



FILE

2013_PreliminaryPlat

Town of Dover Planning Board

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



(845) 832-6111 ext 100

SUBDIVISION Preliminary Plat Application

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster)

Grid Number: 132600-7063-00-464062-0000
Name of Subdivision: Kent Hollow Subdivision

Zoning District(s): RU, RC, HM, HR, SR, HC, CO, M

Property Address: Rt -22, Dover
Plains NY, 12522

Overlay District(s) (if any): Floodplain, Stream Corridor, Aquifer, Mixed-Use Institutional, Soil Mining

Primary Contact Person:
Lawrence Marshall (Project Engineer)

Current Use(s): Vacant Farmland & Forest
Proposed Use(s): Vacant Farmland & Commercial

Address: 45 Main Street, P.O. Box 166,
Pine Bush, NY 12566

Parcel Size: 59.96 Acres
Number of Lots Proposed: 2

Telephone Number: 845-744-3620
Email: lmarshall@mnt-pc.com

Deed Reference: Liber 1378
Page 0664 Date _____

Name of Property Owner:
Kent Hollow Inc.
Address: Kent Hollow Inc. 2 Parklawn Drive,
Bethel, Ct. 06801

Filed Map Reference: Lot # _____ Map # _____

Telephone Number: _____

Does Plat cover applicant's entire holding?
 yes no

Name of Applicant (if different):
Primax Properties, LLC (Adam Sellner)
Address: 1100 East Morehead Street, Charlotte,
NC 28204

Date of discussion meeting: _____
(To be filled in by Planning Board Secretary)

Telephone Number: (704) 954-7224
Email: Asellner@primaxproperties.com

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district:
 yes no

Relationship of Applicant to Owner (e.g. contract vendee, option holder, lessee):
Contract Purchaser

If yes, submit an Agricultural Data Statement, available from the Planning Office.

Plans Prepared By:
Name: MNTM, PC. (Lawrence Marshall)
Address: 45 Main Street, P.O. Box 166, Pine
Bush NY, 12566
Telephone Number: 845-744-3620
E-mail: lmarshall@mnt-pc.com

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Dover, Dutchess County, New York.

Signature of Record Owner
Date: _____

Adam Sellner
Signature of Applicant (if different)
Date: 11/18/15

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DEC 09 2015

BY: K. Fusco

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name Kent Hollow, Inc. Subdivision

HAVE YOU SUBMITTED:	Yes	Inc.*	NA/W**
A Preliminary Plat Application?	√		
Your escrow fees?	√		
Have you determined the requirements of the Dutchess Health Department?	√		
Have you determined if a Erosion and Sediment Control Permit is needed?	√		
Per Chapter 125, does the plat contain the following?:			
The subdivision name or identifying title?	√		
The words, "Town of Dover, Dutchess County, New York"?	√		
The name and address of the record owner and/or subdivider?	√		
The parcel grid number?	√		
The name, address, signature, and seal of the licensed engineer or land surveyor?	√		
The dates of the original plat and the revision date(s)?	√		
Approximate true North point?	√		
A graphic scale?	√		
The location, bearings and distances of the tract boundary?	√		
Topography at a contour interval of not more than five feet? Note: Site the datum source.	√		
The names and addresses of all adjoining property owners?	√		
The Zoning District	√		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (Sec §145-11)	√		
A density calculation (the allowable number of lots)			NA
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			NA
If a flexible subdivision, the proposed holder of the conservation easement?			NA

*Incomplete information ** - Not Applicable W - Waiver Requested in Writing

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name Kent Hollow, Inc. Subdivision

HAVE YOU SUBMITTED:	Yes	Inc.*	NA/W**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	√		
The location of existing sewers, water mains, culverts and storm drains?	√		
The pipe sizes, grades and flow of direction?	√		
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?	√		
A vicinity map (Scale of 2,000 feet to the inch)?	√		
An area map (Scale of 1" = 400') showing all property within 1,000 feet of the subdivision and identifying all property held by the applicant?			NA
The location, width and approximate grade of all proposed streets?	√		
The proposed provision of:			
Water supply?			
Fire protection?	√		
Sanitary waste disposal?	√		
Stormwater drainage?	√		
Street trees?			NA
Streetlight fixtures?			NA
Street signs?			NA
Sidewalks?			NA
The approximate shape, dimensions and area of all proposed and existing lots and suggested location of buildings?	√		
Property proposed to be reserved for park or public use?			NA
Have you provided the Planning Board with:			
A written response to any comments of the Planning Board Engineer?			NA
A written response to any comments of the Planning Board Attorney?			NA

*Incomplete information ** - Not Applicable W - Waiver Requested in Writing

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name Kent Hollow, Inc. Subdivision

HAVE YOU SUBMITTED:

Yes

Inc.*

NA/W**

Other data requested by the Planning Board? Please list below:

NA

*Incomplete information ** - Not Applicable W - Waiver Requested in Writing



FILE

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

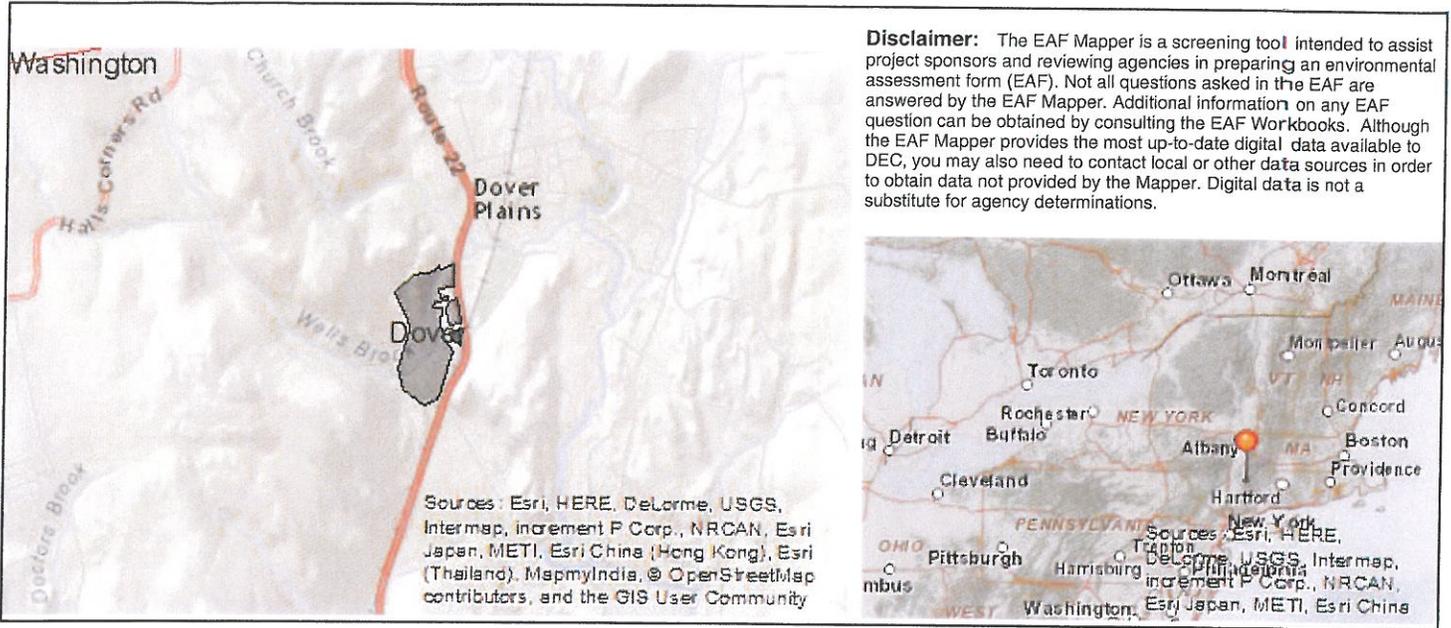
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Primax Properties Site Plan			
Project Location (describe, and attach a location map): NYS Route 22, Town of Dover, Dutchess County			
Brief Description of Proposed Action: Proposed 2 lot subdivison & Site Plan for 9,100 sq.ft. Dollar General commercial retail store & associated parking			
Name of Applicant or Sponsor: Primax Properties, LLC		Telephone: 704.954.7224	
		E-Mail: asellner@primaxproperties.com	
Address: 1100 East Morehead Street			
City/PO: Charlotte		State: NC	Zip Code: 28204-2815
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Dutchess County Heath Depatment -Water Supply, Septic System, NYSDOT - Entrance, NYSDEC - Stormwater			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		59.96 acres	
b. Total acreage to be physically disturbed?		1.49 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		59.96 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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BY: K. Fusco

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ <u>Stormwater treatment facilities not intended for long-term detention</u></p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Lawrence Marshall (Project Engineer)</u></p>	<p>Date: <u>12/9/15</u></p>	
<p>Signature: _____</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Town of Dover Planning Board

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



(845) 832-6111 ext 100

Disclosure of Interest

SECTION 809 OF THE GENERAL MUNICIPAL LAW provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application, petition, or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or

(b) is an officer, director, partner, or employee of the applicant, or

(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or

(d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "Applicant"). If none, insert the word "none" _____.

A handwritten signature in blue ink, appearing to read "Ad. F. S.", written over a horizontal line.

Signature of Applicant

11/19/15
Date

D. Water Supply & Sewage Disposal

Water service will be provided by drilling a new well near the north western side of the proposed building. The sketch plan for the proposed well location will be submitted to the Dutchess County Health Department (DCDOH), office for initial review of the proposed location. Due to the bathrooms in the facility being available to customers, the DCDOH considers the well to be a non-community public water supply.

The proposed building will be served by a private septic system. The system will be located in the southeast corner of the site. Based upon initial testing, the soils have adequate depth and percolation for an onsite septic system. Plans will be submitted to the health department for the review of the preliminary septic system design and to schedule joint soils tests.

E. Traffic Generation

Based upon Institute of Transportation Engineers, Trip Generation Manual, 8th Edition, the proposed 9,100 square foot retail store will generate 391 daily trips and will generate 31 trips during the afternoon peak hour.



William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

Primax Properties, LLC Site Plan
Town of Dover
Dutchess County, New York

Prepared for:

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

On Behalf of:

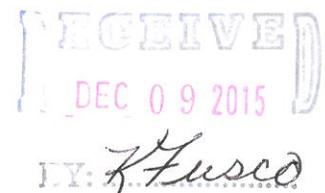
Primax Properties, LLC
1100 East Morehead Street, 4th Floor
Charlotte, NC 28204

Prepared by:

Mercurio-Norton-Tarolli-Marshall
Engineering & Land Surveying, P.C.
PO Box 166
45 Main Street
Pine Bush, NY 12566

Submitted:

December 9, 2013



A. Description of Project Site

The Primax Properties, LLC Site Plan is a site plan for a 9,100 square foot Dollar General retail store proposed on the Westerly side US Route 22, approximately 380 feet north of the intersection with Seven Wells Brook Road. The project site is designated as tax grid number 132600-7063-00-464062-0000. The project site contains 59.96 acre of land, currently vacant. The neighboring parcels contain primarily commercial buildings, vacant farmland, and forest. The portion of the site currently proposed for development is encumbered by the Seven Wells Brook, a New York State Department of Environmental Consecration (NYSDEC) Class "A" stream, and associated 100-year flood plain. The development parcel contains ±3.96 acres, measuring approximately 275 feet deep and 400' feet wide at the narrowest point. The parcel of land is located in the Highway Commercial (HC).

B. Description of the Project

The proposed development is for the construction of a 70 foot by 130 foot (9,100 square feet) Dollar General retail store and associated parking/loading areas. To complete the development, a two lot subdivision is proposed to subdivide the 3.96 acre parcel for the Dollar General store from the 59.96 acre parent parcel. The subdivision does not propose the construction of any municipal roads or extensions of any public utilities. To access the parcel, an entrance will be constructed from US Route 22 near the center of the existing frontage.

The 3.96 subdivided parcel (Lot 1) will be utilized for the construction of a free standing Dollar General retail store. Structures with a maximum footprint of less than 40,000 square feet are permitted in the HC zone. Dollar General is a national company with over 11,000 stores located in 40 states. Dollar General retail stores are general-merchandise stores selling a variety of name brand products and generic items. The store will provide a local convenience to purchase general merchandise. Dollar General stores typically employ 8-12 people. The typical store hours are from 8am to 10pm, 7 days per week.

The building will be a steel building with clapboard style siding with split face block wainscot. A rendering of the store has been included in the initial submission. The building will be furnished with a wall sign centered on the building, above the entrance. An additional, free-standing sign is proposed near the entrance to the site. These signs will be presented by Dollar General at a later date and are not intended to be requested for approval during the site plan/subdivision process.

C. Site Access & Parking

The proposed site plan will access US Route 22 through a newly constructed access drive. The proposed entrance will be constructed in conformance with current New York State Department of Transportation regulations.

The site plan has been designed with a total of 37 parking spaces, including 2 handicapped parking spaces. Each of the standard spaces measure 9 feet by 20 feet, with the handicapped parking spaces measuring 8 feet by 20 feet with a 10 foot wide aisle.

The drive aisles around the spaces measure 24 feet around the building and 30 feet along the northern side of the parking lot. These aisles have been designed at these widths to provide sufficient room to maneuver delivery vehicles into and out of the site. The widths of the aisles cannot be reduced due to the maneuvering of the large delivery vehicles.