

Town of Dover Planning Board

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



((845) 832-6111 Ext 100

LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan

Special Permit/Site Plan

with Erosion and Sediment Control Permit

Grid Number(s):

7063-00-442492
7063-00-390362

Name of Project: Stony Brook Estates

Property Address:

Route 22 Dover Plains, NY

Primary Contact Person:

Randall Oser

Address: 4761 Center Gate Blvd.
SARASOTA, FL 34233

Telephone Number: 917-572-5136

Email: RandallOser@GMAIL.COM

Name of Property Owner:

RANDALLO, Inc.

Address: 4761 Center Gate Blvd.
SARASOTA, FL 34233

Telephone Number:

917-572-5136

Name of Applicant (if different):

Address:

Telephone Number:

Email:

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

Plans Prepared By:

Name: Michael J. Budzinski

Address: 59 McManus Road

Patterson, NY 12563

Telephone Number: 845-878-2026

E-mail: MJBPE@COMCAST.NET

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

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

Current Use(s): VACANT

Proposed Use(s): Condominium Development

Parcel Size: 100.9 Acres

Type of Activity: New structure , Alteration of existing structure __,
Expansion of use or structure __

Change of use in existing structure __

Total Square Footage of Structures:

Current - Proposed 3200 sf x 7 = 22,400 sf

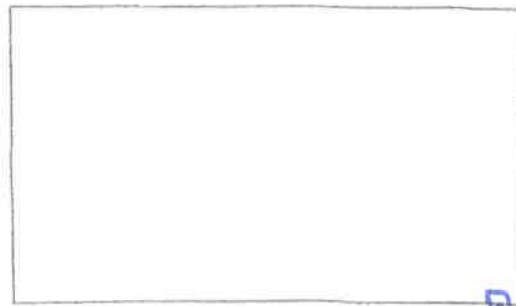
Footprint of Structures:

Current - Proposed 3200 sf = 1 Building

Date of discussion meeting: _____

Date stamp of submission

(To be filled in by Land Use Coordinator)



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BY: [Signature]

Town of Dover Planning Board

Does the project parcel cover applicant's entire holding?

yes no

Deed Reference: Liber _____
Page _____ Date _____

Filed Map Reference: Lot # _____ Map # _____

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

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

Will the development be phased? Yes _____ No

Is there an existing Special Permit and/or Site Plan approval for the property? Yes No _____

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



Signature of Record Owner

Signature of Record Owner

Date: 3/6/20

Date: _____

Signature of Applicant (if different)

Date: _____

STONY BROOK ESTATES PROJECT DESCRIPTION

The proposed project consists of 28 condominium units, which is being submitted to the Planning Board for review as a special permit project under Section 5.1-2 of Article V of the Town Zoning Ordinance. A total of 29 units are permissible under the net acreage method calculation in Section 5.2-1 of the Zoning Ordinance, although 28 units are proposed.

The total project acreage is 38.01 acres. The total project acreage was originally 100.9-acres. In 2009 the applicant donated 62.92 acres to the Town of Dover through the Dutchess county Land Conservancy. The site is situated in a stream corridor overlay district as a result of Stone Church Brook traversing the property. The site is currently vacant and was formerly used as a soil mining operation. The proposed project has been designed to comply with all zoning ordinances and all other local laws and regulations.

The project will provide for a private access road onto NYS Route 22 to serve the condominium development. The site plan has been prepared to offer and allow all of the units to take advantage of the wooded hills to the rear of the property. The development area will be landscaped and graded so that it blends-in and won't contrast with the existing adjacent neighborhood. The existing frontage road, NYS Route 22, has sufficient capacity to handle the additional vehicular traffic. The proposed project will implement a soil erosion and sediment control program to reduce or eliminate erosion and sediment loadings to water bodies during construction. A Stormwater Pollution Prevention Plan (SPPP) has been developed to control the impact of storm water runoff on the water quality of receiving waters and to control the increase volume and peak rate of runoff during and after construction. The project will connect to the Dover Plains Water Company water system as the source of potable water. The existing water system has sufficient excess capacity to serve the project. The proposed development will utilize a central subsurface sewage treatment system, which will include a Bioclere treatment system to further reduce nitrates BOD and suspended solids prior to discharge to the absorption trenches.

The proposed condominium project will offer potential homebuyers a mix of two and three bedroom units. The project will add residential units to the real estate market for those who do not want the maintenance responsibilities associated with a single family dwelling. The proposed condominium project will be governed by the rules and regulations of the Homeowner's Association, which will be created.

The proposed 28-unit condominium project will have a less impact than a conventional 29-lot subdivision designed under the current zoning regulations. The project will disturb approximately twenty (20) percent of the site and greater than fifty (50) percent of the original total project acreage will be open space and protected from development by a conservation easement.

TOWN OF DOVER

<u>SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST</u>			
Applicant/Site Plan Name <i>RANDALL O, Inc. / Stony Brook Estates</i>			
	Yes	Inc.*	NAW**
HAVE YOU SUBMITTED:			
Any outstanding fees?	<input checked="" type="checkbox"/>		
A Long form EAP?			<i>Sheet</i>
A copy of this checklist?	<input checked="" type="checkbox"/>		
A written request for waivers to submission requirement, if needed?			
Does your site plan contain:			
The words, "Town of Dover, Dutchess County, New York"?	<input checked="" type="checkbox"/>		
The date of the site plan being submitted?	<input checked="" type="checkbox"/>		
The name and address of the record owner?	<input checked="" type="checkbox"/>		
The parcel grid number?	<input checked="" type="checkbox"/>		
The name of the project?	<input checked="" type="checkbox"/>		
The name, address, signature, and seal of the licensed engineer or architect?	<input checked="" type="checkbox"/>		
A vicinity map (1" = 2,000"), showing all properties and easements within 500' of the property?	<input checked="" type="checkbox"/>		
Approximate true North point?	<input checked="" type="checkbox"/>		
A graphic scale?	<input checked="" type="checkbox"/>		
The location, bearings and distances of the tract boundary?	<input checked="" type="checkbox"/>		
The names and addresses of all adjoining property owners?	<input checked="" type="checkbox"/>		
The Zoning District?	<input checked="" type="checkbox"/>		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)			
An existing conditions map, showing existing roads, buildings, utilities and other man-made features, as well as topography and all existing natural land features (rock outcrops, single trees 8" or more in diameter, forest cover, soils, ponds, wetlands, lakes, watercourses, aquifers, floodplains and drainage retention areas)?	<input checked="" type="checkbox"/>		

STONY BROOK ESTATES PROJECT DESCRIPTION

The Purpose of this EAF is to revisit the environmental review findings from the 2007 project approval. Randallo Inc. is requesting that the Town of Dover Planning Board extend the special use permit approval for Stony Brook Estates, a 28 dwelling unit condominium development located on Route 22, Dover Plains, in the RC District, Tax Grid No. 7063-00-4424-92 and 706300-390362- On Dec 4, 2007, the Planning Board approved a subdivision plat, special use permit and erosion and sediment control permit in connection with the original application. The site originally totaled 100.9 acres. The applicant has conveyed an easement to the Dutchess Land Conservancy to preserve 50.53 acres of the site in perpetuity and has conveyed 62.9 acres of land to the Town of Dover for use as a public park. The condominium project would be constructed on the remaining 38.1 acres.

Prior extensions on the special use permit were granted in 2016 and 2017. Pursuant to Section 145-62 (H) of the Town Code, the number of permitted extensions cannot exceed two. Therefore, re-approval of the special use permit is being requested.

The proposed project consists of 28 condominium units which has been submitted to the Planning Board for review as a special use permit. A total of 29 units are permissible under the net acreage method calculation of the Zoning Ordinance, although 28 units are proposed.

The site is situated in a stream corridor overlay district as a result of Stone Church Brook traversing the property. The proposed project has been designed to comply with all zoning ordinances and all other local laws and regulations.

The project will provide for a private access road onto NYS Route 22 to serve the condominium development. The site plan has been prepared to offer and allow all of the units to take advantage of the wooded hills to the rear of the property. The development area will be landscaped and graded so that it blends-in and won't contrast with the existing adjacent neighborhood. The existing frontage road, NYS Route 22, has sufficient capacity to handle the additional vehicular traffic. The proposed project will implement a soil erosion and sediment control program to reduce or eliminate erosion and sediment loadings to water bodies during construction. A Storm Water Pollution Prevention Plan (SWPPP) has been developed to control the impact of storm water runoff on the water quality of the receiving waters and to control the increased volume and peak rate of runoff during and after construction. The project will connect to the Dover Plains Water Company water system as the source for potable water. The existing water system has sufficient excess capacity to serve the project. The proposed development will utilize a central subsurface sewage treatment system, which includes a Bioclere treatment unit to further reduce nitrates, BOD and suspended solids prior to discharge to the absorption trenches.

The proposed condominium project will offer potential homebuyers a mix of two and three bedroom units. The project will add residential units to the real estate market for

those who do not want the maintenance responsibilities associated with a single family dwelling. The proposed condominium project will be governed by the rules and regulations of the Homeowner's Association, which will be created.

The proposed 28-unit condominium project will have a less impact than a conventional 29-10t subdivision designed under the zoning regulations. The project will disturb approximately ten (10) percent of the site and greater than 50 percent of the project acreage will be open space and protected from development by a conservation easement.

Since the issuance of the project approvals in 2007, some development has occurred in the nearby area of the project site. Cricket Valley Energy, which is a 1.1 GW natural fired gas fired power plant, located at 2241 Route 22, was approved and is currently under construction. This project is approximately 4 miles south of the Stony Brook Estates project. A World Olivet Assembly project, located at Pleasant Ridge Road in Wingdale was also approved and is slightly more than 7 miles south of the Stony Brook Estates project. Also approved was the Dollar General Store at 3069 Route 22 in Dover Plains. The Dollar General Store is approximately 0.4 miles south of the Stony Brook Estates project. When considered collectively with these recently approved projects, the proposed 28-unit condominium project would not result in any significant adverse impacts on the environment, specifically traffic-related impacts since these developments are located a considerable distance from one another.

The project site has not been changed or altered since the original approvals. The applicant has aided the Town of Dover in preserving the view shed from the Dover Stone Church property and the view from Route 22 by limiting the development acreage to 38 acres and by conveying 62.9 acres of land to the Town of Dover for use a public park. In addition, an easement has been conveyed to the Dutchess Land Conservancy to preserve 50.53 acres of the site in perpetuity thereby keeping the aesthetic impacts to a minimum. The applicant is still proposing to utilize an advanced treatment system as part of the subsurface sewage treatment system and to implement the Storm Water Pollution Prevention Plan on file to reduce the impacts on groundwater and drainage. The proposed project will improve the community character by improving the aesthetics of the unreclaimed mine at the project site. The small number of units proposed was determined by the NYSDOT not to have a significant impact on traffic. Any noise levels exceeding local ambient noise levels during construction will be temporary in nature and will be mitigated by limits for the hours of construction.

In conclusion, the previously approved project will not impose any new or previously disclosed environmental impacts and the previously issued Negative Declaration findings from 2007 should be considered valid.

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: Stony Brook Estates			
Project Location (describe, and attach a location map): N/B Route 22, Approx. 600' South of Mill Street			
Brief Description of Proposed Action: See Attached Sheet			
Name of Applicant or Sponsor: Randall O, Inc.		Telephone: 917-572-5136	
Address: 4761 Center Gate Blvd.		E-Mail: RandallOser@gmail.com	
City/PO: SARASOTA		State: FL	Zip Code: 34233
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 type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Dover ARB DC Health Dept SDS & Water Supply NYSDOT - Access NYSDEC - SPDES Per.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>38.1</u> acres	
b. Total acreage to be physically disturbed?		<u>7.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>38.1</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

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BY: Lepo - via Email

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>On-site sewer collection system and subsurface sewage treatment system (septic tank, dosing tank, absorption trenches)</u>			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
<input checked="" type="checkbox"/> Early mid-successional		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <i>stormwater to be collected treated and discharged to Stone Church Brook and NYS Rt 22 drainage system</i>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Randall Oser</u> Date: <u>5/18/20</u></p> <p>Signature: <u>[Signature]</u> Title: <u>President</u></p>		