

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
Monday - August 3, 2009
7:00PM

- Co-CHAIR David Wylock
- Member Barbara Kendall
- Member John Fila
- Member Brian Kelly
- Member James Johnson
- Member Valerie LaRobardier 7:09
- Member Peter Muroski

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

For the Applicants- Jordan Valdina of Synergy Design and Jim Dalloway of American Petroleum for Singh DBL, Heather Anderson and Ed Loedy of Ed Loedy for Odunsi Site Plan, Maria Rusciano for Dover Estates, Anthony Palumbo for Plum Hill, Jaime Lintner for Lawrence Thinning 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

Public Hearings:

A. SINGH DBL - 7160-00-001179

Applicant: Baljit Singh --Plans Prepared by: Jordan Valdina of Synergy Design Engineering
Property located at 1827 Route 22, Wingdale
Applicant in front of Planning Board for Site Plan approval

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

VOTE: DAVID WYLOCK - AYE	MEMBER BARBARA KENDALL - absent	MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE	MEMBER JAMES JOHNSON- absent	MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE		

Jordan Valdina reviewed the application status

Applicant will be going before the ARB on August 10 and Zoning Board of Appeals on August 19 both boards can not move forward until the Planning Board completes SERQA-

Other agencies had responded to the circulation DEC consented, Dutchess County Dept of Planning -takes no position, DOT- He(Applicant) spoke to, they had no objection, he does not have a copy, Department of Health - a request was received, there was no objection, nor was there an objection for the continued use of the system on site. Unless specially requested to produce a letter, none will be provided.

AGENCY: NYS-DEC

Town of Dover Planning Board

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



Singh DBL

JUL 15 2009

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Town of Dover Planning Board

Rec'd Dover Planning
7/20/09

Proposed Lead Agency: Dover Planning Board

Name of Action/Project: Singh DBL Site Plan & Special Permit

Name of Applicant: Jordan Valdina of Synergy Design

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

On behalf of NYS DEPT. OF ENVIRONMENTAL CONSERVATION (involved agency), I acknowledge receipt of the lead agency notice in this matter.

The above named involved agency hereby: (Please check one)

- CONSENTS that the above named agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.
- Below ~~Enclosed~~ you will find a letter of comment *
- DOES NOT CONSENT to the above named agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6 (e).
- TAKES NO POSITION on lead agency designation.

7-15-09
Date

Judith A. Blauvelt
Signature

NYS DEC
Agency Name

Judith A. Blauvelt
Printed
845-256-2250
DEC-DIV. OF ENV. PERMITS

Please return to:
Town of Dover Planning Board
Historic Tabor Wing House
3128 Rt 22 Dover NY 12522

* A NYS DEC Article 24 Freshwater Wetland permit will be required for disturbance to the Adjacent Area of NYS-designated Freshwater Wetland DP-22. An application has been submitted to this Department and is currently classified as "Incomplete" and awaiting additional documents. Please call with any questions you may have.
Application # 3-1326-00226/0002

Heather Gerloff is verifying the wetlands and requested silt fence extension and to see it properly located. The sheet was produced by Mr. Valdina and submitted to DEC.

THIS ITEM HAS NOT BEEN SUBMITTED TO THE PLANNING BOARD

Mr. Valdina was looking for input from all involved agencies before sheets were revised and re submitted to the Planning Board

The ARB has already commented that the existing car wash sign is too big and must be reduced to 16 square feet. That sheet too will need to be revised

Re activate car wash - Yes it is in repair at this time

Apartment- pre existing non conforming - applicant will provide information as to status and history of this use

145-24 '...not in use for over 1 year ...'- this is discontinued and must be re-established.

Joe Berger-

Car wash- does this go into the existing septic or a dry well? A: Existing recirculation treatment system - details unknown.

Engineer Berger- Recirculation systems still have discharge A: It is existing and separate for the other system - This will need to be shown as well as the discharge of this system - it needs to be verified it does not discharge to the swamp or the existing system. Even new car washes of today have some level of discharge, the recirculation just minimized the waste if it goes to a dry well it would be great.

Caution showing silt fence on someone else property without permission

Attorney Polidoro- ARB and ZBA will be unable to take action until SEQRA determination is made by the Planning Board

Member Fila- When was the Car wash last in operation? A: unknown

Member Kelly- How are you going to show when the apartments going to last used- legally verified- A: unknown

Public Hearing sign - date needs to be revised

No further questions or comments from the Board

Chair Wylock read:

James Napoli, P.E.

Dutchess County Department of Health

387 Main Street

Poughkeepsie, NY 12601

Re: DBL Gas Station and Car Wash

Site Plan and Special Permit Approval
1827 Route 22, Wingdale
Tax Parcel No. 7160-00-001179

Dear Mr. Napoli,

The Planning Board has requested that the Department of Health review the above-referenced application. The applicant is proposing to reactivate a car wash which has been inactive for a number of months. The Board questions whether the current system is adequate under current standards and is concerned about its close proximity to Wetland DP-22.

A complete copy of the application was submitted to the Department in July. If you need another copy for review, please contact Betty-Ann Sherer, Planning Board Secretary, at (845) 877-4271. The Board looks forward to your comments.

Motion made by Brian Kelly to send a letter to James Napoli 2nd by John Fila

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE

Motion made by Valerie LaRobardier to continue Public Hearing to September 21, 2009 2nd by Peter Muroski

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE

It was recommended the applicant call Mr. Napoli as well to expedite the process

Jim Dolloway of American Petroleum - Mr. Singh, has been cited by the DEC for numerous violations, which he is trying to address by upgrading the system, he is shut down and there is a time factor for him to remove the tanks. The NYS regulation 614 for underground petroleum storage tanks, the tanks need to come out of the ground and he needs to be in NYS compliance. The business has been shut down and the tanks need to be replaced, they are currently over 20 years old

Applicant requested an extension of the submission deadline to insure his information is complete The Zoning meeting is the 19th - this will allow time for changes to the plans

Motion made by John Fila to extend applicant deadline from August 12, 2009 to August 26, 2009 2nd by Peter Muroski

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE

B. ODUNSI SITE PLAN- 7059-02-734525-- Open Public Hearing

Applicant Heather Anderson of Edmond Loedy Architects for Lydia Odunsi
Property located at 1531 NYS Rt 22, Wingdale
Application for Site Plan Special Permit

Applicant seeks the conversion of an existing mixed use (2) story building to (5) apartments Property located in the HC district on .74 acres

Chair Wylock read:

The Town of Dover Planning Board will hold a Public Hearing for a Site Plan and Special Permit on the application known as Odunsi Site Plan Special Permit on Monday August 3, 2009, at 7:00 PM at the Town of Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, NY 12522.

The property is bounded on the North by n/f D&D Mill and Slattery, West by n/f Metropolitan Transit Authority and the Town of Dover South by n/f Lehtonen and East by n/f Czuszel, Lavish Inc., and Yeno

TAKE FURTHER NOTICE, all interested residents and persons are invited to attend.

Motion made by Valerie LaRobardier to open the Public Hearing 2nd by Brian Kelly

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE

No comments from the Public

Ed Loedy and Heather Anderson (Kaan)

Site plan, Change of use which brought in Health dept, DEC ZBA & ARB

DEC pending formality of SEQRA determination from the Planning Board

Landscaping and lighting-were addressed but not submitted by deadline-

Engineer Berger did receive responses to his comments and agreed all of his concerns have been addressed

Chair received sketch today - changes made were items suggested by the Planning consultants

Planner Ley reviewed the Plans and the landscaping changes that were made were in response to a memo from the AKRF Landscape Architect and was fine with changes made

Review of changes: plantings and locations

Member Muroski made note of the lime stone vein in this area of the Valley
Recommendations of Ph testing to be done on site to ensure plantings are appropriate with soil type otherwise the plants are great.

Discussion of possibly continuing the application to the Sept 21 meeting-

Possible conditions of approval

DOT approval

Chapter 65 - not disturbing an area over 1/2 acre trigger should be noted

Concerns on decks being structurally sound note on map

If Ph testing suggests planting changes - substitute plantings can be done

Payment of recreation fees

Construction debris will be removed are per NYS law

Apartments are mis-marked and should be corrected

Motion made by Brian Kelly to close the Public Hearing 2nd by Peter Muroski

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE

MEMBER VALERIE LAROBARDIER- AYE

Since changes to plans were minor and have been reviewed as acceptable by the consultants it was agreed to return to this item later in the meeting to review a resolution of Site Plan Approval

Discussions:

A. DOVER ESTATES 6 LOT SUBDIVISION- 7060-00-788552 & 7060-16-779491

Applicant Peter Rusciano, plans prepared by Richard Pearson of Meyer Consulting Property located at Rt22 and Rural Avenue, Dover, NY RU district

Applicant seeks to subdivide 16.64 acres to create 6 new lots

Site walk was done in December

Maria Rusciano- requested Public Hearing be set for September meeting then a presentation will be ready and comments addressed then

Plans submitted reflect responses to Engineer Berger’s comments

Chair Wylock commented on Lot 1 length of driveway; it is long 450’

Concern for access of Fire apparatus, a pull off should be incorporated

- It is planned to circulate to the Fire Company tonight-

Another point of concern is the retaining walls area need to be widened, if not removed.

There is concern about snow build up against the walls and narrowing the access.

Note- The Board is requesting a revised long EAF

Additional copies of the applications and maps for Circulation

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

Dover Estates Subdivision

Date: August 4, 2009

Tax Parcel Nos. 7060-00-788552 & 7060-16-779491

WHEREAS, an application for preliminary subdivision approval of 16.64 acres into 6 residential lots, as depicted on a preliminary plat entitled, “Dover Estates, Town of Dover”, dated 10/21/04, last revised 4/09, prepared by Northern Westchester Civil Engineering, PC, has been submitted to the Planning Board; and

WHEREAS, the proposed subdivision is located at Route 22 and Rural Avenue in the RU District; and

WHEREAS, the applicant has submitted a revised Full Environmental Assessment Form (“EAF”); and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the EAF and other application materials; 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 hereby classifies the Dover Estates subdivision as an unlisted action under SEQRA; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated SEQRA review of the project and directs the secretary to the Planning Board to send notice of its intent to all other involved and interested agencies, as indicated in the attached list.

David Wylock	<u>Aye</u>
Barbara Kendall	absent
John Fila	<u>Aye - Second</u>
James Johnson	absent
Brian Kelly	<u>Aye</u>
Valerie LaRobardier:	<u>Aye- Motion</u>
Peter Muroski:	<u>Aye</u>

David Wylock, Planning Board Chair

Involved Agencies:

**Dutchess County Department of Health
NYS Department of Transportation
Town Highway Department**

Interested Agencies:

JH Ketcham Hose Company

Motion made by Brian Kelly to set Public Hearing for Dover Estates for September 21, 2009 2nd by Peter Muroski

VOTE: DAVID WYLOCK - AYE	MEMBER BARBARA KENDALL - absent	MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE	MEMBER JAMES JOHNSON- absent	MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE		

B. PLUM HILL 7061-00-369979

Applicant Anthony Palumbo -- Plans Prepared by Rich Rennia of Rennia Engineering Design Property located on Dover Furnace Road, on 9.052 acres in the CO land use district within the AQ district
Application for Site Plan, Special Permit and Erosion Control
Applicant seeks to Modify a previously approved but un-built site plan to meet current zoning, DEC wetland setbacks and add additional building

Mr.Palumbo- At this time requested Public Hearing be set.

Members of the Board reviewed photo submitted by Engineer Rennia showing visuals of a structure at another location as proposed by Mr.Palumbo for this site

There is a similar location on RT 7 in New Milford

Chair Wylock noted a site walk my be difficult due to the over growth of brush currently on site

RESOLUTION CLASSIFYING THE ACTION AND DECLARING INTENT TO SERVE AS LEAD AGENCY

PLUM HILL SITE PLAN, SPECIAL PERMIT & EROSION AND SEDIMENT CONTROL PERMIT

Date: August 3, 2009

Tax Parcel # 7061-00-369979

WHEREAS, an application for site plan, special permit and erosion and sediment control permit approval was submitted by Renna Engineering Design, PLLC, on behalf of Danny Fortune & Co., the owner of 9.052 acres located on Dover Furnace Road, Dover Plains, New York, tax parcel number 7061-00-369979, in the CO District (the “site”); and

WHEREAS, the owner is proposing to construct two buildings to be used for mixed uses including Light Industry, Service Commercial, and Warehouse, with Building A consisting of 23,744 sf and Building B, 20,000 sf; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form (“EAF”); and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the EAF and other application materials; 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 hereby classifies the Plum Hill site plan, special use permit and erosion and sediment control permit as an unlisted action under SEQRA; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated SEQRA review and directs the secretary to the Planning Board to send notice of its intent to all other involved agencies, as indicated in the attached list.

Dated: August 03, 2009

Moved By: Brian Kelly **Seconded By:** John Fila

Resolution Approved/Disapproved:

David Wylock	<u>Aye</u>
Barbara Kendall	absent
John Fila	<u>Aye</u>
James Johnson	absent
Brian Kelly	<u>Aye</u>
Valerie LaRobardier:	<u>Aye</u>
Peter Muroski:	<u>Aye</u>

David Wylock, Planning Board Chair

Involved Agencies:

Architectural Review Board, Dutchess County Department of Health, NYS Department of Environmental Conservation, Dutchess County Highway Department

Interested Agencies:

JH Ketcham Fire Company & Metro North Railroad**Motion made by Peter Muroski to set Public Hearing for September 21, 2009 2nd by Valerie LaRobardier**

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - absent MEMBER JOHN FILA - AYE
 MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- absent MEMBER PETER MUROSKI- AYE
 MEMBER VALERIE LAROBARDIER- AYE

Planner Ley- comment on rear set back- according to code this needs to be wooded, they are proposing a number of built features within that set back, this is something that needs to be addressed

Mr.Palumbo- Understands the point and felt it was valid, the detention basin is in the setback , if this is a location that works for the basin, maybe plantings can be done to assist meeting the requirement. Wetlands are on one side, so that won't work, there is a small area near the rail road, and hopefully plantings would suffice there.

Planner Ley- there can be additional trees as well A: trees are not a problem

Attorney Polidoro- There is an open space - is that an easement that has been dedicated?

A: the property was originally residential, it was rezoned, in order to do that he went to adjacent land owners and asked permission. In doing this, in order to get the change in zoning, this area was deemed a deeded open space, so it would not be built on. This was with the project proposed a few years ago, and they would like to stay with that agreement. There is no plan to build in that area as part of an agreement with the neighbors. This is shown on the original site plan that had expired and will be shown on the new site plan maps as well.

Q: Is this a deed restriction or a note on the map

A: It is a site plan condition, not on the deed. If nothing is built, it would not be a condition of the property, but if a structure is built, then the condition stands as that area being open space. The acreage is being offered as mitigation for developing the parcel

According to the zoning 60% is the required open space- so how that requirement is met is something that needs to be demonstrated - It seems as though it is met, but should be shown

The septic is in the open space area it needs to be determined if there were restrictions on the open space area that would prevent the septic from being there. It seems as though there are no restrictions.

Mr.Palumbo- the same restriction will be carried to the new site plan

In addition to it being on the map would you declare it to the County-?

A: No, because if the project is not built and the property is sold it wouldn't make sense for that restriction to be on the parcel. The restriction is only if the buildings are built. If no buildings are built, then the restriction should be void.

C. Lawrence Thinning- 7163-00-738572

Applicant: Jamie Lintner for Elizabeth Crane Lawrence

Property Located on McCarthy Road Rear

Applicant seeks Site Plan and Timber Harvest permit for selective thinning on 212 acres
Of land in the RC district

Jamie Lintner:

Crane Pond - 2 existing culvert crossings - this is the only wetland crossing on the property they cut the parcel in half. This will most likely be a winter project

Engineer Berger this requires Site Plan & Chapter 65 - Site walks have been done on these types of projects in the past.

A lot of information is still missing in respect to chapter 65, a lot of waivers are recommended, and Applicant was invited to view other Timber Harvest applications to better understand how to meet the requirements

Larger maps to show site- trails existing and proposed to be shown

Timber harvest can be an erosion control nightmare if not done properly.

E&S practices need to be outlined. Larger site maps need to be provided to the Board

Mr. Lintner would be glad to have the Board walk the site, Landing area existing from 35 years ago

Planner Ley:

The application is incomplete with regards to the submission requirements of §145-65 Site plan review. However, since no buildings are proposed, a number of these requirements could be waived by the Planning Board. AKRF recommends that the applicant provide the following requirements of §145-65:

- A site plan, drawn at a scale and on a sheet size appropriate to the project that includes the following:
 - Name of the project, boundaries, date, North arrow, and scale of the plan, name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner.
 - The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.
 - The location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls, and fences. Location, type, and screening details for all waste disposal containers shall also be shown.
 - Erosion and sedimentation control plan required by Chapter 65 of the Dover Town Code to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.
 - Land use district boundaries within 200 feet of the site's perimeter shall be drawn and identified on the site plan, as well as any overlay districts that apply to the property.
 - Traffic flow patterns within the site, entrances and exits, and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas to satisfy the requirements of § 145-40N.

Motion made by John Fila to set escrow for \$1,500.00 2nd by Brian Kelly

VOTE: DAVID WYLOCK - AYE

MEMBER BARBARA KENDALL - absent

MEMBER JOHN FILA - AYE

MEMBER BRIAN KELLY- AYE

MEMBER JAMES JOHNSON- _absent

MEMBER PETER MUROSKI- AYE

MEMBER VALERIE LAROBARDIER- AYE

Access Bog Hollow
Landing area from 35 years ago stands before Crane Pond

Site Walk Set for Sunday September 13, 2009 @ 9:00am near 341- Bog Hollow to east entrance near
Preston Mountain

RESOLUTION CLASSIFYING THE ACTION

Lawrence Site Plan and Erosion and Sediment Control Permit

Date: August 3, 2009

WHEREAS, an application for site plan approval and an erosion and sediment control permit was submitted by Jamie Lintner on behalf of Elizabeth Lawrence, the owner of 212 acres located McCarthy Road Rear, Dover, New York, tax parcel number 7163-00-738572, in the CO District (the “site”); and

WHEREAS, the applicant is proposing to selectively harvest timber removing approximately 150,000 board feet utilizing existing landings and skid roads; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form (“EAF”); and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the EAF and other application materials; 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 hereby classifies the Lawrence site plan and erosion and sediment control permit as an unlisted action under SEQRA.

Dated: August 03, 2009

Moved By: Valerie LaRobardier **Seconded By:** Peter Muroski

Resolution Approved/Disapproved:

David Wylock	<u>Aye</u>	Barbara Kendall	<u>Absent</u>
John Fila	<u>Aye</u>	James Johnson	<u>Absent</u>
Brian Kelly	<u>Aye</u>	Valerie LaRobardier:	<u>Aye</u>
Peter Muroski:	<u>Aye</u>		

David Wylock, Planning Board Chair

Engineer Berger- The key is a map that can be read, to show what trails are there, what trails need to be fixed , culverts, - if there will be disturbance, what best management practices will you be using, - water bar, silt fence, seeds, hay mulching. On the map they need to be shown where, if they are typical things, widening trails, fine, but say that and show it. Even in the winter- DEC likes to see seeding for winter thaw growth. There should be provisions made for potential concerns or problems on site. USGS maps are available for your use.

Return to Odunsi Application:

NOW THEREFORE BE IT RESOLVED that the Planning Board finds that a proper case exists for requiring parks and playgrounds to be suitably located on the site plan and that a park of adequate size cannot be located on the site.

BE IT FURTHER RESOLVED that the Board hereby approves the site plan entitled, "Site Plan for Lydia Odunsi at: 1531 Route 22", dated May 13, 2009, last revised August 3, 2009, prepared by Edmond G. Loedy, Architect P.C., and approves a special permit to convert an existing mixed-use building located on the site into multi-family housing consisting of three (3) new residential dwelling units, in addition to three (3) existing dwelling units, subject to the following conditions:

1. Payment of all fees and escrow, including the recreation fee for three (3) new residential dwelling units;
2. Proof of obtainment of a DEC wetlands permit;
3. Proof of obtainment of DOT approval;
4. Revision of plan to state that deck is structurally sound;
5. Revision of plan to include the following note: construction debris and waste will be removed in accordance with all local, State and Federal laws.
6. Confirmation through PH testing of the soil that the proposed plantings are appropriate for the location. Should the soil be found to be alkaline, the applicant shall substitute the plantings with other native plantings of similar size and spread. The substituted plantings shall be administratively reviewed by the Planning Board for their appropriateness for alkaline soils.
7. Inclusion of the site survey map and sewage disposal system design drawing, approved by the Planning Board Engineer, in the approved drawing set.

August 3, 2009

David Wylock	Aye	
John Fila	Aye	
Brian Kelly	Aye	
Valerie LaRobardier	Aye	MOTION
Peter Muroski:	Aye	2 ND

David Wylock, Planning Board Chair
(Members Kendall & Johnson are absent)

D. COPPOLA- ACCESSORY APT- 7061-02-611874

Applicant: Peter Coppola --Plans Prepared by P.W.Scott
Property located at 2504 Route 22, Deveron 5.33 acres in the SR district
Application for Special Permit for a 1,000 square ft Accessory apartment

On the second floor of new garage

Member Muroski spoke with Mr. Coppola tried to assist with planting plan suggestions He will try again to contact applicant

A Copy of suggested rain garden plantings was distributed to the Board by Member Muroski

Possible application being submitted- Mr. Munsey submitted an application to the ARB fro signs and section 145-10 F of the code was triggered- This applicant now needs to submit site plan

There was also a brief discussion on the paperless meetings, how documents will be distributed and mail to be received

Motion made by Brian Kelly to adjourn 8:38 2nd by Peter Muroski

VOTE: DAVID WYLOCK - AYE MEMBER BARBARA KENDALL - AYE MEMBER JOHN FILA - AYE
MEMBER BRIAN KELLY- AYE MEMBER JAMES JOHNSON- AYE MEMBER PETER MUROSKI- AYE
MEMBER VALERIE LAROBARDIER- AYE

Respectfully submitted,

Betty-Ann Sherer

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

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