



Environmental and Planning Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

Memorandum

To: Town of Dover Planning Board
From: Ashley Ley, AICP
Date: October 27, 2014
Re: Wingdale Service Station
cc: Nina Peek, AICP

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

1. Existing Conditions, Demolition, & Site Plan, prepared by Rennia Engineering Design, PLLC, dated 8/7/14 and last revised 10/9/14
2. Site Lighting Plan & Details, prepared by Rennia Engineering Design, PLLC, dated 8/7/14 and last revised 10/9/14
3. Proposed Building Elevations, prepared by Rennia Engineering Design, PLLC, dated 10/6/14
4. Letter from Richard Rennia Jr., PE, to Chairman Wylock, dated 10/9/14

PROJECT DESCRIPTION

The applicant proposes to renovate and re-occupy an existing gas station and car wash for use as an automobile service station. The existing car wash bays would be enclosed for use as parts storage, and the remainder of the building would be rehabilitated. The parking area would be re-paved, and existing encroachments into the adjacent ROW would be removed and replaced with lawn. A perimeter fence is proposed in the rear of the building to prevent encroachment into the adjacent wetlands. Existing debris, which was observed during the site walk, is proposed to be removed from the wetland and wetland buffer areas.

COMMENTS

1. The existing apartment is undersized based on the zoning code. The applicant has represented that it is pre-existing non-conforming and that they proposed to continue that use. However the apartment, which was viewed while on the site walk, appears to have been abandoned for some time and the bathroom and kitchen fixtures were observed to have been removed and/or disconnected. As such, it is not currently habitable. The applicant should provide some documentation (e.g. electric bill), showing that the property has been occupied in the last year. Otherwise, a variance may be required to reuse the space as an apartment.

2. Color and material samples of the proposed façade, trim, and roofing material should be provided to the Planning Board for their review.

RECOMMENDED ACTIONS

At the 10/27/14 Planning Board meeting, AKRF recommends that the Planning Board consider a Negative Declaration under SEQRA.