

Town of Dover Planning Board

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



(845) 832-6111 ext 100

Planning Board Special Meeting
Friday , November 2, 2012
7:00PM

- Co-Chair David Wylock
- Co- Chair Valerie LaRobardier
- Member Peter Muroski
- Member Michael Villano
- Member Tom Holmes
- Member Nicholas D'Agostino
- Member William Sedor

Also, in attendance representing the Planning Board was Planner Ashley Ley, Attorney Victoria Polidoro & Engineer Berger

For the Applicants: Gerald Hatcher & Attorney Bumgarner for Westchester Modular Homes Multi Family Dwellings, Matt Martin, Jeff Ahrens & Bob DeMeyers for Cricket Valley Energy as well as other interested members of the Public.

Meeting Called to Order

The regular monthly meeting of the Town of Dover Planning Board was called to order at 7: 08 pm by Chair Wylock and began with the Pledge of Allegiance

Due to the cancellation of the October 29, 2012 meeting due to the storm, the following Public Hearings will be rescheduled to a future meeting:

- I. HUNT COUNTRY FURNITURE ACCESSORY BUILDING SITE PLAN AMENDMENT - 7061-00-523969
- II. WESTCHESTER MODULAR HOMES - 7160-00-227678, 167667& 196673

New Business:

- III. HUNT COUNTRY FURNITURE ACCESSORY BUILDING SITE PLAN AMENDMENT - 7061-00-523969
 APPLICANT: RICH RENNIA for PROPERTY OWNERS Clear Farm LLC
 PLANS PREPARED BY: RICH RENNIA
 PROPERTY LOCATED at: 2549 Route 22, Dover Plains, NY
 APPLICATION FOR Site Plan Amendment

**Motion made by Pete Muroski to set the Public Hearing for Hunts Site Plan Amendment for
DECEMBER 3, 2012 2nd by Valerie LaRobardier**

VOTE: CO-CHAIR WYLOCK	AYE	CO-CHAIR VALERIE LAROBARDIER	AYE
MEMBER PETER MUROSKI	AYE	MEMBER MICHAEL VILLANO	AYE
MEMBER TOM HOLMES	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

Motion approved

This will be the only meeting for November- the 5 has been cancelled due to set up for Elections and the 17 is cancelled due to Justice Court

IV. WESTCHESTER MODULAR HOMES - 7160-00-227678, 167667& 196673

APPLICANT: Paul Walter for PROPERTY OWNER Charles Hatcher

PLANS PREPARED BY: ANTHONY PISARRI

PROPERTY LOCATED at: 30 Reagan's Mill Road, Wingdale combined 4.042 acres in the CO district.

APPLICATION FOR site plan special Permit & Subdivision to construct 4 multi family dwellings - 1 acre lot per unit

**Motion made by Tom Holmes to set the Public Hearing for Westchester Modular Homes for
DECEMBER 17, 2012 2nd by Michael Villano**

VOTE: CO-CHAIR WYLOCK	AYE	CO-CHAIR VALERIE LAROBARDIER	AYE
MEMBER PETER MUROSKI	AYE	MEMBER MICHAEL VILLANO	AYE
MEMBER TOM HOLMES	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

Motion approved

Attorney Bumgarner- I do not want to get into the merits of the application this evening since the Public Hearing is being held over. I wanted the Board to know, there were a number of questions raised at the Public Hearing and they will be gathered and addressed prior to the meeting on the 17th.

Chair- I would ask at this time that you appear on December 3 for discussion on updated site plans as well as detailed renderings of the landscaping plan.
December 3, will not be a Public Hearing, but just a presentation

Old Business:

V. MEADOWBROOK ESTATES- 7063-00-511774

APPLICANT: Meadow Brook Properties, LLC.

PLANS PREPARED BY: ZARECKI & ASSOCIATES

PROPERTY LOCATED: on NYS RT22, Dover APPLICATION FOR: Subdivision
Entertain Request for extension

Mark DelBalzo- Here for an extension, as an update there has been a modification to the Plan. The driveway entrance has been revised and an application to DEC for the Wetlands crossing permit has been updated. This will provide a second parallel driveway access.

No comments from the Board or their Consultants

**RESOLUTION TO EXTEND TIME IN WHICH TO SUBMIT A FINAL PLAT
Meadow Brook Estates Subdivision**

November 2, 2012

WHEREAS, on November 8, 2007, the Planning Board granted preliminary plat approval to the subdivision entitled “Meadow Brook Properties, LLC” for property located on New York State Route 22, Tax Parcel No. 7063-00-511774 (the “site”); and

WHEREAS, pursuant to Section 125-8(A) of the Dover Code, a final plat must be submitted to the Planning Board within six months of preliminary plat approval; and

WHEREAS, the applicant was not able to submit a final plat for the Board’s consideration before the expiration of approval of eight six-month extensions of time; and

WHEREAS, by letter date September 27, 2012, the applicant timely requested an additional extension of time in which to submit a final plat from November 8, 2012 to May 8, 2013; and

WHEREAS, the Planning Board has, in its discretion considered the circumstances of the applicant which warrant an extension thereof.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Law § 276(5)(h), the Planning Board hereby grants the applicant a six-month extension of time to May 8, 2013, to submit a final plat for the Board’s consideration.

It is the responsibility of the applicant to track the time frame within which this extension of approval will expire. There will be no written or verbal notification to the applicant from the Planning Board office prior to the expiration of this extension of the approval.

Moved by: Valerie LaRobardier **Seconded by:** Tom Holmes

David Wylock	<u>Aye</u>
Valerie LaRobardier	<u>Aye</u>
Nick D’Agostino	<u>absent</u>
Tom Holmes	<u>Aye</u>
Peter Muroski	<u>Aye</u>
Bill Sedor	<u>Aye</u>
Michael Villano	<u>Aye</u>

Planning Board Co-Chair David Wylock

VI. DACHILLE SUBDIVISION 6959-00-383093

APPLICANT: Bill Dachille PLANS PREPARED BY: ZARECKI & ASSOCIATES

PROPERTY LOCATED at: 51 Dugway Drive, Wingdale/Pawling

Applicant has submitted for Final Plat, Parcel is located in the RC and the SR districts
(Documents for review were submitted and distributed September 19, 2012)

Mark DeIbalzo- Last time we were before the Board, there were some conditions of approval we needed to take care of. A wetland crossing from DEC was received as well as some minor

comments from the Board on the water and SDS design. Rain gardens have been added. We request conditional approval pending the board of Health

Engineer Berger- We just need some clarification on the DOH approval- is this subdivision approval or individual lot approval?

A: this is subdivision, with the lot approved as well

So the existing lot will not get approved, it will just be noted as existing septic, so there will be just 1 approval and Jim Napoli is approving this with the subdivision stamp?

A: yes

Engineer- That was really the only question- how the Health Department was handling this. In an individual lot like this, sometimes the health department asks for no realty and you subsequently submit lot 2 and get an individual permit. Or they ask for it now, this is better, since the Health Department approval will be on the filed map. 'm please they are accepting that, this is better.

Attorney - I had the same concerns since the letter for the Health Department was unclear

A: We did request subdivision approval, but we will clarify that with Jim (Napoli) and if I mis understood his intent, I will notify you.

Attorney- The Board has already done SEQRA and if you felt the changes between Preliminary and final were substantial, then you could hold a Public Hearing on the Final Plat.

Engineer- This will need a chapter 65, so you can get it now, do you plan to build now?

A: the plan is to, once approvals are received, is to take care of the crossing initially, and get that set. The proposed residence will be in the future, but the access will be done now.

Engineer- Almost all of the work has already been done, you have the SWPPP done, the erosions sheet, and the components, just the application and some other small notes need to be added, as well as a bond.

It is possible for continued review if we get the application and clarification from DOH at the December 3 meeting

VII. CRICKET VALLEY ENERGY- INITIAL DISCUSSION – Prep for Comments to Town Board

As we had discussed, we plan to resubmit our comments from the DEIS, so I will ask the Attorney to draft a letter stating that

Co Chair- Are we going to need a letter asking for an extension?

A: We don't have an application before us?

Attorney – The Town Board is asking for your comments on the Site Plan Special Permit since you do this more often.

Planner- Were there more specific comments since the plans are more detailed than before

The Planning Board has 60 days from when it was referred, which was December 3, 2012

Since we are meeting on December 3, the Board can further review the documents and prepare a response to the Town Board

VIII. 2013 Planning Board Meeting Schedule- Review and discuss
The Board will continue to meet on the 1st and 3rd Mondays of each month

Motion made by Peter Muroski to approve the tentative schedule submitted by the Secretary for the year 2013 2nd by Michael Villano

VOTE: CO-CHAIR WYLOCK	AYE	CO-CHAIR VALERIE LAROBARDIER	AYE
MEMBER PETER MUROSKI	AYE	MEMBER MICHAEL VILLANO	AYE
MEMBER TOM HOLMES	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

Motion approved

Minutes:

IX. Minutes of September 19 2012

Motion made by Valerie LaRobardier to Approve the Minutes of October 1, 2012 2nd by Bill Sedor

VOTE: CO-CHAIR WYLOCK	AYE	CO-CHAIR VALERIE LAROBARDIER	AYE
MEMBER PETER MUROSKI	AYE	MEMBER MICHAEL VILLANO	AYE
MEMBER TOM HOLMES	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

Motion approved

Motion made by David Wylock to adjourn 2nd by Tom Holmes

VOTE: CO-CHAIR WYLOCK	AYE	CO-CHAIR VALERIE LAROBARDIER	AYE
MEMBER PETER MUROSKI	AYE	MEMBER MICHAEL VILLANO	AYE
MEMBER TOM HOLMES	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

Motion approved

Respectfully submitted,

Betty-Ann Sherer

Betty-Ann Sherer

PlanningARB@TownofDoverNY.US

This meeting may be viewed in full on the Town of Dover web site by going to www.townofdoverny.us

Full Audio may be requested for a fee by completing a FOIL request form from the Dover Town Clerk
This meeting may now be viewed at Cablevision Channel 22 for residents who have that provider-
Please check local listings for meeting re broadcast times

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify Betty-Ann Sherer in advance by phone at 845-832-6111 ext 100 so that arrangements can be made

Please call the Planning Board Office with any questions 845-832-6111 ext 100