



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Ashley Ley, AICP
Date: July 17, 2014
Re: Beller
cc: Graham Trelstad, AICP

AKRF, Inc. has reviewed the following plans for the above referenced project:

- Application and supporting materials, date received 6/17/14
- Survey, prepared by Bly and Houston, dated 6/25/14
- S-1 Proposed Site Plan, prepared by Wryick and Associates Architects, dated 7/1/14

PROJECT DESCRIPTION

The applicant proposes to construct a new garage with an accessory apartment on a 20.2 acre property, located at 6737 Route 55, in the RU Zoning District. The proposed garage would be 2085 square feet.

NATURAL RESOURCES

Based on the site plan, survey, and NYSDEC Environmental Resource Mapper, it appears that a small unregulated wetland southeast of the proposed garage drains towards the on-site pond. The pond is shown on the NYSDEC Environmental Resource Mapper as a Class C watercourse, which feeds into a Class B(T) watercourse. As such, a 50 foot setback from the edge of the pond to the garage is required.

The NYSDEC Environmental Resource Mapper also identifies the potential presence of rare animals and plants. As such, the Applicant should contact the NY Natural Heritage Program regarding the potential presence of threatened or endangered species.

SITE PLAN

The site plan should be revised to include the total square footage of the proposed structure, as well as the square footage of the accessory apartment. Per §145-11.C the accessory apartment must be at least 500 square feet.