

**APPROVED**

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

**Town of Dover Planning Board**



(845) 832-6111 ext. 100

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**RESOLUTION Reaffirm the SEQRA DETERMINATION AND REFERRING THE APPLICATION TO THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

**486 ROUTE 55 LLC – LASCON INC.**

**June 2, 2014**

**Property Address: 6584 Route 55, Dover, NY**

WHEREAS, the applicant, 486 Route 55 LLC, has submitted an application for site plan and special permit amendment approval to permit a new Home Occupation, landscaping equipment storage, on a 15.1 acre parcel located at 6584 Route 55, Dover, in the RU Zoning District, and identified as Tax No. 7160-00-451311 (the "Property"); and

WHEREAS, the amended site plan is shown on a plan entitled "Lascon, Incorporated," prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated May 14, 2014; and

WHEREAS, a special use permit to conduct a Home Occupation on the site was granted on September 25, 1997 for a firewood operation during daytime hours; and

WHEREAS, the applicant asserts that the current special use permit is still valid and that the firewood operation has been in continual operation; and

WHEREAS, the Zoning Law was amended to reduce the amount of space that can be occupied by a home occupation, but the existing commercial building and special use permit precede this change; and

WHEREAS, the existing site plan, which was signed August 5, 1999, requires the applicant to return to the Planning Board for site plan approval for any change in use; and

WHEREAS, pursuant to Section 145-64 of the Zoning Law, the terms and conditions of an existing special permit may be amended in the same manner as required for issuance of the permit; and

WHEREAS, on August 6, 2012, the Planning Board granted site plan and special use permit amendment approval to permit Putnam Steel to establish a Home Occupation in an existing 11,879 sq. ft. structure (10,370 sq.ft. footprint) on the Property, but which was never implemented and has since expired; and

WHEREAS, the new Home Occupation would have less of an impact than Putnam Steel's operation, which would have had 14 employees on site performing metal fabrication; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF") dated May 14, 2014; and

WHEREAS, no signage is proposed to be placed on the property.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby reaffirms its prior SEQRA determination of non-significance adopted on August 6, 2012; and**

**BE IT FURTHER RESOLVED, that the Planning Board hereby directs the Secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

Moved by: Michael Villano

Seconded by: William Sedor

David Wylock	<u>Y</u>
Valerie LaRobardier	<u>Y</u>
Peter Muroski	<u>Y</u>
William Sedor	<u>Y</u>
Michael Villano	<u>Y</u>

David Wylock  
**Planning Board Chair David Wylock**