

Town of Dover Planning Board

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



(845) 832-6111 ext. 100

**RESOLUTION CLASSIFYING THE ACTION AND DECLARING INTENT TO SERVE
AS LEAD AGENCY IN A COORDINATED SEQRA REVIEW**

WENGLOWSKI SUBDIVISION

WHEREAS, the applicant, Gary Wenglowksi, has submitted an application to subdivide an existing 40.1-acre lot located at 246-252 SE Mountain Rd., identified as tax parcel 132600-7261-00-002513 (the "Property"), in the RC Zoning District and Upland Aquifer District, into three lots totaling 8.17, 23.27, and 8.76 acres (the "Project"); and

WHEREAS, the Project is depicted on a preliminary subdivision plat entitled, "Proposed Subdivision for Gary Wenglowksi – situate in the Town of Dover- Dutchess County, New York- March 23, 2025" prepared by Chad Meunier, NY LS # 051251 (the "Preliminary Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated October 28, 2024, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in accordance with SEQRA, the Planning Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.2, actions not identified as a Type I or Type II action constitute unlisted actions; and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the application materials.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

- 1. Classifies the Project as an Unlisted SEQRA action; and**
- 2. Declares its intent to serve as lead agency in a coordinated SEQRA review.**

April 21, 2025

Moved by: Member Sedor

Seconded by: Member LaRobardier

Ryan Courtien	aye
Valerie LaRobardier	aye
Paul Palmer	aye
Tamar Roman	aye

William Sedor
Michael Villano
Henry Williams

aye
absent
aye



Planning Board Chair Ryan Courtien

Interested and Involved Agencies

Dutchess County Department of Health
Dover Zoning Board of Appeals