (the "site"); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the proposal is depicted on a subdivision plat entitled "Proposed Factory Housing, Westchester Modular Homes, Reagans Mill Road – Town of Dover, Dutchess County," prepared by Anthony S. Pisarri, P.E., P.C., dated January 26, 2012, last revised February 3, 2012; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form dated 10/26/11, and a Full Environmental Assessment Form has been prepared by the Planning Board's consultants dated October 1, 2012 ("EAF"); and

WHEREAS, on December 5, 2011, the Planning Board classified the action as an unlisted action and declared its intent to serve as lead agency in a coordinated review of the action, to which no other agency has objected; and

WHEREAS, the Board has reviewed the EAF and all available information concerning the potential environmental impacts of the proposed project;

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared, and directs the Secretary to the Board to provide notice of the negative declaration to all involved and interested agencies.**

Moved by: Peter Muroski

Seconded by: Valerie LaRobardier **APPROVED**

David Wylock	<u>y</u>
Valerie LaRobardier	<u>y</u>
Nick D'Agostino	<u>y</u>
Tom Holmes	<u>A</u>
Peter Muroski	<u>y</u>
William Sedor	<u>y</u>
Michael Villano	<u>y</u>

**RECEIVED**  
 OCT 02 2012  
 TOWN CLERK'S OFFICE  
 TOWN OF DOVER

David Wylock  
 Planning Board Co-Chair David Wylock

617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**RECEIVED**  
OCT 02 2012  
TOWN CLERKS OFFICE  
TOWN OF DOVER

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE — Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:     Part 1                       Part 2                       Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

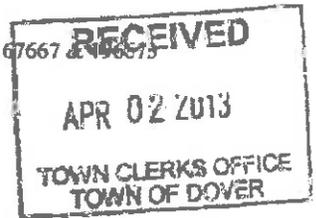
- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Update to Permitted Principal, Permitted Accessory, Special Permit, and Conditional Use permit uses in the OP-1 Zoning District

<b>Name of Action</b>	
Town of Dover Planning Board	
<b>Name of Lead Agency</b>	
David Wylock	Co-Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Signature of Preparer (if different from responsible officer)
Signature of Responsible Officer in Lead Agency	
October 1, 2012	Date

**APPROVED**



**APPROVED**

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

Town of Dover Planning Board



(845) 832-6111 ext. 100

**RESOLUTION GRANTING PRELIMINARY LAYOUT AND FINAL PLAT APPROVAL  
WESTCHESTER MODULAR HOMES**

April 1, 2013

Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00-167667, 7160-00-196673 (the "site"); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the CO District may include, where compatible, residential housing intended to support the permitted primary uses, such as manufacturing; and

WHEREAS, the proposed project will provide housing opportunities for employees of the adjacent factory; and

WHEREAS, a site plan for a daycare facility had previously been approved on the site but has expired; and

WHEREAS, the proposed subdivision is depicted on a plat entitled, "Final Subdivision Plat, prepared for Westchester Modular Homes, Inc.," prepared by Terry Bergendorff Collins, dated March 7, 2013, last revised March 21, 2013; and

WHEREAS, on October 1, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, by decision dated February 25, 2013, the Architectural Review Board approved the elevations; and

WHEREAS, the project was referred to the Dutchess County Department of Planning and Development, which responded on April 10, 2012 that it was a matter of local concern with comments; and

WHEREAS, water supply and wastewater disposal will be provided by Reagan's Mill Water Company and Reagan's Mill Sewer Company; and

WHEREAS, by letter dated December 11, 2012, the J.H. Ketcham Hose Company submitted comments on the proposed site plan; and

WHEREAS, in response to the J.H. Ketcham Hose Company Letter, the Planning Board's Engineer has advised the Board that Reagan's Mill Road can serve as a Fire Access Road, obviating the need to increase the proposed width of the driveways; and

WHEREAS, a duly noticed public hearing was opened on September 19, 2012 & a duly renoticed public hearing was opened on December 17, 2012 and closed on December 17, 2012, during which all those who wished to speak were heard; and

WHEREAS, pursuant to Section 145-65D(4) of the Code of the Town of Dover, before the Planning Board may approve a site plan containing residential units, such subdivision plat shall also show, when required by such board, a park or parks suitably located for playground and other recreational purposes; and

WHEREAS, the applicant has waived the 62-day time period for making a decision after the close of the public hearing.

**NOW THEREFORE BE IT RESOLVED**, that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town and that a suitable park or parks of adequate size to meet the requirement cannot be properly located on the proposed plat and in lieu thereof requires that payment to the Town of Dover Recreation Trust Fund for one new lot be made prior to the signing of the Final Plat by the Planning Board Chair.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants preliminary layout and final subdivision approval to the plat entitled, "Final Subdivision Plat, prepared for Westchester Modular Homes, Inc.," prepared by Terry Bergendorff Collins, dated March 7, 2013, last revised March 21, 2013 and authorizes the Chair to sign the plat after compliance with the following conditions:

1. Payment of all fees, including the recreation fee for one new lot, and all escrow.
2. Revision of the plat to contain the following notes:
  - a. There shall be no parking of motor vehicles on any grass or lawn areas.
  - b. There shall be no outdoor clothes lines visible from any public road.
  - c. Garbage and recycling containers shall be stored at rear of buildings or in garage areas.
  - d. Burning garbage or trash on the property is prohibited.

- e. There shall be no athletic equipment, e.g., soccer nets, basketball backboards, etc., erected in front yards.
- f. No commercial vehicles shall park in front of the building line.
- g. No vehicles shall be parked in a manner that obstructs ingress or egress to the lot.
- h. No repair of automobiles, boats, trailers, off-track vehicles, campers, buses, trucks, snowmobiles, or other commercial or recreational vehicles shall be made on the site.
- i. A site plan for the development of the lots shown herein was approved by the Planning Board on April 1, 2013.
- j. All landscaping, as depicted on Sheets L1 and L2, last revised December 30, 2012 of the site plan set, shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility.

- 3. Approval by the Planning Board Attorney of the 10' wide water line easement.
- 4. Approval by the Planning Board Attorney of the 10' wide sewer line easement.
- 5. Approval of the final SWPPP by PB Engineer.
- 6. Submission of a performance guaranty in form, substance of manner of execution acceptable to the Town Attorney, in the amount of \$130,275.00 to cover the cost of installation of all Water & Sewer infrastructure.
- 7. Department of Health permission to file.

Moved by: Peter Muroski                      Seconded by: William Sedor

David Wylock                      Aye

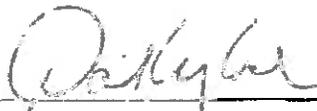
Valerie LaRobardier                      Aye

Nick D'Agostino                      Absent

Peter Muroski                      Aye

William Sedor                      Aye

Michael Villano                      Aye

  
 \_\_\_\_\_  
 Planning Board Co-Chair David Wylock

**APPROVED**

**Town of Dover Planning Board**

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



**RECEIVED**  
**APR 02 2013**  
TOWN CLERKS OFFICE  
TOWN OF DOVER

(845) 832-6111 ext. 100

**RESOLUTION GRANTING SITE PLAN, SPECIAL USE PERMIT AND EROSION AND  
SEDIMENT CONTROL PERMIT**

**WESTCHESTER MODULAR**

April 1, 2013

Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00-167667, 7160-00-196673 (the "site"); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the CO District may include, where compatible, residential housing intended to support the permitted primary uses, such as manufacturing; and

WHEREAS, the proposed project will provide housing opportunities for employees of the adjacent factory; and

WHEREAS, a site plan for a daycare facility had previously been approved on the site but has expired; and

WHEREAS, the proposal is depicted on a subdivision plat entitled "Proposed Factory Housing, Westchester Modular Homes, Reagans Mill Road – Town of Dover, Dutchess County," prepared by Anthony S. Pisarri, P.E., P.C., dated 1/26/12, as last revised, "E&SC-Plan", prepared by Arden Consulting Engineers, last revised 2/07/13, "Landscape Plan", prepared by KALA, dated 11/13/12, last revised 12/30/12 and "Phasing Plan," prepared by Anthony S. Pisarri, dated 03/05/13 (sheets 2011-03-05 to-09) (the "plan set"); and

WHEREAS, on October 1, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, by decision dated February 25, 2013, the Architectural Review Board approved the elevations; and

WHEREAS, the project was referred to the Dutchess County Department of Planning and Development, which responded on April 10, 2012, that it was a matter of local concern with comments; and

WHEREAS, the Planning Board has taken the County's comments under advisement but has determined that a sidewalk is not appropriate; and

WHEREAS, water supply and wastewater disposal will be provided by Reagan's Mill Water Company and Reagan's Mill Sewer Company; and

WHEREAS, by letter dated December 11, 2012, the J.H. Ketcham Hose Company submitted comments on the proposed site plan; and

WHEREAS, in response to the J.H. Ketcham Hose Company Letter, the Planning Board's Engineer has advised the Board that Reagan's Mill Road can serve as a Fire Access Road, obviating the need to increase the proposed width of the driveways; and

WHEREAS, pursuant to Section 145-65(D)(4) of the Code of the Town of Dover, before the Planning Board may approve a site plan containing residential units, such plan shall also show, when required by such board, a park or parks suitably located for playground and other recreational purposes; and

WHEREAS, a duly noticed public hearing was opened on September 19, 2012 & a duly renoticed public hearing was opened on December 17, 2012 and closed on December 17, 2012, during which all those who wished to speak were heard; and

WHEREAS, the applicant has waived the 62-day time period for making a decision after the close of the public hearing.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board makes the following findings pursuant to Section 145-63 of the Town Code:

1. The project complies with all land use district, overlay district, and other specific requirements of the zoning law and other local laws and regulations and will be consistent with the purposes of the Zoning Law and the CO District. The project is consistent with the Town's goals of increasing the diversity of housing, decreasing automobile dependence, and supporting existing light industrial uses.

The Town's Master Plan contains a clearly stated goal on page 98 of providing a broad range of housing options for all present and future Town residents. The Master Plan

cites local zoning strategies and private incentives as two methods of providing housing development of varying size, location, cost and accessibility. The Master Plan also notes Dover Plains and Wingdale should be targeted for higher density housing units as part of an aim to reinforce the "traditional community center land use pattern." The Westchester Modular application contributes to the variety of available housing.

The Master Plan states that the market and developers will respond accordingly to the Town's goals for housing needs of all types and in varying price ranges. The Master Plan continues on page 64 to state that without strategies to provide diversity, Dover will lose the current mix of income groups. The Westchester Modular application will increase diversity in the housing inventory.

The Master Plan encourages on page 82 the need to develop and encourage systems to lessen the dependence on automobiles. The Westchester Modular application includes employer-sponsored housing and will permit employees to walk to work, decreasing automobile usage.

2. The project will not result in excessive off-premises noise, dust, odors, solid waste, or glare or create any public or private nuisances. The applicant has included extensive landscaping along the front of each lot to soften, and in some cases, block, the view from the road. The applicant will also include restrictions on the use of each property to mitigate the potential for private nuisances.
3. The project will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant. The project was evaluated for the potential to generate traffic. The project will result in 8 additional vehicle trips during peak hours, which was determined not to be a substantial impact.
4. The project will be accessible to fire, police, and other emergency vehicles. The applicant has agreed to install fire sprinkler systems in each unit as an additional safety measure.
5. The project will not overload any public water, drainage, or sewer system, or any other municipal facility. Water and wastewater disposal service will be provided by Reagan's Mill Water Company & Reagan's Mill Sewer Company, which has sufficient capacity to serve the project.
6. The project will not materially degrade any watercourse or other natural resource or ecosystem or endanger the water quality of an aquifer. The project has been designed to keep development out of the floodplain and to treat all stormwater on site. Best Management Practices will be followed to mitigate erosion and decay. The site currently consists of a lawn. The existing large cedar trees will be maintained. No other significant natural resources or habitat will be removed by project development.

7. The project will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, its ability to be buffered or screened from neighboring properties and public roads. The applicant has provided for extensive landscaping to screen the property from neighbors and public roads.
8. The project will be subject to such conditions on operation, design and layout of structures, and provision of buffer areas as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the town. The applicant will place restrictions on the use of the site to ensure compatibility with nearby residential uses. The dwellings have been designed to resemble single-family homes and will be consistent with the character of the area.
9. The project will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering nonresidential uses that are incompatible with residential use. The project, which consists of four multi-family dwellings, will serve as a buffer between the existing factory and nearby residential uses.
10. The project will not adversely affect the availability of affordable housing in the town and will increase the diversity of housing options within the Town.
11. The project has been designed to comply with applicable site plan criteria.
12. The project is located in the CO District.

**BE IT FURTHER RESOLVED**, that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town and that a suitable park or parks of adequate size to meet the requirement cannot be properly located on the site plan set and in lieu thereof requires that payment to the Town of Dover Recreation Trust Fund for 12 new dwelling units (16 new units, less three existing lots, less the recreation fee for one newly created lot) be made prior to the signing of the site plan by the Planning Board Chair.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants special permit and site plan approval to the project, as depicted on the plan set, and authorizes the Chair to sign the site plan after compliance with the following conditions:

1. Payment of all fees, including the recreation fee for 12 new units (16 new units, less three existing lots, less the recreation fee for one newly created lot), and all escrow.
2. Revision of sheet 2011-31-03 of the plan set to contain the following notes:
  - a. There shall be no parking of motor vehicles on any grass or lawn areas.
  - b. There shall be no outdoor clothes lines visible from any public road.
  - c. Garbage and recycling containers shall be stored at rear of buildings or in garage areas.

- d. Burning garbage or trash on the property is prohibited.
  - e. There shall be no athletic equipment, e.g., soccer nets, basketball backboards, etc., erected in front yards.
  - f. No commercial vehicles shall park in front of the building line.
  - g. No vehicles shall be parked in a manner that obstructs ingress or egress to the lot.
  - h. No repair of automobiles, boats, trailers, off-track vehicles, campers, buses, trucks, snowmobiles, or other commercial or recreational vehicles shall be made on the site.
  - i. Automatic fire sprinkler systems to be installed in each of the four buildings
3. Revision of sheet L1 of the plan set to contain the following note: All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility.
  4. Approval by the Planning Board Attorney of the 10' wide water line easement.
  5. Approval by the Planning Board Attorney of the 10' wide sewer line easement.
  6. Approval of the final SWPPP by PB Engineer.
  7. Submission of a performance guaranty in the amount of \$130,275.00 in form, substance, and manner of execution satisfactory to the Town Attorney, to cover the cost of installation of the water and sewer infrastructure.
  8. Approval by the Department of Health of the methods of water supply and wastewater disposal.
  9. Proof of filing of the approved subdivision plat.
  10. Revision of Phasing Plan Sheets 1- 5 to include a plant schedule on each phasing plan, including the quantity of each type of plant material for each individual phase.
  11. Submission of \$1,000.00 to be placed into escrow to cover the cost of site inspections by the Town Engineer and/or Town Planner to be replenished with each phase

**BE IT FURTHER RESOLVED**, that the Planning Board grants the applicant an erosion and sediment control permit for disturbance as shown on the plan set, subject to the following conditions:

1. Submission of \$1,000.00 to be placed into escrow to cover the cost of site inspections by the Town Engineer.
2. Submission of a performance guaranty in the amount of \$17,097.00 in form, substance, and matter of execution satisfactory to the Town Attorney.

**BE IT FURTHER RESOLVED, that before the authorized official may issue a Certificate of Compliance for work completed in accordance with the erosion and sediment control permit, the Planning Board Engineer shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed and is satisfactory.**

Moved by:	William Sedor	Seconded by:	Peter Muroski
David Wylock	Aye		
Valerie LaRobardier	Aye		
Nick D'Agostino	Absent		
Peter Muroski	Aye		
William Sedor	Aye		
Michael Villano	Aye		



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Planning Board Co-Chair David Wylock



## COUNTY OF DUTCHESS

DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH SERVICES

October 28, 2013

Charles Hatcher  
Westchester Modular Homes  
30 Reagans Mill Road  
Wingdale, NY 12594

Re: Westchester Modular Homes water and sewer main extensions  
Westchester Modular Homes minor subd. 4 lots  
Tax Map I.D.# 04-7160-00-227678

Dear Mr. Hatcher:

Please be advised that the plans submitted to this office for the above referenced project were approved on October 28, 2013. Said plan called for the installation of approximately 960 feet of 6 inch pvc water main and 535 feet of 8 inch pvc sewer main to serve Westchester Modular Homes minor subdivision of 4 lots. Approval is granted on the following conditions.

1. The Dutchess County Health Department is to be notified when construction commences.
2. The facilities for the above referenced project shall be fully constructed and completed in complete compliance with the plans and specifications, as approved.
3. If any construction changes are to be made in the field which would result in non-compliance with the approval plan, a set of revised plans are to be submitted to this department by a New York State professional engineer for review and approval delineating these changes prior to construction.
4. The construction of the facilities shall be under the supervision of a person or firm qualified to practice Professional Engineering in the State of New York under the Education Law of the State of New York. Said engineer shall certify to this department that the facilities were constructed under his supervision and that the works had been fully completed in accordance with the approved plans, specifications and this authorization.



## COUNTY OF DUTCHESS

Westchester Modular Homes  
October 28, 2013

DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH SERVICES

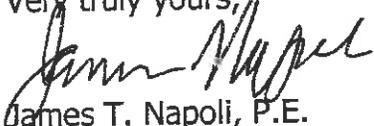
5. The Dutchess County Health Department is to be notified 48 hours prior to the commencing of the pressure and leakage tests in order that an inspection may be performed.
6. The allowable leakage shall not exceed the limit permitted by the approved specifications for any section of the systems.
7. The facilities shall not be placed in operation until construction has been completed and authorization to operate the system is granted by this department.
8. Microbiological samples from the new water main connection are to be submitted to the DCHD showing the water is potable prior to operation.

Please use this letter as this Department's recommendation for the issuance of a Building Permit by your town.

This approval is not to be construed in any way as an authorization to operate. Authorization to operate will be granted only after a Certification of Construction Compliance has been received from a licensed New York State professional engineer. The engineering section of this Department requires notification of construction commencement so that at its option, an inspection can be made.

Should you have questions regarding the above referenced comments, or would like to make an appointment for an office conference, please contact the writer at 486-3404.

Very truly yours,

  
James T. Napoli, P.E.  
Senior Public Health Engineer  
Environmental Health Services

JTN/tb

cc: Town of Dover Plains Building Inspector  
Millbrook District Office  
Anthony Pisarri, P.E., P.C.  
File (42951]

MARCUS J. MOLINARO  
COUNTY EXECUTIVE



KARI REIBER, MD  
ACTING COMMISSIONER

**COUNTY OF DUTCHESS**  
DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH SERVICES

October 28, 2013

Mr. Charles Hatcher  
30 Reagans Mill Road Albrecht Lane  
Wingdale, , New York 12594

Re: Westchester Modular Homes Minor Subdivision 4 Lots  
T. Dover Plains 04-7160-00-227678

Dear Ms. Hatcher:

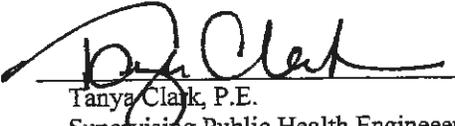
This is to advise that on October 28, 2013 plans for the realty subdivision referenced above were approved in accordance with Article XI, Dutchess County Sanitary Code; Article 11, Section 1115, Public Health Law of the State of New York; and Article 17, Title 15, Environmental Conservation Law of the State of New York.

In accordance with this approval you are advised of the following:

1. Whenever building sites are sold or offered for sale without the actual provision or construction of water supply or sewerage or land drainage systems having been installed, the seller shall furnish to each purchaser of such site at the time of the sale, a legible reproduction showing arrangements for water supply and sewerage disposal which were approved.
2. No subdivision or portion thereof shall be sold, offered for sale, leased or rented by corporation, company or person and no permanent building shall be erected thereon until an approved plan has been filed in the office of the Clerk of the County of Dutchess within one [1] year following the date of the approved plan or amendment thereof.
3. A copy of each approved plan and amendment thereof, certified by the Clerk of the County of Dutchess as having been filed, indicating the date of such filing, shall be filed by the owner of the property in the office of the Dutchess County Department of Health within thirty [30] days of the filing of the office of the Clerk of the County of Dutchess.
4. Approval of this plan shall be valid for a period of 5 years from the date of approval.

Date: February 20, 2013

cc: Anthony Pisarri, P.E., P.C. w/plan  
Town of Dover Plains Building Inspector  
Millbrook District Office w/plan  
File 42090-086

  
Tanya Clark, P.E.  
Supervising Public Health Engineer  
Environmental Health Services