

APPROVED

Town of Dover Planning Board

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



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**RESOLUTION CLASSIFYING THE ACTION AND REFERRING TO COUNTY PLANNING
WINGDALE SERVICE STATION**

August 18, 2014

Property Address: 1827 Route 22, Wingdale, New York

WHEREAS, the applicant, Fair Oaks Realty, Inc., is seeking site plan and special permit approval to redevelop an existing fueling facility and convenience store located at 1827 Route 22, Wingdale, NY tax parcel number 7160-00-001179, in the HM District (the "site") into a service station; and

WHEREAS, service businesses are permitted in the HM District subject to site plan and special use permit approval; and

WHEREAS, the site contains a preexisting nonconforming one-bedroom residential dwelling unit consisting of approximately 455 sq. ft., which is not being modified as part of this proposal; and

WHEREAS, on September 21, 2009, the Planning Board adopted a determination of non-significance for a proposed site plan amendment to upgrade the fueling facility and car wash, which was never implemented; and

WHEREAS, the Planning Board has performed a preliminary review of the application materials; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Wingdale Service Station site plan and special use permit application as an unlisted action under SEQRA; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated SEQRA review and directs the secretary to the Planning Board to send notice of its intent to all other involved and interested agencies; and

BE IT FURTHER RESOLVED, that pursuant to Section 239-m of the General Municipal Law, the Planning Board hereby authorizes and instructs the secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development for review and comment.

Moved by: M. Valeri

Seconded by: Christina Roberts

David Wylock	<u> y </u>
Valerie LaRobardier	<u> y </u>
Peter Muroski	<u> y </u>
Bill Sedor	<u> y </u>
Michael Villano	<u> y </u>





Planning Board Chair David Wylock

Involved and Interested Agencies:

- Dover Zoning Board of Appeals
- Dover Architectural Review Board
- Dutchess County Department of Health
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- J.H. Ketcham Hose Company