

Town of Dover Planning Board

Town of Dover
Historic Tabor Wing House
3128 Rt 22
Dover Plains, NY 12522



(845) 877-4271

(845) 877-4273 fax

Planning Board Meeting

Tuesday

October 7, 2008

7:00PM

- Ⓟ Co-CHAIR David Wylock
- Ⓟ Member Barbara Kendall
- Ⓟ Member John Fila
- Ⓟ Member Brian Kelly
- Ⓟ Member Lorraine O'Neill
- Ⓟ Member James Johnson
- Ⓟ Member Valerie LaRobardier

Also, in attendance representing the Planning Board were Planning Board Attorney Victoria Polidoro, Planner Ashley Ley and Engineer Joseph Berger.

For the Applicants: Michael LaFalce, John Kalin & Patrick Mitchell for Ketcham Corners, Jonathan Walsh of Zarecki & Associates and Jim Constantino & Richard Cantor of Teegan & Constantino for Harlem Valley Transfer Station, Jonathan Walsh for Smith Accessory, Jeff Jones, Project Manager and Pawling Planning Board Chair B.J.Yankovich for the Wind Rose Project, Michael Budzinski Engineer, Richard O'Rourke Esq. of Keane & Beane with Randy Oser, Jaime Scaglione & Jack DiPietro for Stony Brook Estates, 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 by Chair Wylock at 7: 04 PM and began with the Pledge of Allegiance

KETCHAM'S CORNER Grid# 7063-00-534507 & 532517

Applicant- Michael LaFalce of Spire Architecture
Property owner Patrick Mitchell
Property located at 3156 RT 22, Dover Plains
Applicant seeks Site Plan Amendment

Continued Public Hearing

Michael LaFalce, John Kalin & Patrick Mitchell were present for this application

Motion made by John Fila to open the Public Hearing 2nd by Brian Kelly

VOTE: DAVID WYLOCK - AYE	MEMBER BARBARA KENDALL - AYE	MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY - AYE	MEMBER LORRAINE O'NEILL - AYE	MEMBER JAMES JOHNSON - AYE
MEMBER VALERIE LAROBARDIER - AYE		

Insert letter from Kalin to DOH

- Submitted to Department of Health re: septic in August, response in September
- Additional field work done with DOH representatives present
- Revised plan submitted to Health Department 1st week of October
- See Letter
- DEC SPEDES permit currently inactive and would need to be in place prior to issuance of final

Discussion :

Gate fence was asked to be removed for access of fire service

Can be driven over, possible grass pavers to be used

No traffic will be allowed as pass through

Fire Company requires 360° accesses

Health department favors septic to be under pavers

INSERT FIRE COMPANY LETTER

- signage to restrict drive through pedestrian access only emergency access
- Condition of DOH required two lots to be combined to allow septic and expansion area to be on same lot
- Applicant needs to submit a subdivision "lot Line Change" to the Planning Board for approval
- Applicant and Consultants were advised Subdivision application could work in conjunction with the Site plan and recommended to review Chapter 125 of the Dover Town Code, and reminded that waivers of non applicable sections of the code could be requested
- ARB Chair submitted a planting plan of approximately 200 plants to Mr. LaFalce to be submitted to the Planning Board as part of the landscaping plan
- After SERQA determination ARB can grant approval
- Comments from ARB needed re: Black Walnut trees
- Applicant joined his lots through the County

Cecilia Gallagher- Member of the Public- asked if the discussion tonight is only for the existing building with apartments. She was advised that the application in front of the Board at this time is only for the 1st building and the apartments, Only for SEQRA purposes is the Board reviewing the potential build out and the Applicant will need to return for any additional structures.

Richard Romano of Reimer Avenue- Is the expansion of the septic system for the possible new building? A: (Mr.Kalin) No it is for the existing building and its expanded use. It fits within the existing foot print. Q: What about the existing trees and the dropping of debris and the parking spots beneath them? A: (Mr. LaFalce) the trees over hang the property and if they hit some one's car, that's why you have car insurance.

Engineer Berger reminded the Applicant's Consultants that a site plan showing full build out for SERQA is provided - A master plan with any changes integrated with respect to

septic. These may affect the future septic and storm water. He had provided comments in the past with these items requested

AN EAF and plan showing septic and storm water treatment in a simple calculation. A Preliminary storm water, Preliminary erosion and preliminary septic to show that the parcel has room for the building with septic and storm water

This Master plan is for SEQRA review only, not to be filed with the County or Building Department.

ARB: Comments were submitted to the Planning Board with the ARB review form and copies of the map sections showing signage

Motion made by Brian Kelly to continue the Public Hearing 2nd by Barbara Kendall

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY-AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON- AYE
MEMBER VALERIE LAROBARDIER- AYE

HARLEM VALLEY TRANSFER STATION 7060-00-755403

Applicant Jim Constantino Plans Prepared by Joseph Zarecki of Zarecki & Associates
Property located on Rt 22, Wingdale

Applicant seeks to remove a 50X50 Metal structure to replace with a 70X100 structure on an
8.943 acres parcel in the RU district

Land Use Application for Site Plan

Open Public Hearing

Motion made by Lorraine O'Neill to open the Public Hearing 2nd by Brian Kelly

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY-AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON- AYE
MEMBER VALERIE LAROBARDIER- AYE

Curt Johnson

- Approx 9 acre parcel west side of RT22
- NE portion of site currently the Harlem Valley Transfer Station
- ¾ is undeveloped
- Mostly DP-22 Wetlands
- Existing 3,000 square foot building
- 2,500 square foot building in the rear
- Current owner Kejem would like to upgrade the site to conform with DEC regulations

Proposal:

- § Demolish existing building
- § Construct a 7,000 square foot building which would put all waste management inside the building
- § Expect to help mitigate potential environmental issues and aesthetics
- § Exterior alterations of building as well
- § DEC has reapproved the active area There is a wetlands area the applicant is proposing to restore and re-vegetate the area that is currently gravel.
- § Trucks currently access through the northern entrance, the proposal is to relocate the entrance to the southern area where the new scale will be located
- § All sorting and compaction will take place in the building
- § Applicant will return to ARB 10/20/08
- § Landscaping plan will be on site plan

§ Re-vegetation plan to be provided to Planning Board as well as DEC for the wetland active area

Linda French Positive comments on project and agrees this will be a great improvement
And noted the work done by the same owner in Hopewell Junction

No further comments from the Board

Waiting for DOT approval
DOH verification
DEC

Mr. Cantor requested the Planning Board close the Public Hearing, and grant conditioned approval upon ARB, Highway Work Permit & DEC consent. He was advised the Planning Board was not prepared for that conditioned approval tonight

Motion made by John Fila to continue the Public Hearing to October 30; 2nd by Barbara Kendall

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY-AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON- AYE
MEMBER VALERIE LAROBARDIER- AYE

SMITH ACCESSORY 6963-00-428081

Applicant: Heitmann & Heitmann
Plans prepared by: Jon Walsh of Zarecki & Associates
Application for construction of a 1-bedroom apartment within a detached garage as well as an additional structure with 2 guest bedrooms and services for pool
Parcel is approximately 33 acres in the RC district
Open Public Hearing

Motion made by Brian Kelly to open the Public Hearing 2nd by James Johnson

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY-AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON- AYE
MEMBER VALERIE LAROBARDIER- AYE

Jonathan Walsh- Application for erosion control Permit and Special Use Permit
Proposal for: to add an accessory apartment above the detached garage
Put in a 2 bedroom guest house/pool house
Existing septic designed for the main house was for a 5 bedroom home and it now has only 4. The intent is to take the 1 bedroom apartment and apply that waste into its own septic tank and discharge to the existing fields. The new structure will have its own septic system - Health department wanted some testing verified and the design has been updated.
Applicant has moved forward with Town & DEC permits to construct pond once added it will exceed 6.5 acres and will need SPEDES permit from DEC
Drainage form front of house will be caught in swale- already constructed
Deep tests done on site no problem-
Catch basins to be at a minimum
Curtain drains will be used
Applicant finishing drawings to be submitted to Health department

? has there been thought to using bioretention or rain gardens?

A: Additional treatment has not been put into analysis applicant would like majority of grassy fields and lawn

Board would like to see more natural storm water practices in place

John Hireman- Neighbor- Where is the water coming from?

A: There are 2 aspects; anything from the house gets treated

Member- There's a new law that states that if you have more than 5 acres of disturbance in a residential lot the storm water has to be treated before it goes in to the streams to keep the streams clean, and the new law says to have to keep the streams clean

Motion made by Barbara Kendall to continue the Public Hearing 2nd by John Fila

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - AYE MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY - AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON - AYE
MEMBER VALERIE LAROBARDIER - AYE

**CLASSIFICATION OF ACTION RESOLUTION AND REFERRAL TO DUTCHESS COUNTY
DEPARTMENT OF HEALTH**

SMITH SPECIAL PERMIT AND EROSION AND SEDIMENT CONTROL PERMIT

Date: October 7, 2008

Property Address: 66 Halls Corners Road

WHEREAS, an application for a special permit and an erosion and sediment control permit to construct an accessory structure with an accessory apartment at property located at 66 Halls Corners Road, tax no. 6963-00-428081, was submitted to the Planning Board for approval; and

WHEREAS, pursuant to Sections 145-10 & 145-12C of the Code, accessory apartments are a permitted use in the RC District subject to special permit approval; and

WHEREAS, the submittal was accompanied by a long Environmental Assessment Form ("EAF"); and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the application and EAF; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Dover hereby declares that the proposed action is an unlisted action under SEQRA.

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover hereby declares its intent to act as lead agency in a coordinated review of this project and directs the secretary to the Board to send notice of its intent to all other involved agencies.

BE IT FURTHER RESOLVED, that the Planning Board hereby refers the application to the Dutchess County Department of Health to certify the adequacy of the existing septic system.

Dated: October 7, 2008

Moved By: Valerie LaRobardier

Seconded By: Barbara Kendall

Resolution Approved/Disapproved:

Dave Wylock: AYE
John Fila: AYE
James Johnson: AYE
Brian Kelly: AYE
Barbara Kendall: AYE
Lorraine O'Neill: AYE
Valerie LaRobardier: AYE

Planning Board Chair David Wylock

WIND ROSE- 6958-00-690892,7058-00-350990, 6958-00-673657, 6958-00-827687, 7058-00-022710, 6958-00-938366, 6958-00-780397 AND 6958-00-914586

Applicant: Jeff Jones

Plans Prepared by: Hart Howerton

Property located: 627 West Dover Road, Wingdale in the RU and RC districts and R-2 in the Town of Pawling

Applicant seeks approval of a proposed membership club including golf course and residential units on 1,144.79 acres

[Review Scoping Document](#)

Attorney Rick O'Rourke

- Scoping document has evolved- understands there are still possible points of revision.

- Applicant willing to work with Board to help bring scoping document to closure

Chair: Just received comments from Pawling Planning Board this evening, out of respect to Pawling and to add additional review time would like to consider adoption of scope at the October 30 meeting.

Project Manager- Agreed October 30 would be fine.

Pawling Chair - Agreed as well.

Member Kendall:

Page 7- area of land to be cleared... [Add build road and driveway parking lot coverage Re impervious surface](#)

Page 11- geology soils & topography- mitigation measures- [add sheet flow to naturally vegetated buffer areas bioretention areas rain gardens cisterns and rain barrels](#)

Page 15- Under HOA- Condo Assoc - 7- "and for maintenance of open space golf course and storm water management facility"

[Concerns with management plan of open space to possible be adopted with the Subdivision plat, not just who and how but for an actual plan to be in place](#)

A: That is in the Natural Resource Plan, Audubon International puts together, Applicant seeking a Audubon International Certification.

Page 17 - Under Storm Water Management- 3rd Paragraph- 3- identify and evaluate- vegetation proposed for storm water- **insert- ponds, wetlands, bio retention swales etc, the things that are mentioned in the State Storm Water Manual.**

Include description and funding mechanism for the storm Water management facilities

5- Low impact development - **in the parking area and roads driveway areas and house lots**

Page 22 - Water Supply- estimate the usage for all proposed... **Add golf course irrigation**

Member Johnson: Description of the West side of the road- A: Under Project description

Chair Wylock- Opportunity for the 2 Towns and the developer to set a model to be used Nation wide in terms of conservation and Land Use.

Pawling's CAB sent a letter re shuttle bus etc- can be lp gas powered instead of conventional gas, as far as Natural gas- Member Kelly made some suggestions

Member Kelly- Iroquois Pipe Line runs through the area possible suggestion to look into the possibility of tapping into the use of that natural gas line. There are multiple projects in the area that could benefit from tapping in that resource.

A: It may be hard to tap into that line there have been conversations with NYSEG and the information will be explored

Member Fila

Page 5- Dover Knolls is in Wingdale, not Dover

Carvel- is now Durst for the sake of clarity

? Are there any ponds or areas that may qualify was a wetland?

Page 15- number 7 - Using the term "project Sponsor" and "Applicant" Are they the same in if so it should be consistent

Page 15- economic conditions #4b- add the word 'local' to employment opportunities

Paragraph 'b' confusion- economic benefits and costs should be clarified

Benefits outweighing the costs

Page 18- Traffic and Transportation 2A- paragraph is unclear traffic street inventory

Pawling Planning Board submitted a letter this evening with respect to the Intersections

Page 19-4e- Describe potential access of community ? Public transportation?

Engineer Berger- Page 22- Mitigating Measures- Are there going to be an constructive wetlands,

A: Spoke with John Todd and Dutchess County and they are looking in the same direction

Planner Ley- In the Alternatives she spoke to the Applicant about combining the lower density alternative with the reduced wetland - since both Towns are looking and removing development from the wetland areas.

Chair - Attorney Polidoro had discussed with Attorney O'Rourke about Public/ Private Membership- and the interpretation of the Town Code with respect to projects of this type with this use and if this may or may not fall into the guidelines. The Town of Pawling Code has a provision for " profit membership club" Applicant may need to approach the Town Board for a Special permit.

Pawling Chair Yancovich- Proposed we approach the Zoning Board of Appeals for an interpretation of the code.

Attorney O'Rourke- feels the code is very clear in the point of the words non for profit.

Pawling Chair Yancovich- Page 3- Socio economic character- towns of Dover, Pawling, Dutchess County *and* New York- she felt the word *and* should be omitted because Dutchess County is New York.

There will be further discussion on the topic of the zoning concerns This item will be on the October 30, 2008 Dover Planning agenda.

There will be multiple site walks set both Chairs will work to set acceptable dates

AUDIO ENDED

Final

OCT-17-2008 11:06 FROM:RMWSR POK

8454737798

TO: 8458774273

F. 002/003

Rec'd 10/7/08 @ meeting BLS



**TOWN OF PAWLING
PLANNING BOARD**

160. CHARLES COLMAN BOULEVARD
PAWLING, NEW YORK 12564

TEL. (845) 855-1725

October 7, 2008

Mr. David Wylock, Chair
Town of Dover Planning Board
Tabor Wing, Town Hall Annex
3128 Route 22
Dover Plains, NY 12522

Re: Wind Rose Draft Scoping Document

Dear Chairman Wylock:

Thank you for having the "redlined" copy of the above referenced document forwarded to the Planning Board for review. The Board has not had ample time to review this version in its entirety. However, we have some initial additions/changes that we suggest be made. Upon further review, there may be other suggestions. Following are the proposed additions and/or corrections:

Page 8, under number 3 – proposed Local Law #5 of 2008 should be changed to Local Law 7 of 2008. The Town Board recently adopted Local Law 7 of 2008 in lieu of the proposed Local Law #5.

Page 18, under J. Traffic and Transportation (3) – we should like to have the following added or in one case, expanded upon.

1. West Main and Charles Coleman Boulevard. Included study of the railroad crossing and the effect it has on the traffic on both West Main and on Charles Coleman.
2. West Main and Dutcher Avenue
3. Dutcher Avenue and NYS Route 55
4. Coulter Avenue and East Main
5. Coulter Avenue and NYS Route 22
6. Corbin Road and NYS Route 22

OCT-17-2008 11:06 FROM:RMSER POK

8454737798

TO:8458774273

P.063-063

The safe crossing of pedestrians to and from the proposed Kid's Camp and Stewardship Area on West Dover is of concern. We suggest a study of the impact traffic would have at this crossing.

We understand the Town of Dover Planning Board will be discussing the document this evening and again at the second meeting this month. We respectfully ask that you defer making a decision on the document until the second meeting. This would give The Town of Pawling Planning Board ample time to forward any other comments that we may wish to make.

Sincerely

BJ Yankowich, Chair
Pawling Planning Board

STONY BROOK ESTATES- GRID# 7063-00-390362 & 7063-00-442492

Applicant Jack DiPietro, Randy Oser & Jaime Scaglione

Plans Prepared by Michael Budzinski, PE

Property located NYS Rt 22 Dover Plains, NY

Application for Subdivision Final Plat

Discuss Recreation Study - Preliminary Plat given December 5, 2007 for 180 days 1 extension granted May 6, 2008 for 90 days and July 9, 2008 second request received and granted July 31, 2008

Attorney Rick O'Rourke

Application has received conditional Site Plan approval

Application has also received conditional Site Plan approval

Applicant believes that the conditions have now been met by 11/29/08 plat need to be signed

2 lot subdivision- 1 lot 62.92 acres is open space being conveyed in fee to the Town or burdened with a conservation easement

62.92 acres equates to 2/3 of the entire property

An easement is being created back to the Stone Church Property

An additional 24 acres north of the Stone Church Easement to be kept as open space with the septic fields

Applicant would now like to discuss the recreation fee requirement

After many years of discussion this is the attempt to allow a return on the investment for the property owner and for open space to be donated to the Town to preserve the access to the Stone Church with walking trails and scenic vistas

? is the parcel being donated to the Town or to a Land Conservancy

A: Mr. Oser- Through a matching grant, from NYS, the former Supervisor suggested we use the land to match the grant. He was unsure who would own the property.

Chair Wylock- thought Dutchess Land Conservancy would 1st get the land for the matching of the grant then deed the parcel to the Town of Dover

Member Kelly- Usually it gets deeded to the Town and then managed by Dutchess Land Conservancy. It starts when the maps are filed.

Attorney O'Rourke- feels the property has real value and the statute of the Law provided that the land be donated in lieu of recreation fee

Conditions of Subdivision approval:

- Dutchess County Health Department approval of SDS
- RT 22 access by DOT
- Dover Plains Water Company commitment
- Execution of trail easement
- Execution of Conservation easement
- SWPPP
- Amend plat including adjacent land owners
- Payment of all fees including recreation escrow and legal
- Posting of fees for inspections

Attorney O'Rourke is asking for the Board to go through the steps to accept the land instead of recreation fees

Discussions on fee totals, along with recreation needs and previous studies done on passive and active recreation by other applicants.

Member O'Neill Voiced concerns with the need of more recreation in Town of Dover

Attorney O'Rourke expressed the land meets the passive recreation needs for the development as well and acknowledged the recreation needs of the Town.

Discussion on the definition of the word park- could be open space, hiking, passive recreation etc.

Attorney O'Rourke reviewed the map and explained the division and uses proposed from the site

Motion made by John Fila that the 62.92 acres of land meets the requirement of the Town Code and anticipated passive recreation needs of the project requirement of the code 2nd by Brian Kelly

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY-AYE MEMBER LORRAINE O'NEILL - NO MEMBER JAMES JOHNSON- Abstained
MEMBER VALERIE LAROBARDIER- AYE

MEADOWBROOK- 7063-00-511774

Applicant: Meadow Brook Properties, LLC
Plans Prepared by: Jonathan Walsh of Zarecki Associates
Property located on NYS RT22, Dover
Applicant seeks 7 - lot subdivision
Consider request for extension

October 3, 2008

Mr. David Wylock, Planning Board Chairman
Town of Dover Planning Board
3128 Route 22
Dover Plains, NY 12522

RE: Meadow Brook Subdivision

NYS Route 22
Town of Dover

Dear Chairman Wylock and Members of the Board:

Please accept this letter as a request for an extension of the preliminary subdivision approval, which was granted on November 8, 2007, for the Meadow Brook Subdivision project located along NYS Route 22 in the Town of Dover. At this time, we are still in discussion and approval stages with the Dutchess County Health Department, and the New York State Department of Environmental Conservation. Please provide the Applicant with a six-month extension of the preliminary approval from the November 8, 2008 expiration date to a new date of May 8, 2009.

Thank you for your consideration in this matter.

Please do not hesitate to contact me should you have any questions or concerns.

Jonathan Walsh, EIT
Project Engineer

RESOLUTION TO EXTEND TIME IN WHICH TO SUBMIT A FINAL PLAT
Meadow Brook Estates Subdivision
7063-00-11774

Date: October 7, 2008

Resolution: #

Moved by: Barbara Kendall

Seconded by: Valerie LaRobardier

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. 7063-00-11774 (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 six months, on or about May 8, 2008, because the applicant had not yet satisfied the conditions of preliminary plat approval; and

WHEREAS, by letter dated October 3, 2008, the applicant has requested an extension of preliminary approval from November 8, 2008 to on or about May 8, 2009; and

WHEREAS, the Planning Board has, in its discretion, considered the untimely application for an extension of time in which to submit a final plat and the circumstances of the applicant which warrant an extension thereof.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants the applicant an extension of time in which the applicant shall submit to the Planning Board a final plat for the Board's consideration to May 8, 2009.

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.

David Wylock	<u>AYE</u>
Barbara Kendall	<u>AYE</u>
John Fila	<u>AYE</u>
James Johnson	<u>AYE</u>
Brian Kelly	<u>AYE</u>
Lorraine O'Neill	<u>AYE</u>
Valerie LaRobardier:	<u>AYE</u>

David Wylock, Planning Board Chair

CAMP RAMAH - 7161-00-610450

Applicant Steve Eisen, Business Manage
Plans Prepared by Curt Johnson of Zarecki & Assoc.
Property Located @ 91 Ramah Road, Wingdale, NY
Application for Site Plan Approval for a new Gymnasium on a 294.2 acre recreation
Camp parcel in the RU district

Applicant still needs to provide the Habitat Study & Sewer & Drainage for SEQRA

Resolution for Circulation for Lead

CAMP RAMAH SITE PLAN AND SPECIAL PERMIT AMENDMENT

Date: October 7, 2008

Property Address: 91 Ramah Road, Dover Plains, NY

WHEREAS, an application for an amendment to an existing special use permit and site plan for the construction of a 15,576 sq. ft. gymnasium and parking lot located on 91 Ramah Road, Dover Plains, NY, Tax Parcel No. 132600-7161-00-610450 (the "Site"), was submitted to the Planning Board on March 11, 2008 by Steve Eisen (the "Applicant"); and

WHEREAS, on April 1, 2008, the Board classified the action as an unlisted action under SEQRA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Dover hereby declares its intent to act as Lead Agency in a coordinated review of this application and directs the secretary to the Board to circulate notice of its intent to all involved and interested agencies.

Dated: October 7, 2008

Moved By: Barbara Kendall Seconded By: John Fila

Resolution Approved/Disapproved:

Dave Wylock:	<u>AYE</u>
John Fila:	<u>AYE</u>
James Johnson:	<u>AYE</u>
Brian Kelly:	<u>AYE</u>
Barbara Kendall:	<u>AYE</u>
Lorraine O'Neill:	<u>AYE</u>
Valerie LaRobardier:	<u>AYE</u>
Planning Board Chair David Wylock	

ARB ZBA, DEC DOH

Fabische & Lillis Timber Harvest (West Side- S.E. Mountain)

7162-00-751237 - 224 acres (Fabische),
7162-00-897074 - 33.47 acres, 7161-00-90298215.53 acres
& 7161-00-911911 14.3 acres (Lillis)

Applicant Robert Beham Plans prepared by Mel Harder, Certified Forester
Property located on the West side of East Mountain

Application for a Select Cut Timber harvest of mature tree less than 20%
In the RC district

Set escrow type action and set Public Hearing for October 30, 2008

RESOLUTION SETTING AMOUNT OF ESCROW DEPOSIT

GRID# 7162-00-751237 - 224 acres (Fabische), 7162-00-897074 - 33.47 acres, 7161-00-90298215.53 acres &
7161-00-911911 14.3 acres (Lillis)

Project Name: Fabische & Lillis Select Cut Timber Harvest (West Side- S.E. Mountain)

WHEREAS, pursuant to the Code of the Town of Dover, the Planning Board may require an applicant for a Site Plan & Select Cut Timber Harvest to deposit an initial sum of money and additional sums as needed into an escrow account for the purpose of covering the reasonable and necessary costs of reviewing the application in advance of the review of the application; and

WHEREAS, Robert Beham for Fabische & Lillis Timber Harvest has filed an application for a Site Plan & Select Cut Timber Harvest

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Dover hereby determines that in connection with the aforesaid Site Plan & Select Cut Timber Harvest Application, the applicant shall deposit \$ 900.00 into an escrow account in advance of the review of the application.

Dated: October 7, 2008

Moved By: Barbara Kendall Seconded By: John Fila

Resolution Approved/Disapproved:

David Wylock: AYE

John Fila: AYE

James Johnson: AYE

Brian Kelly: AYE

Barbara Kendall: AYE

Lorraine O'Neill: AYE

Valerie LaRobardier: AYE

Planning Board Chair David Wylock

Motion made by Valerie LaRobardier to set the Public Hearing for Fabische & Lillis Timber Harvest for October 30, 2008 2nd by Lorraine O'Neill

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - AYE MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY - AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON - AYE
MEMBER VALERIE LAROBARDIER - AYE

**RESOLUTION CLASSIFYING ACTION AND SETTING A PUBLIC HEARING
FABISCHE & LILLIS TIMBER HARVEST**

Date: October 7, 2008 Property Address: West Side of South East Mountain Road

WHEREAS, a site plan and erosion and sediment control permit application was filed by Robert Beham, on September 12, 2008, to log the properties of David C. Lillis & Curtis R. Fabische; and

WHEREAS, the Planning Board has received a timber harvest plan and site map for the project prepared by Mel A. Harder, a licensed forester; and

WHEREAS, the Planning Board has received a short environmental assessment form; and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the application and EAF; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Dover hereby declares that the proposed action is an unlisted action under SEQRA.

BE IT FURTHER RESOLVED that the Planning Board hereby directs the secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

Dated: October 7, 2008

Moved By: Barbara Kendall Seconded By: John Fila

Resolution Approved/Disapproved:

Dave Wylock:	<u>AYE</u>	John Fila:	<u>AYE</u>
James Johnson:	<u>AYE</u>	Brian Kelly:	<u>AYE</u>
Barbara Kendall:	<u>AYE</u>	Lorraine O'Neill:	<u>AYE</u>
Valerie LaRobardier:	<u>AYE</u>		

Planning Board Chair David Wylock

Domain Expansion E&S Control 7061-00-462732

Applicant Raymond Demers, Owner

Plans Prepared by Griggs-Lang Consulting Geologists

Application for Erosion & Sedimentation Control Permit

Applicant seeks to continue use of sand & gravel mine by adding 11.5 acres to the life of the mine area, no change in method or manner of operation on this site of 33.7 acres in the RU district

Review

It was determined that this project be reviewed by Joseph Berger Engineer and Ashley Ley Planner review this project and report to the Planning Board for the Chapter 65

Permit, in order to allow the ability for the Code Enforcement office and Town Engineer to inspect the site

Motion made by Barbara Kendall to set escrow for Domain for the amount of \$ 4,500.00 2nd by John Fila

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY - AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON - AYE
MEMBER VALERIE LAROBARDIER - AYE

Motion made by Brian Kelly to Adjourn 2nd by Barbara Kendall

VOTE: DAVID WYLOCK – AYE MEMBER BARBARA KENDALL – AYE MEMBER JOHN FILA – AYE
MEMBER BRIAN KELLY - AYE MEMBER LORRAINE O'NEILL - AYE MEMBER JAMES JOHNSON - AYE
MEMBER VALERIE LAROBARDIER - AYE

Respectfully Submitted,

Betty-Ann Sherer

Betty-Ann Sherer
Secretary to the Board

*This meeting may be viewed in full on the Town of Dover web site by going to www.townofdover.us
Full Audio may be requested for a fee by completing a FOIL request form from the Dover Town Clerk*

Please note the following changes in the Planning Board Calendar:

Next Deadline for submissions - NOON- Tuesday October 14, 2008

Next Meeting - THURSDAY October 30, 2008 @ 7:00PM

This meeting will replace the Tuesday November 4- Election Day Meeting

Due to Thanksgiving, there will be no workshop in the month of November for the December Meeting

Deadline for December - NOON Tuesday November 11, 2008

December Meeting Tuesday December 2, 2008 @ 7:00 PM

Please call the Planning Board Office with any questions 845-877-4271