

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 - October 19, 2009
7:00PM

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<input checked="" type="checkbox"/> | Co-CHAIR David Wylock
Member Barbara Kendall
Member John Fila
Member Brian Kelly
Member James Johnson
Member Valerie LaRobardier
Member Peter Muroski |
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Also, in attendance representing the Planning Board were Planning Board Attorney Victoria Polidoro, Planner Ashley Ley and Scott Ouimet & Michelle Zerfas from the office of Joseph Berger.

For the Applicant Jim Muncey 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 7:08 PM and began with the Pledge of Allegiance

Executive Session:

The purpose of this executive session is to discuss:

- Proposed, pending or current litigation at the request of the Supervisor and Town Counsel

Motion made by Barbara Kendall to enter executive session 2nd by Peter Muroski

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

Motion made by Valerie LaRobardier to return from executive session no money was spent, no decisions were made 2nd by Barbara Kendall

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

Discussions:

Hayden Hall- Dover Furnace Application 7061-00 -182280, 7061-00-357420, 7061-00-062121

Applicant Jim Muncey Plans Prepared by: Zarecki & Associates

Property located at 30 Green Acres Road, Dover, on 181.9 acres, located in the RU zone

Application for Site Plan Special Permit Approval

Applicant seeks to renovate and expand an existing kitchen catering bathrooms, renovate existing dining hall for catering use parcel.

Purpose of this meeting is the discussion of new information submitted for the deadline prior to the Public Hearing scheduled on November 16, 2009 @ 7:00pm

Chair Wylock read his comments:

10/19/09- SPECIAL MEETING RE: HAYDEN HALL

1- PURPOSE OF MEETING- SINCE YOU SUBMITTED YOUR APPLICATION ON OCTOBER 5TH, SEVERAL ISSUES AND QUESTIONS HAVE COME UP CONCERNING YOUR CATERING BUSINESS ON THE FORMER MISSION SOCIETY CAMP SITE. HOPEFULL Y THIS EVENING WE CAN HAVE A FRANK DISCUSSION AND REACH A CONCLUSION THAT WILL SATISFY THE RQUIREMENTS OF THE TOWN CODE, AS WELL AS YOUR REQUESTS TO OPERATE HAYDEN HALL AS A CATERING BUSINESS.

II-I HAVE SOME BRIEF COMMENTS TO MAKE AND THEN I WILL ASK OUR CONSULTANTS TO GIVE THEIR COMMENTS AND FINALLY OUR BOARD MEMBER WILL HAVE AN OPPORTUNITY TO COMMENT.

111- AS YOU ARE AWARE THE PLANNING IS BOUND BY STATUTE TO SEE TO IT THAT EVERY APPLICATION THAT COMES BEFORE US COMPLIES WITH THE TOWN CODE, PRIOR TO GRANTING ANY APPROVAL. THIS APPLIES TO EVERYONE, BIG AND SMALL, LARGE LAND HOLDER AND INDIVIDUAL LOT OWNERS LOOKING FOR A ONE LOT SUBDIVISION AND IN MANY CASES UNFORTUNATELY, THE APPLICANT HAS TO GO TO GREAT EXPENSE TO COMPLY WITH THE LAWS AND REGULATIONS.

OUR ATIORNEY AND PLANNER WILL GO INTO DETAIL AS TO WHAT IS REQUIRED IN YOUR APPLICATION PRIOR TO GETTING ANY APPROVALS. FOR THE RECORD, I WOULD LIKE TO STATE THAT THE SITE IN QUESTION IS ON THE FORMER, NY MISSION SOCIETY CAMP WHICH DATES BACK TO THE EARLY 1920S. AT ONE TIME THEY ACCOMODATED SEVERAL HUNDRED DISADVANGAGED CHILDREN FROM NYC FOR AN EXPERIENCE OF SUMMER CAMP LIFE. BY THE LATE 1990S WITH THEIR DONATIONS AND REVENUE DIMINISHING THEY WERE ONLY ABLE TO PROVIDE A CAMP LIFE FOR Approximately 70 CHILDREN. WHILE THEY WERE EXPERIENCING FINANCIAL PROBLEMS THEY APPARENTLY BEGAN TO RENT OUT HAYDEN HALL FOR CATERED FUNCTIONS, BUT AS AN ACCESSORY USE, NOT A PRIMARY USE OF THAT BUILDING.

YOU PURCHASED THE PROPERTY IN JUNE 2008 AND WHEN DID YOU START RENTING THE HALL OUT FOR CATERED AFFAIRS?

A: We've thrown some private parties there for 3 months or 4 months

IT APPEARS THATTHE CAMPS LAST SEASON WAS IN 2004 AND I DO NOT KNOW
 THER ACTUAL DATE OF CLOSING HAYDEN HALL DOWN. DO YOU KNOW?

IF THERE WAS A LAPSE OF 12MONTHS OR MORE BETWEEN WHEN THE CAMP SHUT DOWN THE BUILDING AND WHEN YOU BEGAN TO USE IT FOR CATERING PURPOSES, THEN THERE IS NO CONTINUATION OF NON-CONFORMING USE, PLUS THE CAMPS USE OF THAT BUILDING WAS A NON-PERMITIED USE, WHICH LEAVES YOU IN A POSTION WHERE THE WORST CASE SCENARIO WOULD BE FOR YOU TO GO TO THE ZBA FOR A USE VARIANCE, WHICH IS VERY DIFFICULT TO OBTAIN AS YOU MUST SHOW A HARDSHIP.

FORTUNATELY THERE ARE OTHER OPTIONS, ONE BEING THE PROPOSED ZONING AMENDMENT NOW BEFORE THE TOWN BOARD WHICH WOULD ALLOW CONFERENCE CENTERS AND INNS ON PROPERTY SUCH AS YOURS.

FINALLY. YOUR PROPERTY IS IN THE RU ZONE WHICH PROHIBITS SERVICE BUSINESS AND IN THE DEFINITION SECTION OF THE CODE, CATERING IS DEFINED AS A SERVICE BUSINESS.

I KNOW THAT YOU WANT TO RESPOND, HOWEVER LETS HEAR FROM OUR CONSULTANTS AND BOARD MEMBER AND THEN YOU CAN HAVE THE FLOOR.

ASHLEY, OUR PLANNER WILL GIVE HER COMMENTS, THEN VICTORIS OUR ATTY AND THEN SCOTT, FROM BERGER ENGINEERING WILL COMMENT ON THE SITE PLAN

Planner Ley:

It does appear that the use of Hayden Hall as a banquet facility in the past was an accessory use to the camp, it wasn't necessarily permitted by the Town and now that has become the primary use. So the concerns are is this a continuation of a preexisting non conforming use and does it meet the threshold for that. There are different ways this could be processed by the Town and here are my comments with my recommendation of the continuance of the expansion of a preexisting non conforming use

Following up on the discussion at the October 5, 2009, Planning Board meeting regarding the proposed Re-occupancy and use of Hayden Hall and other existing buildings on the former ±1600 acre Camp Minisink property, AKRF has the following observations and recommendations.

PAST USE OF THE PROJECT SITE

From 1921 to 2004, the primary use of the project site was a summer sleep-away camp for youths from the not-for-profit New York City Mission Society (NYCMS). The Conference Center at Green Acres was also located on the property. While the NYCMS did make these facilities available for public use, for events such as weddings and private parties, the rental of these facilities for such functions was accessory and incidental to the primary camp use of the property. While the camp use ceased in 2004, it appears that the property may have been used for a limited number of private functions following that date. Since the camp pre-dated the Town's Zoning Code, a Site Plan and Special Permit were never granted. Pursuant to § 145-10.F and § 145-27, the enlargement or expansion of this use would require Planning Board Site Plan and Special Permit approval.

PROPOSED USE OF THE PROJECT SITE

Based on the discussion at the October 5, 2009 Planning Board meeting, it appears that for the foreseeable future, the primary use of the property will be as a banquet facility, with limited lodging and recreational activities incidental to that use. Since, historically, the use of Hayden Hall as a banquet facility was incidental to the Camp Type 1 use of the property, and not the primary use of the site, this does not appear to be the continuation of a Camp Type 1 use.

The Dover Code does not have a definition of a banquet facility or conference center. However, catering is listed in the definition of a "service business" and is not a permitted use in either the RC or RU Zoning Districts. Restaurants are also not permitted in the RC and RU Zoning Districts.

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PROCESSING OF THE APPLICATION

There are a number of options for moving forward with the review of this application, and these are as follows:

1) Continuation of a Camp Type 1

In order to pursue the review of this application as a Camp Type 1, the Applicant should provide further information on the proposed use of the existing facilities on the property, to show that the use is in fact a Camp Type 1 use. The concern is that, historically, the banquet facility was accessory and incidental to the camp use. Should the camp use not continue, the banquet facility may not be considered a permitted use. A ZBA interpretation of this assessment may be required.

Furthermore, the applicant would need to pursue Site Plan approval for the proposed addition, as well as Planning Board Special Permit approval for the use of the site as a Camp Type 1. A ZBA variance for a footprint greater than 6,000 sf and Architecture Review Board approval would also be required.

2) Town Board Special Permit

Under this option, the Applicant would pursue a Special Permit from the Town Board for the use of Hayden Hall as a "banquet facility." A "banquet facility" is not currently listed in the Code, therefore pursuant to § 145-10.B a Town Board Special permit may be pursued. Planning Board Site Plan review would focus on the addition to Hayden Hall, and associated parking, access, septic, water, lighting, and landscaping improvements (but not the entire site), as well as a ZBA variance for a footprint greater than 6,000 sf, and Architecture Review Board approval would also be required. Detailed review of the full site would be postponed until such time that new uses for the other existing buildings are proposed, or further site plan changes are pursued. The concern with this approach is that "catering" is a service business that is not permitted in this zoning district and that "catering" may not be substantially different from a "banquet facility."

3) Recreational Business Zoning

As discussed at the Planning Board meeting, the Town Board is currently considering the adoption of a local law that would amend the definitions of recreational business and camp type 1, add new definitions for a range of lodging facilities, and would create new supplementary regulations for such businesses. Should this local law be adopted, the proposed project would likely become a permitted use. The Planning Board would conduct site plan and special permit review of the entire site, and the applicant may be required to submit a Master Development Plan. However, there is no guarantee that the Town Board will adopt this local law, so the Applicant would proceed down this path at his own risk.

4) Continuation and Expansion of a Pre-Existing Non-Conforming Use

The historic use of Hayden Hall as a banquet facility likely pre-dates the Zoning Code. Although the facility was accessory to the principal use of the Camp Type 1, it was rented out for various private functions. As previously discussed, "catering" is not a permitted use in this district.

However, pursuant to § 145-23 of the Code, a pre-existing non conforming use or structure may continue.

Furthermore, pursuant to § 145-25.B, the "Planning Board may issue a special permit allowing an expansion of a nonconforming use or structure by up to 50% of its area at the time of the adoption of this chapter, provided that all other requirements can be met, and that such expansion does not reduce any nonconforming setbacks by more than 20%." As currently proposed, the total square footage of Hayden Hall would expand by 47% (5,909 sf to 8,704 sf). To proceed with the review of the application under this path, the Planning Board would consider Site Plan and Special Permit approval of the addition to Hayden Hall only, and associated parking, access, septic, water, lighting, and landscaping improvements. A ZBA variance for a footprint greater than 6,000 sf, and Architecture Review Board approval would also be required.

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Detailed review of the full site would be postponed until such time that new uses for the existing buildings are proposed, or further site plan changes are pursued.

RECOMMENDATION

Based on the above analysis, AKRF recommends that this application be processed under option 4, as the continuation and expansion of a pre-existing non-conforming use. We do not recommend considering this use as a Camp Type 1 as the proposed use does not match the current (or proposed) definition of a Camp Type 1. Moving forward, should the future development of this site not conform to either the existing Code or the zoning amendment currently before the Town Board for consideration, the Applicant should consider petitioning the Town for a Zoning Amendment.

Attorney Polidoro- Depending on how you proceed there will be certain information required. . I have not gone back to the code from 1999- if you could show that this catering use was going on in the 70's or 80's then it would be a more legal use.

Member LaRobardier- Recalled parties in the early to mid 80's

Member Kendall- read through the planner's recommendations and felt they were reasonable. The applicant would have to go to the ZBA for the foot print, unless the Town Board passed the Zoning Amendment.

Member Fila- The term "Use" doesn't mean what we thought it meant. Use could mean "intended" 145-74 pg 112 definitions so if it is intended; it meets that section of the code The key is "intended" it gives a lot of latitude.

Chair- Do you know what the use was up to the time they sold it?

A: Various uses, there are many structures; you're looking at just 1 building, when there are many to meet the camp status. There are other dining halls there, a 6,000 square foot one was removed, and there is another that may or may not be removed. The hardship is that prior to buying this- Jill Way, and the Town Attorney went there, we looked at the code and all the uses and at that time they said I could do it. I made a very large investment based on having camp 1 status and it was pre existing non conforming, so I thought with all of these buildings, I could do at least what they were doing. And have the legal right to do it. I'm just looking at a kitchen, that had a kitchen and I just wanted to expand it. I had a 6,000 square foot mess hall right there that we demolished.

Chair- Did they give you a statement in writing?

A: No we took 2 hours and we drove the site with the code book out, they asked what my intentions were - we can speak to them. This was prior to the purchase to the property. There are over 80 structures there, to make me go back and prove that there were functions there, when it's a preexisting non conforming-

Member Fila- I do think Ashley's option 4 made good sense to me.

Member Muroski- My only suggestion is that we work with Mr. Muncey- whether it was pre existing or not we can't seem to answer. This use is already there and has been for a while, so let's work with him on option 4.

Chair - There's a zoning amendment before the Town Board that would cover Wind Roses' desires and the other camps in Town, they are adding "conference center" and "Inn" they could possibly add catering.

Mr. Muncey- last time we said either wait for the local law to change, under option 2 it would be covered, or follow through and go to the ZBA, for size, if that takes 90 days and go to ARB also- The 3rd option just came into play.

Chair- the Zoning may go through before you got through the other Boards

Mr. Muncey- Well the Zoning Board would just be 1 meeting for the variance. My challenge now is getting a foundation in now, people are trying to book weddings and I am turning down business everyday, you can't tell a Bride that I didn't get it done because the Planning Board in the Town of Dover wouldn't let me get my permit.

Member Fila- There may be a ZBA issue because they denied Camp Ramah it was a percentage issue, you may meet some resistance.

Member Kendall—I think its up to the applicant to decide this path.

Mr. Muncey- I'll take the quickest path and try for the ZBA in case the local law doesn't pass, If the hearing gets extended out it might not be for another 60 days- I can go to the ZBA and get back for your next meeting, If I am successful with the ZBA.

Applicant to check for the ZBA and ARB deadlines in order to submit his documents on time.

Q: Have to spoken to Mr. Hearn about this application?

A: Yes, when submitting for the original building permit.

Q: Did he say for what- did he say site plan?

A: He didn't say site plan, he circled the sections of the code and he said Planning and ARB.

Chair- We still have the issue of a 12 month period -

Attorney- Maybe Mr. Muncey could talk to Mr. Hearn and he could make a case that the use has been continued and Mr. Hearn can make that determination. We need something that says this has been a continuous non conforming use. There are 2 thresholds- 1 use the use ever legal and whether it's been continued.

The non conforming use process would be a good way to process the application, it wouldn't set a bad precedent for other camps that may be operating their own things on site. It may be expanding use of a camp type 1 with is a issue that we've been battling. I just want to make sure the Board is comfortable and has authorization to proceed moving forward.

Maybe Mr. Hearn could write a letter saying this is a pre existing and a continuation of a non conforming use.

Then that would allow for a pre existing non conforming can expand up to 50 % this means the use would continue to be permitted and you can expand it, you are within the 50% for the addition and this Board could move forward under that section.

Once you get your ZBA and ARB approval you would have to come back for site plan, this Board would have to do a determination of Significance before those Boards give you final.

Mr. Muncey- I'll file with ZBA, do the same with ARB, letter from Tom Hearn Non Conforming pre existing and come back for Site plan Approval.

Attorney Polidoro- When you come back can you also provide the calculation what the existing square footage is and what it is with the expansion show it is shown that you are under the 50% And include the parking calculation existing and expanded and mark the spaces. Just looking to build a kitchen, everything is there, now I spent a lot of money on this just for a kitchen almost to the point where- I'll get the kitchen under 1,000 square feet and just build a kitchen under a building permit, that's really what kicked it over the 1,000 square feet, anything over that kicked it to planning Board. If I kept it less than 1,000 square feet I can just get through the building department. That's another option I have just reduce my kitchen, it's not doing justice to the facility if I start cutting corners

Chair- The new signs are beautiful but that also kicked it to site plan.

You're gong make me do a whole site plan to add signs to my facility. This whole thing started cause I went to the ARB, which I have done in the past and got signs approved. I went to the ARB and I wasn't there my brother went and they said you have to go to the Planning Board for a sign and I said ok, so I submitted to you for a sign. If I just can here for a sign you would make me do a whole site plan.

Chair Wylock- We didn't write this book.

Mr. Muncey- just to add a sign to the property you're going make me spend \$30,000

Attorney Polidoro- it would have been a site plan amendment, but you didn't have a site plan.

Mr. Muncey- So I created a site plan for you, I spent a lot of money

He then bulleted his project:

80 structures on the property, listed and assessed

Listed by use

Many will be demolished

Listed NYS and Federal wetlands

Listed soil markings

Flood plains identified

Scott from the office of Joseph Berger reviewed the following comments with the Applicant:

Comments

1. ***The proposed project consists of adding an addition on Hayden Hall for a kitchen.***
2. ***The existing building is currently serviced by an existing well and SDS.***
3. ***The site is not disturbing more then 0.5 acres, filling or grading of 200 cubic yards or filling or disturbing a wetland or floodplain, thus a chapter 65 erosion control permit is not required.***

Site Plan Checklist

4. ***A vicinity map of 1" = 5000 feet and an area map of 1" = 1000 feet is provided instead of the 1" = 2000 feet required. A waiver for this is recommended as the maps provide the information needed to locate the property.***
5. ***A graphic scale is not provided and should be included in any future submissions.***
6. ***The boundary of all three parcels are provided in a area map at a scale of 1" = 1000 feet. The boundary of the parcel which Hayden Hall is located on is shown on a larger map at a scale of 1" = 200 feet. The applicant has requested a waiver for the bearings and distance of the parcel. The deed bearings and distances should be provided or as a minimum the information form the county tax map should be provided on the map.***
7. ***The names and addresses for adjoining owners should be provided to the map.***
8. ***The proposed increase in impervious area is shown as going from 4,935 sf to 7,730 sf. This should be provided on the site plan with the total area of impervious area also Provided and the amount of area recently demolished also listed.***
9. ***A note should be added stating that the limit of work proposed is limited to the***

proposed addition. If any other site work is proposed it should be shown on the maps.

Comments on Map

Sheet 1

10. *The symbol for building demolished versus building to remain need to be clarified*
11. *The area of parking spaces should be shown with the number of spots listed. Individual spaces are not needed just the area with the number of spaces.*

Sheet 2

12. *The SDS for Hayden Hall should be shown and if the size and capacity is known it should be provided. Dutchess County Health Department approval of the use of the system should be provided. A grease trap for the site is recommended. Does the site need a revised permit from the Dutchess County Health Department for water supply?*
13. *Parking for the Hayden Hall should be shown with configuration and number of spots.*
14. *Since the site is close to a pond it is recommended that a rain garden be installed near the addition to collect and treat runoff from the roof of the building.*

It was explained to Mr. Muncey what a rain garden is and the purpose it serves. He felt that there were no down spouts and that he should not have to provide this. The area is all gravel.

Member Kendall- recommended that this was something to be viewed at the Site walk and later determined.

Responses: The water system has been submitted to the DOH, new piping and a new water system was installed and tested. It is an appropriate size for the existing and proposed.

He will speak to his engineer about the size of maps and vicinity, graphic scale, property owners were on a previous drawing- it should now show adjoining for all 3 grid numbers listed.

Show calculations for parking and impervious surface, revise legend- it needs to be clarified there's a typo, SDS for Hayden Hall is being designed right now and the Board needs to see that approval before this Board grants approval and needs to be shown on the plan, with the signature block from the Health department.

He again mentioned that if he revised his kitchen to under 1,000 square feet he would not have to return and wanted to know how he could just do his sign.

Dates: site walk is October 24 at 9:00 am, November 9 is ARB, and November 16 is Public Hearing, hopefully

SERQA will be done that night, and there is ZBA November 18

Reminder if the applicant moves forward with the non conforming use he is to review the Special Permit requirements for items to submit or request waivers for, beginning with section 145-60 there is a chapter on Special Use Permits. Expansion of a non conforming use requires a special use permit. It goes together with Site Plan.

Odunsi- Possible Plant substitutions

Mrs. Odunsi's contractor inquired about changes in the plants either in species or sizes of species to reduce the cost, the question being will this trigger a site plan amendment.

Member Muroski - when the applicant previously was before the Board the plant material was suggested for acid loving soil, a soil test was done and the plants were set. If they would like to reduce the number of plantings to reduce the cost, some members had concerns that plants and size and number were approved for the screening and proximity to the wetlands.

A Landscape architect from AKRF who originally looked at these plans suggested spacing out the swamp azaleas to be 8' on center which would reduce the number from 59 to 25 which would be a large cost savings. Member Muroski also suggested reducing the size of plantings.

Mrs. Odunsi had not suggested any plant changes but asked for guidance.

The Board will have Planner Ley contact the contractor with suggestions by the Board and have the applicant appear before the Board to vote to amend the existing site plan. The applicant also has an option to submit her own changes or leave the plans as originally approved.

Motion made by Barbara Kendall to reply to Mrs. Odunsi's request fro a determination as to revising her landscaping plan and recommend we would look at revisions to the South side of the property by simple proposal and the Board would review and approve at a meting. Revisions to the East of the site a more details plan would be needed 2nd by Valerie LaRobardier

VOTE: DAVID WYLOCK - AYE

MEMBER BRIAN KELLY absent

MEMBER VALERIE LAROBARDIER- AYE

MEMBER BARBARA KENDALL - AYE

MEMBER JAMES JOHNSON- absent

MEMBER JOHN FILA - AYE

MEMBER PETER MUROSKI AYE

Discussion of Referral of "A Local Law to Amend Chapter 145 of the Town Code, Zoning" "Option 3"
By the Town Board

Since this item was just referred to the Planning Board and there will be a Town Board Public Hearing on this option October 28

Member Kendall- each time it talks about large events - the Large Event Management Plans, - each time it is mentioned it is referred to the Fire department, Ambulance and NYS Police, - should the Dutchess County Sheriffs be included?

A: the management plan is something in place for traffic management not emergency response. During site plan review the Planning Board would be able to create this large event management plan that would identify areas where parking would be they would contact emergency service departments, fire department and make sure there would be sufficient access and just to plan things out ahead of time should there be a large event- traffic, noise control etc. for 500-600 people.

* Toilet facilities and locations to insure they are not near streams or ponds

Member Fila:

Camp type 2 is left out it is left as a day camp-

That has not been revised

The use of the phrase land and/or water, it usually means both or either the intent needs to be clarified

It could simply be revise to state "it could be 200 acres of land or land and water" other wise it could be any combination of the two.

The definition of accessory facilities is tied in with incidental which means something subordinate to the normal use of the camp but every camp has those. It would be difficult to conceive a camp that does not pass the threshold of 5 accessory uses.

The term accessory facility was added and within that there is no specific type of building or use. It's basic.

ACCESSORY FACILITY – A structure greater than 500 square feet, or an improved area involving more than 5000 square feet of impervious surface, that is subordinate to a principal use on the same lot or assemblage of lots and used for a purpose or purposes customarily incidental to those of the principal building or use. Multiple accessory facilities of the same kind which are grouped to comprise a contiguous area of impervious surface shall be considered one accessory facility (e.g. multiple basketball courts or a grouping of activity pavilions).

Please refer to the 10/14/09 memorandum for a more detailed description of the differences and reasoning behind “Option 3” versus “Option 2” which you reviewed previously (“Option 1” was to take no action). The highlights of Option 3 are as follows:

- 1) Camps would remain camps.
 - a. Basic camps would remain as is, but camps proposing site changes that meet a certain threshold of intensity of development would be required to prepare a master plan.
 - b. Camps anticipating large events with more than 500 attendees would be required to prepare a large event management plan.
 - c. The Planning Board would be permitted to increase the footprint of a structure to 20,000 sf.

- 2) Definition of “accessory facility” and further clarification was added.

- 3) Clarification of different types of lodging facilities were added to the definitions and new supplementary regulations added. New definitions include:
 - a. Country Inn/Conference Center (with supplementary regulations)
 - b. Group Lodging
 - c. Hotel/Motel (replaces “Lodging Facility”)

When you are reviewing Option 3, please note that anything in **bold type face** is what changed since you last reviewed it.

No further questions or comments from the Board

The Members of the board were instructed to review these documents and be prepared to discuss and forward comments to the Town Board at the next meeting

Cathy Kulzer- Recreational Business has been pretty much unchanged, that portion that they started with had not really morphed into anything, but the camps had concerns as they were guided to wards the regulations and the Town redefined camps and we revised. The Country Inn and convention Center was added and is now referred back to you. Wind Rose does not have a problem with the local law; we just hope there isn't another revision.

Meeting schedule-

November 2 meeting - cancelled due to Election Day set up

Next meeting- November 16,

Site walk set for Saturday October 24th 9:00 am for Hayden Hall and 11:00 for Rusciano

Motion made by Barbara Kendall to adjourn 8:55 2nd by Valerie LaRobardier

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

Respectfully submitted,

Betty-Ann Sherer

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 call the Planning Board Office with any questions 845-832-3048