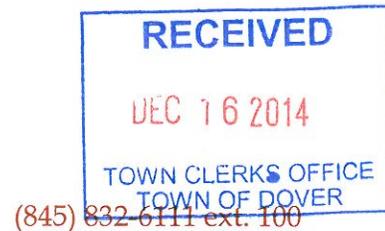


APPROVED**Town of Dover Planning Board**

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

**RESOLUTION GRANTING SITE PLAN APPROVAL FOR NEW WELCOME CENTER****CAMP RAMAH****December 15, 2014****Property Address: 91 Ramah Road**

WHEREAS, the applicant, Jewish Theological Seminary of America, has submitted an application for site plan approval to demolish an existing 3,900 sq. ft. office building and replace it with a new two-story 9,800 sq. ft. structure to be used as a welcome center and for administrative offices (the “project”) at an existing Camp Type I facility located at 91 Ramah Road, Wingdale, in the RU and RC Zoning Districts (the “site”); and

WHEREAS, on June 6, 2011 the Planning Board granted approval to a Master Development Plan for the Camp Type I facility, which included a new Welcome Center and Administration Building ; and

WHEREAS, following approval of the Master Development Plan, individual components of the Master Development Plan may be implemented upon receiving site plan approval; and

WHEREAS, the proposed Welcome Center and Administration Building is consistent with the location reviewed as part of the Master Plan; and

WHEREAS, on June 6, 2011, the Planning Board, serving as lead agency in a coordinated review of the Master Plan, adopted a determination of non-significance, finding that the Plan would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, the applicant has contacted the NYS Department of Environmental Conservation, New York Natural Heritage Program, for an updated report of rare or state-listed animals and significant communities within the immediate vicinity of the project site, which responded by letter dated December 11, 2014 that the Timber Rattlesnake has been documented within 1.5 miles of the project site and that habitat has been documented within .5 miles of the project site; and

WHEREAS, the applicant prepared a Phase I Timber Rattlesnake Habitat Assessment as part of the Master Plan which demonstrated that no potential winter hibernation or spring basking habitat areas for Timber Rattlesnakes were identified on the project site; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the proposed Welcome Center and Administration Building was referred to the Dutchess County Department

of Planning and Development which responded on December 3, 2014 that it was a matter of local concern; and

WHEREAS, pursuant to Section 37-5A of the Town Code, the proposed new structure is subject to review by the Architectural Review Board; and

WHEREAS, by letter dated December 11, 2014, the J.H. Ketcham Hose Company submitted comments on the project and requested that it be further reviewed for compliance with the 2010 Fire Code of New York State; and

WHEREAS, as part of the Master Development Plan, the applicant has prepared a Large Event Management Plan, which will be provided to the Building Department, the J.H. Ketcham Fire Company, the local ambulance company, and the NYS Police for their records; and

WHEREAS, a duly noticed public hearing was held on December 15, 2014 during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby reaffirms its prior SEQRA Determination of Non-Significance adopted on June 6, 2011, finding that the proposed Welcome Center and Administration Building is consistent with the Board’s prior review of the Master Plan and that no potential significant adverse impacts are likely to occur; and

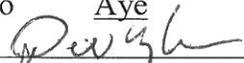
BE IT FURTHER RESOLVED, that the Planning Board, sitting as the Architectural Review Board, hereby approves the proposed exterior alterations, as shown on the elevations entitled, “Schematic Elevations – Welcome Center,” prepared by Zarecki & Associates L.L.C., dated November 10, 2014; and

BE IT FURTHER RESOLVED, that the Planning Board hereby approves the site plan for the Welcome Center and Administration Building, as shown on plans entitled, “Camp Ramah Site Layout” and “Erosion and Sediment Control Plan”, prepared by D.C. Engineering, dated November 3, 2014, last revised December 10, 2014 and authorizes the Chair of the Board or other authorized designee to affix his or her signature to the plan after compliance with the following conditions:

1. Payment of all fees and escrow.

Moved by: Valerie LaRobardier Seconded by: Michael Villano

David Wylock	<u>Aye</u>
Valerie LaRobardier	<u>Aye</u>
Peter Muroski	<u>Absent</u>
Jay Murphy	<u>Aye</u>
Bill Sedor	<u>Aye</u>
Michael Villano	<u>Aye</u>



Planning Board Chair David Wylock

