APPROVED

Town of Dover Planning Board

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

(845) 832-6111 ext. 100

RECEIVED
JUN 03 2014
TOWN CLERKS OFFICE
TOWN OF DOVER

RESOLUTION REAFFIRMING PRIOR SEQRA DETERMINATION OF NON-SIGNIFICANCE AND REFERRING THE APPLICATION TO DUTCHESS COUNTY PLANNING AND DEVELOPMENT

WESTCHESTER MODULAR HOMES, INC

SITE PLAN, SPECIAL USE PERMIT AND EROSION AND SEDIMENT CONTROL PERMIT

June 2, 2014 Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, on April 1, 2013, the Planning Board granted the applicant, Westchester Modular Homes, conditional final site plan, special use permit, erosion and sediment control permit and final plat 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, subdivision, site plan, special use permit and erosion and sediment control permit approval have expired and the applicant has applied for renewal of all approvals; and

WHEREAS, the proposal is depicted on a subdivision plat entitled "Final Subdivision Plat Prepared For Westchester Modular Homes, Inc.," prepared by Terry Bergendorff Collins, dated March 7, 2013, last revised July 26, 2013 and site plan entitled, "Proposed Factory Housing" prepared by Anthony S. Pisarri, P.E., dated January 26, 2012, last revised April 22, 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, there have been no changes to the project or in the surrounding area that would result in any potentially significant adverse impacts.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby reaffirms its prior SEQRA determination of non-significance adopted on October 1, 2012.

BE IT FURTHER RESOLVED, that the Planning Board hereby directs its Secretary 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: WM Sedor Seconded by: Valerie LaRobardier

David Wylock Y

Valerie LaRobardier Y

Peter Muroski Y

William Sedor Y

Michael Villano Y

Planning Board Co-Chair David Wylock