

### Town of Dover Planning Board

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



(845) 832-6111 ext 100

Planning Board  
Monday, November 21, 2011  
7:00PM

- Co-Chair David Wylock
- Co- Chair Valerie LaRobardier
- Member James Johnson
- Member Peter Muroski
- Member Michael Villano
- Member Sharon Ipavich
- Member Tom Holmes

Also, in attendance representing the Planning Board was Planning Board Engineer Joseph Berger, Planners Ashley Ley & Susan Jainchill, Attorney Victoria Polidoro & a Court Stenographer

For the Applicants: James Sullivan of Zarecki & Associates & Jim Rogers for Crystal House Expansion, Doug Ramey for Chestnut Ridge Rod & Gun Club Cooperstown Timber Harvest, Michael Circosta & Giocondo DiPietro for Four Seasons Plaza as well as other interested members of the Public.

#### Meeting Called to Order

The regular monthly meeting of the Town of Dover Planning Board was called to order at 7: 04 pm by Chair Wylock and began with the Pledge of Allegiance

#### PUBLIC SCOPING SESSION:

- I. CRYSTAL HOUSE EXPANSION 7063-12-771567- 0.97 acres & 7063-00-717621-20.1acres  
 APPLICANT James Rogers for Crystal House PLANS PREPARED BY James Sullivan of Zarecki & Associates  
 PROPERTY LOCATED AT: 97 Mill Street, Dover  
 APPLICANT SEEKS *SITE PLAN & SPECIAL PERMIT* to add a rear second story addition to provide an additional 2.5 bathrooms with 9 additional resident rooms on a .97 acre parcel in the HR district  
*Subdivision* application has been submitted in order for the applicant to gain acreage to accommodate his SDS

This portion of the meeting was transcribed by a Court Stenographer.  
That transcription will be used to detail the actions taken during this part of the meeting

**Motion made by Valerie LaRobardier to Close the Scoping Session 2nd by Peter Muroski**

VOTE: CO-CHAIR WYLOCK – AYE  
MEMBER JAMES JOHNSON - ABSENT  
MEMBER MICHAEL VILLANO - AYE  
MEMBER TOM HOLMES- ABSENT

CO-CHAIR VALERIE LAROBARDIER- AYE  
MEMBER PETER MUROSKI – AYE  
MEMBER SHARON IPAVICH– AYE

*Motion approved*

**Motion made by Peter Muroski to take a 5 Minute Recess to allow time for the Stenographer to conclude her work 2nd by Sharon Ipavich**

VOTE: CO-CHAIR WYLOCK – AYE  
MEMBER JAMES JOHNSON - ABSENT  
MEMBER MICHAEL VILLANO - AYE  
MEMBER TOM HOLMES- ABSENT

CO-CHAIR VALERIE LAROBARDIER- AYE  
MEMBER PETER MUROSKI – AYE  
MEMBER SHARON IPAVICH– AYE

*Motion approved*

**Motion made by Valerie LaRobardier to resume the meeting 2nd by Sharon Ipavich**

VOTE: CO-CHAIR WYLOCK – AYE  
MEMBER JAMES JOHNSON - ABSENT  
MEMBER MICHAEL VILLANO - AYE  
MEMBER TOM HOLMES- ABSENT

CO-CHAIR VALERIE LAROBARDIER- AYE  
MEMBER PETER MUROSKI – AYE  
MEMBER SHARON IPAVICH– AYE

*Motion approved*

**ENTERTAIN REQUESTS OF EXTENSION:**

- KUNZELMAN

Letter of request submitted:

Re: Kunzelman Subdivision Weil Road Town of Dover, Dutchess County Tax Lot #04-7161-00-698116

Dear Co-Chairs Mr. Wylock, Ms. LaRobardier and Members of the Planning Board:

Please accept this letter as a request for an extension of the preliminary subdivision approval, which was granted on June 3, 2008, for the above captioned project. At this time, we are in the process of obtaining approval from the current Town Highway Superintendent for improvements to and maintenance of Weil Road, and from J.H. Ketcham Hose Company. We have prepared and submitted a revised bond estimate for an Erosion and Sediment Control Permit (Ch. 65); and a bond estimate for work proposed on Weil Road for a Highway Work Permit to the Town Engineer. We intend to make a complete submittal shortly which addresses all outstanding conditions that were specified in the preliminary approval resolution dated May 28, 2008.

We respectfully request that Board provide the applicant with a six (6) month extension of the preliminary approval from the current December 3, 2011 expiration date to an extended expiration date of June 3, 2012.

**RESOLUTION TO EXTEND TIME IN WHICH TO SUBMIT A FINAL PLAT  
Kunzelman Subdivision**

November 21, 2011

Tax Parcel No. 7161-00-698116

WHEREAS, on June 3, 2008, the Planning Board granted preliminary plat approval to the subdivision entitled “Kunzelman Subdivision” for property located on Weil Road, Tax Parcel No. 7161-00-698116 (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, on December 2, 2008, the Board granted the applicant a 6-month extension of time within which to submit the final plat, to June 3, 2009; and

WHEREAS, on June 1, 2009, the Board granted the applicant a second 6-month extension to December 3, 2009; and

WHEREAS, on January 6, 2010, the Board granted the applicant a third 6-month extension of time to June 3, 2010; and

WHEREAS, on May 17, 2010, the Board granted the applicant a fourth 6-month extension of time to December 3, 2010; and

WHEREAS, on November 15, 2010, the Board granted the applicant a fifth 6-month extension of time to June 3, 2011; and

WHEREAS, on May 2, 2011, the Board granted the applicant a sixth 6-month extension of time to December 3, 2011; and

WHEREAS, the applicant has timely requested an additional extension of time in which to satisfy the conditions of preliminary plat approval and submit a final plat for the Board's consideration; and

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

**NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants the applicant a 6-month extension of time to submit a final plat to the Planning Board for the Board's consideration to June 3, 2012.**

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

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

- David Wylock Aye
- Valerie LaRobardier Aye
- Tom Holmes absent
- Sharon Ipavich Aye
- James Johnson absent
- Peter Muroski Aye
- Michael Villano Aye

Planning Board Co-Chair David Wylock

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MEADOW BROOK ESTATES

## Letter of Request submitted:

Dear Co-Chairs Mr. Wylock, Ms. LaRobardier and Members of the Planning Board:

Please accept this letter as a request for an extension of the preliminary subdivision approval, which will expire on November 8, 2011, for the Meadow Brook Subdivision project located along NYS Route 22 in the Town of Dover. To date the test wells have been drilled and tested. We will be submitting the well testing results to the Dutchess County Health Department for their approval. In addition the applicant's attorney is continuing to work towards finalization of legal documents for the Homeowners Association. The Town Attorney and applicants have been in consultation in this regard.

We respectfully request that the Board provide the applicant with a six month extension of the preliminary approval from the November 8, 2011 expiration date to an extended expiration date of May 8, 2012.

Thank you for your consideration in this matter. Please do not hesitate to contact me should you have any questions or concerns.

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

November 21, 2011

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

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

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

WHEREAS, by letter date October 7, 2011, the applicant timely requested an additional extension of time in which to submit a final plat from November 8, 2011 to May 8, 2012; and

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

**NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Law § 276(5)(h), the Planning Board hereby grants the applicant a six-month extension of time to May 8, 2012, to submit a final plat for the Board's consideration.**

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

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

David Wylock	<u>Aye</u>
Valerie LaRobardier	<u>Aye</u>
Tom Holmes	<u>absent</u>
Sharon Ipavich	<u>Aye</u>
James Johnson	<u>absent</u>
Peter Muroski	<u>Aye</u>
Michael Villano	<u>Aye</u>

Planning Board Co-Chair David Wylock

**DISCUSSIONS:**

- II. CHESTNUT RIDGE ROD & GUN CLUB (CRRGC) COOPERSTOWN RD TIMBER HARVEST - 6961-00-436016  
 APPLICANT Doug Ramey For PROPERTY OWNER CRRGC  
 PROPERTY LOCATED at 355 Cooperstown Road, Dover  
 APPLICATION FOR Site Plan, Timber Harvest, Erosion Control Permit for Commercial Timber harvest and thinning on approximately 100 acres of a 1,375.84 acre parcel in the RC district as part of a 480-a - Forest Management Program

Doug Ramey- Consulting Forrester for CRRGC- This is the Cooperstown property, approximately 1,500 acres on East Mountain, Ridge Road / Rt 22 & County RT 21.

The scope is approximately 100 acres, through a 480A - forest management program since 1996 for 15 years they have periodically been working on the forest improvement projects. This has been approved by DEC. The comments from the Planner & Engineer have been received and a document was submitted today in response. Buffers are being maintained on the wetlands, no stream crossings, using existing woodland roads, there have been no problems in the past. There are time restrictions for the project, it will be done during the winter when there will be the least amount of ground disturbance and to avoid disturbance of rattlesnakes on the property.

Q: What would be the desired starting date?

A: once the ground is frozen.

Q: How long will it take?

A: Depending on conditions, about 1 month.

**Planner Susan Jainchill:**

AKRF, Inc, has reviewed the following documents for the above referenced application:

- Land use application packet dated 10/11/11
- Timber harvest application dated 10/11/11
- Erosion and Sediment Control Permit application (no date)
- Letter requesting waivers to conditions of in the Erosion Control Permit dated 10/7/11
- Stand analysis letter addressed to NYSDEC dated 10/4/11
- Notice of Commercial Harvest Form dated 10/11/11
- Resource Management Plan Five Year Update and Amendment dated January 2011and NYSDEC Certificate of Approval dated 2/17/11
- Request for Site Plan Approval Letter dated 10/7/11 (Received 10/19/11)
- A copy of the Timber Sale Contract (unsigned, no date)

**PROJECT DESCRIPTION**

The Applicant proposes to selectively harvest 1,030 trees within a 100 acre area of the 1,484 acre forested land comprising four tax parcels. The proposed harvest area is located in the central part of

the forested lands, on a hillside up-slope from the Lapp Pond and wetland areas. The area of the proposed project and other portions of the property have selectively harvested since 1996. The applicant proposes to utilize existing woodland trails for this harvesting operation. The project site is located in the Resource Conservation (RC) Zoning District. The proposed use is permitted by right in this district, but subject to site plan review by the Planning Board. This application is considered a “minor project” under the Code.

## COMMENTS

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 (pursuant to §145-65) that the applicant provide a site plan which 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.
- 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.

While the Harvest Plan Map, Contour Map, and Timber Harvest Area Map could be used as the basis for a site plan, a number of errors were noted and more detail should be provided as follows:

- The legend on the 8 ½ x 11 Harvest Plan Map, Contour Map, and Timber Harvest Area Map include either symbols that are not used or symbols that do not reflect the symbols used on the maps. Specifically there is confusion as to whether the solid red line refers to the property boundary or the tax parcel line, and whether the dashed black line indicates roads or non committed land.
- The date next to the signature of the land owner appears to be incorrect (or signed exactly 1 year before the application was submitted).

In addition, if not already done so as part of the New York State Department of Environmental Conservation’s (NYSDEC) application for commercial logging, it is recommended that the applicant submit a letter to the NYSDEC Natural Heritage Program to determine the possible occurrence threatened or endangered species on or near the property. A preliminary review of NYSDEC’s Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) indicates the potential presence of rare plants and/or rare animals in the general area of the proposed project. Given the project’s location, topography, and wooded nature of the site it is likely that the Natural Heritage Program will identify the potential for timber rattlesnakes on the property. However, potential impacts to this endangered species can be avoided by limiting the time of the timber harvest to the winter months when the timber rattlesnakes are hibernating.

*Some of these concerns have been addressed in the response from the applicant – which will be reviewed and discussed at the next meeting*

### **Engineer Berger:**

*I have received and reviewed the following information for the above project :*

1. *Letter from East-West Forestry Associates dated 10/4/11*

2. *Letter from East-West Forestry Associates dated 10/7/11*
3. *Certificate of approval amended 2/17/11*
4. *Timber sale contract*
5. *Special permit for Town of Dover*
6. *Land use application dated 10/11/11*
7. *Applicant's letter of intent dated 10/5/11*
8. *Letter of agent dated 10/11/11*
9. *Short EAF form dated 10/11/11*
10. *Map with adjoining owners*
11. *Timber harvest application with maps dated 10/11/11*
12. *Erosion and Sediment control checklist, application, and maps*
13. *Standard and specifications for water bar*
14. *Standard and specifications for permanent critical area plantings*
15. *Construction details for stabilized construction entrance and silt fence*

*The following requirements are listed in Chapter 65 of the Town Code*

- A. Existing features map(s), at a scale no smaller than one inch equals 100 feet, indicating:  
**Maps are provided at 1"= 2000 ft , 1" = 1000 ft 1"= 500 ft and 1" = 100ft**  
**This will require a waiver to accept these maps but for the purpose and intent to be used they are acceptable and I recommend waiving the requirement for 1" = 100 ft mapping**
- (1) The boundaries of all parcels on which site preparation activities are proposed to be undertaken and boundaries of all parcels adjacent to the subject site.  
**Shown on larger scale**
  - (2) All structures and roads within a distance of 500 feet of the parcel on which site preparation activities are proposed to be undertaken. The structures shall be identified by their uses, and the roads shall be identified by their surface material and width of surface.  
**Recommend waiving**
  - (3) All watercourses within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken.  
**Watercourse in area of concern shown recommend waiving 500 foot provision**
  - (4) Existing topography at contour intervals of two feet within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken.  
**USGS topo is shown which is adequate recommend waiving**
  - (5) All sewer, water, gas and electric lines and all other utilities within the parcels on which site preparation activities are proposed to be undertaken.  
**NA**
  - (6) Major wooded areas and tree clusters within a distance of 500 feet of the parcels on which site preparation activities are proposed to be undertaken.  
**Recommend waiving**
  - (7) All vegetation areas on the site proposed for site preparation activities, including areas of grass, areas of brush and wooded areas and tree clusters.  
**Site is wooded NA**
  - (8) The depth to bedrock on the site proposed for site preparation activities, if determined during site evaluation.  
**NA**

- (9) The depth to permanent groundwater aquifers on the site proposed for site preparation activities, if such depth is determined during site evaluation.  
**NA**
- (10) The boundary of the one-hundred-year floodplain, together with the designated wetland boundaries, where applicable.  
**Shown on maps**
- (11) Drainage computations prior to site preparation and after site preparation may be required.  
**Not needed for this use**
- B. Development standards. All development, plus specifications and timing schedules, including extensions of previously approved plans, shall comply with provisions for erosion and sediment control in accordance with standards and specifications contained in a manual titled "Soil Erosion and Sediment Control Guidebook," published by the Dutchess County Soil and Water Conservation District, as it may be revised. In the event of conflict with this chapter, the provisions herein shall prevail.
- C. Operations map(s) at a scale no smaller than one inch equals 100 feet, which present a complete erosion and sediment control plan and which indicate:  
**Maps are provided at 1"= 2000 ft , 1" = 1000 ft 1"= 500 ft and 1" = 100ft**  
**This will require a waiver to accept these maps but for the purpose and intent to be used they are acceptable and I recommend waiving the requirement for 1" = 100 ft mapping**
- (1) All excavation, filling and grading proposed to be undertaken, identified as to the depth, volume and nature of the materials involved.  
**NA**
- (2) All stripping, identified as to the nature of vegetation affected.  
**NA**
- (3) All areas where topsoil is removed and stockpiled and where topsoil is ultimately placed, identified as to the depth of topsoil in each such area.  
**NA**
- (4) All temporary and permanent vegetation to be placed on the site, identified as to planting type, size and extent.  
**NA**
- (5) All temporary and permanent drainage, erosion and sediment control facilities, including such facilities as ponds and sediment basins, identified as to the type of facility, the materials from which it is constructed, its dimensions and its capacity in gallons.  
**Proposed water bars will be used as needed and details have been provided**
- (6) The anticipated pattern of surface drainage during periods of peak runoff upon completion of site preparation and construction activities, identified as to rate and direction of flow at all major points within the drainage system.  
**No change in drainage patterns are being proposed**
- (7) The location of all roads, driveways, sidewalks, structures, utilities and other improvements.  
**Existing wood roads shown on maps**
- (8) The final contours of the site in intervals of no greater than two feet.  
**NA**
- D. A time schedule which is keyed to the operation map(s), indicating:  
The work should be done over the winter  
**No time frame was provided , a condition should be placed that work be performed over the winter months**
- (1) When major phases of the proposed project are to be initiated and completed.
- (2) When major site preparation activities are to be initiated and completed.

- (3) When the installation of temporary and permanent vegetation and drainage, erosion and sediment control facilities is to be completed.
  - (4) The anticipated duration, in days, of exposure of all major areas of site preparation before the installation of erosion and sediment control measures.
- E. An estimate of the costs of providing temporary and permanent vegetation and drainage, erosion and sediment control facilities shall be prepared by applicant's engineer and confirmed by the Town Engineer.  
***Applicant has stated an amount of the erosion control bond to be \$ 1,500***  
***I recommend a Bond of \$ 3,000 be posted***

#### **§ 65-10. Standards for permit issuance.**

In granting a permit under this chapter, the standards and considerations taken into account shall include but not be limited to the following:

- A. Excavation, filling, grading and stripping shall be permitted to be undertaken only in such locations and in such a manner as to minimize the potential of erosion and sediment and the threat to the health, safety and welfare of neighboring property owners and the general public.
- B. Site preparation and construction shall be fitted to the vegetation, topography and other natural features of the site and shall preserve as many of these features as feasible.
- C. The control of erosion and sediment shall be a continuous process undertaken as necessary prior to, during and after site preparation and construction.
- D. The smallest practical area of land shall be exposed by site preparation at any given time.
- E. The exposure of areas by site preparation shall be kept to the shortest practical period of time prior to the construction of structures or improvements or the restoration of the exposed areas to an attractive natural condition.
- F. Mulching or temporary vegetation suitable to the site shall be used where necessary to protect areas exposed by site preparation, and permanent vegetation which is well adapted to the site shall be installed as soon as practical.
- G. Where slopes are to be re-vegetated in areas exposed by site preparation, the slopes shall not be of such steepness that vegetation cannot be readily established or that problems of erosion or sediment may result.
- H. Site preparation and construction shall not adversely affect the free flow of water by encroaching on, blocking or restricting watercourses.
- I. All fill material shall be of a composition suitable for the ultimate use of the fill, free of rubbish and carefully restricted in its content of brush, stumps, tree debris, rocks, frozen material and soft or easily compressed material.
- J. Fill material shall be compacted sufficiently to prevent problems of erosion, and, where the material is to support structures, it shall be compacted to a minimum of 90% of standard proctor with proper moisture control.
- K. All topsoil which is excavated from a site shall be stockpiled and used for the restoration of the site, and such stockpiles, where necessary, shall be seeded or otherwise treated to minimize the effects of erosion.
- L. Prior to, during and after site preparation and construction, an integrated drainage system shall be provided which at all times minimizes erosion, sediment, hazards of slope instability and adverse effects on neighboring property owners.
- M. The natural drainage system shall generally be preserved in preference to modifications of this system, except where such modifications are necessary to reduce levels of erosion and sediment and adverse effects on neighboring property owners.

- N. All drainage systems shall be designed to handle adequately anticipated flows both within the site and from the entire upstream drainage basin.
- O. Sufficient grades and drainage facilities shall be provided to prevent the ponding of water, unless such ponding is proposed within site plans, in which event there shall be sufficient water flow to maintain proposed water levels and to avoid stagnation.
- P. There shall be provided, where necessary to minimize erosion and sediment, such measures as benches, berms, terraces, diversions and sediment, debris and retention basins.
- Q. Drainage systems, plantings and other erosion or sediment control devices shall be maintained as frequently as necessary to provide adequate protection against erosion and sediment and to ensure that the free flow of water is not obstructed by the accumulation of silt, debris or other material or by structural damage.

**§ 65-11. Performance guaranty.**

- A. After the approval of the application and before the issuance of any permit, the applicant shall file with the Town Clerk an amount of the estimated cost of the project as submitted under § 65-9E of this chapter and verified by the authorized official, one of the following performance guaranties:
  - (1) A certified check.
  - (2) A performance bond which shall be satisfactory to the Town Board and Town Attorney as to form, sufficiency, manner of execution, surety and period of execution.
  - (3) A letter of credit from a bank approved by the Town Board and Town Attorney.
- B. The Town Planning Board may grant a waiver of such guaranty if it deems the proposed activities to be of minor scope and to be consistent with the provisions of this chapter.
- C. The party or parties filing the performance guaranty shall provide that, either upon termination of the permit or the operation, whichever may come first, the project shall be in conformity with both the approved specific requirements of the permit and the provisions of this chapter. In the event of default of such and violation of any other applicable laws, such performance guaranty shall be forfeited to the town. The town shall return to the applicant any amount that is not needed to cover the costs of restoration, administration and any other expenses incurred by the town as a result of the applicant's default. Such performance guaranty shall continue in full force and effect until a certificate of compliance shall have been issued by the authorized official after such consultation with any agencies or individuals as he deems necessary to ensure that all provisions of this chapter and of the permit have been met.

*1. In reviewing chapter 65 and summarizing comments and recommendations from the above requirements I recommend accepting the maps as submitted and waiving the requirement that all maps be*

*1"=100 ft*

*and also recommend waiving sections 65-9-A 2,3,4,5,6,7,8,9,10,11*

*2. I also recommend that a condition be placed that the work be performed during winter months only*

*3. The bond be posted for a sum of \$ 3,000*

Attorney Polidoro- Due to when the response was submitted was unable to review the document submitted. The Board can consider whether to waive the Public Hearing on this application since it is a minor site plan with ESC.

**Motion made by Peter Muroski to waive the public Hearing on the Chestnut Ridge Rod & Gun Club Cooperstown Timber Harvest Erosion Control & minor Site Plan 2nd by Michael Villano**

VOTE: CO-CHAIR WYLOCK – AYE  
MEMBER JAMES JOHNSON - ABSENT  
MEMBER MICHAEL VILLANO - AYE  
MEMBER TOM HOLMES- ABSENT

CO-CHAIR VALERIE LAROBARDIER- AYE  
MEMBER PETER MUROSKI – AYE  
MEMBER SHARON IPAVICH– AYE

*Motion approved*

**RESOLUTION CLASSIFYING THE ACTION  
CHESTNUT RIDGE ROD & GUN CLUB TIMBER HARVEST**

November 21, 2011

Tax Parcel No. 6961-00-436016

WHEREAS, the applicant, Chestnut Ridge Rod & Gun Club, has submitted an application for approval of a site plan and erosion and sediment control permit for a Timber Harvest on property located at 355 Cooperstown Road in the Town of Dover, NY Tax Grid No. 6961-00-436016 (the “site”); and

WHEREAS, the application was accompanied by a short Environmental Assessment Form (“EAF”) dated September 6, 2011; 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 project as an unlisted action under SEQRA.**

**Moved by:** Valerie LaRobardier

**Seconded by:** Michael Villano

David Wylock Aye  
Valerie LaRobardier Aye  
Tom Holmes absent  
Sharon Ipavich Aye  
James Johnson absent  
Peter Muroski Aye  
Michael Villano Aye

Planning Board Co-Chair David Wylock

- III. FOUR SEASONS PLAZA 7059-00-757268  
APPLICANT Giocondo DiPietro PLANS PREPARED by Michael Circosta  
PROPERTY LOCATED at 12 Furlong Drive Wingdale  
APPLICATION FOR Site Plan Amendment- applicant wishes to expand the use from the previously approved 4 retail businesses to 7, no change in foot print on an 1.95 acre parcel in the CO district

**Michael Circosta:**

Some issues were addressed from the site visit; they are working on the signage with the ARB.

**Planner Ley:**

AKRF, Inc. has reviewed the following plans for the above referenced project:

1. As Built Survey, dated October 23, 2000
2. Proposed Alternations to 3 Stores, prepared by Michael Circosta, PE, dated 10/21/11

The revised site plan, as submitted, is incomplete and presents incorrect information. The following items should be corrected and/or added:

1. The property is located in the SR Zoning District. The site plan incorrectly states that the property is zoned CO, this should be corrected.
2. The Zoning Data table should be updated to reflect the lot and bulk requirements of the SR Zoning District. The table should include what is required under Town of Dover Zoning, what is existing on the site, and what is proposed.
3. The site plan should indicate the proposed use and parking requirements for each store. The “uses” should correlate with uses defined in the current Town of Dover Code. The use table may note that the Town of Dover Code has been substantially revised since the project was originally approved in 1998, and that the original approval permitted “retail business or service.”
4. A more detailed/clear location map should be provided.
5. The location of the site signage should be shown on the site plan. Existing sign on site is not shown on the plan
6. The edges of the planting areas should be defined on the site plan. Additional detail on the plantings should be provided (e.g. botanical names (if known) and approximate sizes).

**Engineer Berger:**

*I have received and reviewed the following information for the above project:*

1. *Land Use Application received 9/13/11*
2. *Disclosure of Interest Form dated 9/6/11*
3. *Short Form EAF dated 9/6/11*
4. *Letter of Intent dated 9/6/11*
5. *Proposed site plan prepared by Michael Circosta, PE dated 9/14/11 two sheets*
6. *Proposed site plan prepared by Michael Circosta, PE dated 9/14/11 revised 10/21/11 sheet 1 of 2*

*A site walk with the Planning Board was performed on 10/12/11.*

*I have reviewed the above plans and reviewed the site and offer the following comments for consideration:*

1. *The original sealed survey needs to be included in the application package.*
2. *The revised plans have been modified per comments made during the site walk however several items are still needed.*
  - a. *bulk table showing all the current uses with sf areas.*
  - b. *sign at Rt 22 showed*
  - c. *Engineers report showing how current and anticipated flows do not exceed current DCHD approval.*
  - d. *Table showing parking calculations to show adequate parking exist onsite.*

Attorney Polidoro:

It is important for the applicant to note what the existing uses are; the Town Board did change the zoning, now office/retail and service are not permitted in the district. Moving forward it would be beneficial to document the existing uses, so what they do have is permitted and if they ever return to expand on the use, it is clearly documented what existed at the time of the zoning change and have it all on the record. Preexisting non conforming uses are permitted to expand up to 50 % by special permit.

Mr.Circosta:

His concern is that it was changed and he is unsure if there was notification any change was made.

Attorney- this is a good opportunity for you to document what is there.

Planner - No one is trying to take away what you have now, but preserve what you have and enable you in the future allow you to move forward.

Chair- This will not affect the uses that are already there.

Mr.Circosta- true, but the 3 stores are open

Attorney- Correct, under our code, the preexisting non conforming uses can be expanded in some cases, so if you ever needed to expand, we need to make sure there is documentation of what you have now. The application was also mis-marked as the CO district.

The Board may wish to make a recommendation to the Master Plan Committee- the retail uses in certain districts in the town are only permitted if they are selling items made on the premises (in the CO district)

Engineer Berger- A copy of the current survey needs to be attached to the whole file sheet set.

Q: Have you approached the DOT about your sign?

A: yes, they have his information and they are seeking an occupancy permit. The applicant has decided to keep the same sign but add to it. They hope to have a response next week

Q: What is the status of the citations on the signage?

A: They are working with the ARB.

Since the next meeting is December 5, the Board can extend the deadline (which was November 9th) to December 5<sup>th</sup> and continue review of this application on December 19<sup>th</sup>.

### **RESOLUTION CLASSIFYING THE ACTION FOUR SEASONS PLAZA**

**November 21, 2011**

**Property Address: 12 Furlong Drive, Wingdale**

WHEREAS, the applicant, Giocondo DiPietro, has submitted an application for approval of a site plan amendment to alter the layout of the existing retail and service space and to make other associated site improvements to an existing building located at 12 Furlong Road and Route 22, Dover NY in the SR District (the "site"); and

WHEREAS, the applicant has submitted a site plan entitled “Proposed Alterations to 3 Stores for Four Seasons Plaza”, prepared by Michael Circosta, P.E., dated October 21, 2011; and

WHEREAS, the existing building was approved on December 17, 1996 for retail business or service not otherwise specifically mentioned in the Code; 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, construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance is a Type II action pursuant to 6 NYCRR 617.7.

**NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby classifies the application as a Type II action under SEQRA; and**

<b>Moved by:</b>	<u>Peter Muroski</u>	<b>Seconded by:</b>	<u>Valerie LaRobardier</u>
David Wylock	<u>Aye</u>		
Valerie LaRobardier	<u>Aye</u>		
Tom Holmes	<u>absent</u>		
Sharon Ipvach	<u>Aye</u>		
James Johnson	<u>absent</u>		
Peter Muroski	<u>Aye</u>		
Michael Villano	<u>Aye</u>		

Planning Board Co-Chair David Wylock

**Motion made by Valerie LaRobardier to extend the deadline for the Four Seasons Plaza to 12/5/11 2nd by Michael Villano**

VOTE: CO-CHAIR WYLOCK – AYE	CO-CHAIR VALERIE LAROBARDIER- AYE
MEMBER JAMES JOHNSON - ABSENT	MEMBER PETER MUROSKI – AYE
MEMBER MICHAEL VILLANO - AYE	MEMBER SHARON IPAVICH– AYE
MEMBER TOM HOLMES- ABSENT	

*Motion approved*

**IV. APPROVAL OF MINUTES OCTOBER 3, 2011**

**Motion made by Peter Muroski to approve the minutes of October 3, 2011 2nd by Valerie LaRobardier**

VOTE: CO-CHAIR WYLOCK – AYE	CO-CHAIR VALERIE LAROBARDIER- AYE
MEMBER JAMES JOHNSON - ABSENT	MEMBER PETER MUROSKI – AYE
MEMBER MICHAEL VILLANO - AYE	MEMBER SHARON IPAVICH– AYE
MEMBER TOM HOLMES- ABSENT	

*Motion approved*

This will be the last meeting for Planner Ley due to Maternity leave, Susan Jainchill will be taking her place, and we wish her the Best of luck.

**Motion made by Michael Villano to adjourn 8:07 2nd by Peter Muroski**

VOTE: CO-CHAIR WYLOCK – AYE  
MEMBER JAMES JOHNSON - ABSENT  
MEMBER MICHAEL VILLANO - AYE  
MEMBER TOM HOLMES – AYE

CO-CHAIR VALÉRIE LAROBARDIER- AYE  
MEMBER PETER MUROSKI – AYE  
MEMBER SHARON IPAVICH – AYE

*Motion approved*

Respectfully submitted,

*Betty-Ann Sherer*

Betty-Ann Sherer

PlanningARB@TownofDoverNY.US

This meeting may be viewed in full on the Town of Dover web site by going to  
[www.townofdoverny.us](http://www.townofdoverny.us)

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

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

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

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TOWN OF DOVER PLANNING BOARD

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PUBLIC SCOPING SESSION

REGARDING

CRYSTAL HOUSE EXPANSION

7063-12-771567, 0.97 acres & 7063-00-717621, 20.1 acres

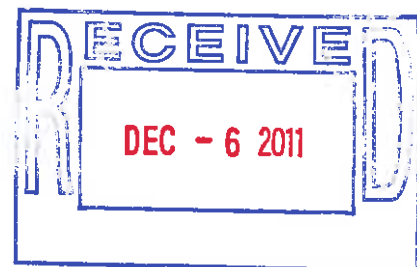
Located at: 97 Mill Street, Dover, New York

Applicant seeks site plan and special permit to add a rear second story addition to provide an additional 2.5 bathrooms with 9 additional resident rooms on a .97-acre parcel in the HR district. Subdivision application has been submitted in order for the applicant to gain acreage to accommodate his SDS.

-----X

DATE: November 21, 2011  
Dover Plains, New York  
7:08 P.M. - 7:32 P.M.

Laura Evans, Reporter



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APPEARANCES:

PLANNING BOARD MEMBERS:

- David Wylock, Co-Chair
- Valerie LaRobardier, Co-Chair
- Sharon Ipavich, Member
- Peter Muroski, Member
- Michael Villano, Member
- Betty-Ann Sherer, Secretary

PLANNING BOARD ATTORNEY:

- Victoria L. Polidoro, Esq.

PLANNING BOARD ENGINEER:

- Joseph Berger

PLANNING BOARD PLANNERS:

- Susan Jainchill
- Ashley Ley

ALSO PRESENT:

- James Rogers for Crystal House
- James Sullivan, Zarecki & Associates

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11/23/11 PUBLIC SCOPING SESSION

BY MR. WYLOCK:

This is the November 21, 2011 meeting of the Town of Dover Planning Board. Please stand for the pledge of allegiance.

(PLEDGE OF ALLEGIANCE)

BY MR. WYLOCK:

I call the meeting to order.

The first item on the agenda this evening is the Crystal House expansion, lot number 7063-12-771567 on 0.97 acres, and lot number 7063-00-717621 on 20.1 acres. The Applicant is James Rogers for the Crystal House, and he's represented by James Sullivan of Zarecki & Associates. The property is located at 97 Mill Street in Dover. The Applicant seeks a site plan and special permit to add a rear second story addition to provide an additional two-and-a-half bathrooms with nine additional resident rooms on a .97-acre parcel in the HR district. A subdivision application has been submitted in order for the Applicant to gain acreage to accommodate his sewage disposal

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11/23/11 PUBLIC SCOPING SESSION  
system.

This is a scoping hearing under SEQRA, and at this time I would turn the scoping hearing over to our planner, Ashley Ley. And we have a stenotypist here tonight.

BY MS. LEY:

As David mentioned, my name is Ashley Ley, I'm a Planner for the Town of Dover Planning Board. The Dover Planning Board is serving as the Lead Agency for this unlisted action under SEQRA.

Dover issued a positive declaration on October 3, 2011, which requires the preparation of an Environmental Impact Statement.

On October 11th, the Planning Board received a draft scoping document from the Applicant. A staff level meeting was held on October 19th to discuss the draft scope, following which a revised scope was submitted by the Applicant on November 7th. This revised draft scope is what is before the public today for comment. There are copies available at the sign-in table, I believe, and

1 11/23/11 PUBLIC SCOPING SESSION  
2 there's also a copy of the scope there that  
3 the consultants have had a chance to make some  
4 revisions to.

5 The scoping process is one of the earliest  
6 steps in the State Environmental Quality  
7 Review Act process, commonly known as SEQR or  
8 SEQRA. Scoping establishes outlines of the  
9 potentially significant adverse impacts that  
10 are to be evaluated in the Draft Environmental  
11 Impact Statement, or DEIS. It also eliminates  
12 the consideration of those facts that are  
13 irrelevant or non-significant to the proposed  
14 project.

15 The purpose of this scoping session today  
16 is to gather public comments on the draft  
17 scope and to identify any other potentially  
18 significant adverse effects that should be  
19 studied.

20 There's a sign-in sheet on the table for  
21 any members of the public who wish to speak.  
22 There are also comment cards for anyone who  
23 wishes to provide written comments but not  
24 speak today. All comments will be considered  
25 equally, whether they are submitted in written

1 11/23/11 PUBLIC SCOPING SESSION  
2 or oral format. If you have prepared written  
3 comments, please submit them to Betty-Ann and  
4 they will be added to the public record.  
5 Also, if your comments are lengthy, please  
6 summarize them to the Board and submit your  
7 testimony in writing. In addition, if someone  
8 has already stated what you wish to say, it is  
9 not necessary to repeat it as the Lead Agency  
10 will consider all comments equally, regardless  
11 of the number of times that they are stated.

12 Comments and questions should be directed  
13 towards the draft scope. If you have any  
14 questions regarding potential impact, they  
15 should be framed as items to be studied in the  
16 DEIS. The Applicant will be able to answer  
17 general questions about the project today, but  
18 will defer questions regarding impacts until  
19 they have been studied in the DEIS.

20 Please note this is not the only  
21 opportunity for public comment on the draft  
22 scope. Written comments will be accepted  
23 until Monday, November 28, 2011, and once the  
24 Applicant has prepared the DEIS, the public  
25 will have an opportunity to comment on the

1 11/23/11 PUBLIC SCOPING SESSION

2 technical analysis.

3 As outlined on the handout available on the  
4 sign-in table, following the public scoping  
5 session, the Lead Agency will assemble all  
6 written and oral comments and revise the draft  
7 scope. The revised scope would then be  
8 adopted by the Lead Agency, and the Applicant  
9 would begin writing the Preliminary Draft  
10 Environmental Impact Statement, or PDEIS.

11 The Applicant would then submit the PDEIS  
12 to the Lead Agency, who would evaluate it for  
13 completeness. The Lead Agency and its  
14 consultants would compare the PDEIS with the  
15 adopted scope to ensure that enough  
16 information has been provided to do a  
17 substantive review of the document. The Lead  
18 Agency does not have to agree with all the  
19 conclusions of this document, they only need  
20 to determine whether or not it is complete for  
21 public review. This usually takes a couple  
22 rounds of edits.

23 Once the document is accepted as complete,  
24 the DEIS will be made available for public  
25 comment. A public hearing and a written

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11/23/11 PUBLIC SCOPING SESSION

comment period will be held on the DEIS.

Following the close of the public comment period, the Applicant will prepare a Final Environmental Impact Statement, or FEIS, that responds to all of the public comments. This could include modifications to the project as a result of public comment.

Once the FEIS is prepared to the Lead Agency's satisfaction, they would accept it as complete and adopt a Statement of Findings. The Statement of Findings ends the SEQR process, and actions on the project, such as site plan and special permit approval, could then be taken.

If you have any questions regarding the SEQR process, there are several recommended resources listed on the SEQR handout, including the DEC SEQR Cookbook, which some of you may be familiar with, and I can answer any questions that you may have today.

Now I'd like to open the floor to public comment. Please state your name clearly for the record, and if you have any written comments, submit them to Betty-Ann.

1 11/23/11 PUBLIC SCOPING SESSION

2 BY MR. WYLOCK:

3 Mr. VonRichthofen?

4 BY MR. VonRICHTHOFEN:

5 My name is Darryl VonRichthofen, I live  
6 three house up from Crystal House.

7 I wish I had kept a Poughkeepsie Journal  
8 before when I mentioned to you that they were  
9 in foreclosure. But I kept something else  
10 from the Poughkeepsie Journal. They haven't  
11 paid their taxes. Right now, they owe 15,000  
12 -- or 12,515.25 in taxes. The parcel of land  
13 that they want to buy is at 2,759.07. Are  
14 these taxes going to be paid before they start  
15 building or what?

16 BY MR. WYLOCK:

17 They wouldn't start building until the  
18 approvals are granted. No approvals have been  
19 granted.

20 BY MR. VonRICHTHOFEN:

21 Also, on that piece of property that  
22 they're on, at the back-end where they have  
23 their draining system, their sewer system,  
24 from this corner to the right (indicating),  
25 there used to be a natural spring there. It

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11/23/11 PUBLIC SCOPING SESSION  
was there for quite a while. When they put  
that septic system in there, the draining  
field disappeared. I don't know where it went  
to. That's about it.

BY MR. WYLOCK:

Thank you. Anyone else like to comment?

BY MR. VonRICHTHOFEN:

Would you like this (indicating)?

BY MR. WYLOCK:

Yes. If you give it to the secretary,  
sure. Thank you.

No one else cares to comment at this time?  
Any comments from our consultants? Joe?

BY MR. BERGER:

The comments listed in the draft scoping  
document cover all the engineering concerns.

BY MR. WYLOCK:

Valerie?

BY MS. LaROBARDIER:

I have a few edits that I can send around  
to the Board, but substantively, I don't have  
any issues.

BY MR. WYLOCK:

Ashley?

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11/23/11 PUBLIC SCOPING SESSION

BY MS. LEY:

I think we can revise the draft scope to include a comment about looking for that spring under the natural resource section, but other than that, I've incorporated my comments into this draft.

BY MR. WYLOCK:

Short scoping session. If no one else cares to comment, I have a couple of comments I'd like to make. If Mr. Sullivan, you or Mr. Rogers can come to the podium, please. I'd like to know, in the snow emergency that we had a few weeks ago, what type of emergency procedures were employed, and if any, where were the residents of the Crystal House taken, if they were taken off-site?

BY MR. SULLIVAN:

I will defer to Jim Rogers. He's here.

BY MR. ROGERS:

The only emergency that was incurred was we lost power for two-and-a-half days. I have generators that supply the power which operate the water pumps, so we didn't incur any problems or issues. I had more than enough

1 11/23/11 PUBLIC SCOPING SESSION

2 staff on hand. We have more than enough food  
3 and water to accommodate everyone.

4 BY MR. WYLOCK:

5 It wasn't really that cold.

6 BY MR. ROGERS:

7 No. Like I said, the generators run the  
8 heat and the electricity for the TV and  
9 everything.

10 BY MR. WYLOCK:

11 I have another question for you. When was  
12 your most recent Department of Health  
13 inspection?

14 BY MR. ROGERS:

15 They just left yesterday.

16 BY MR. WYLOCK:

17 Any violations?

18 BY MR. ROGERS:

19 I would say, right off the top of my head,  
20 I didn't get the report, I'm sure I did have a  
21 few. One would be with the personal leads  
22 allowance, one guy was getting too much money.  
23 I had a medication error where the pharmacist  
24 failed to put "by mouth" on the medication  
25 record. I didn't have paper towels in one of

1 11/23/11 PUBLIC SCOPING SESSION  
2 the bathrooms. There probably was two or  
3 three, but nothing that stood out.

4 BY MR. WYLOCK:

5 Anything outstanding from previously?

6 BY MR. ROGERS:

7 No, nothing. The only repeat violation I  
8 had was the one where the pharmacist forgot to  
9 put "by mouth" on the medication record. That  
10 was a repeat violation from last year.

11 BY MR. WYLOCK:

12 I'm not speaking for the Board, I'm  
13 speaking for myself, but I want to make it  
14 very clear that you're going through a very  
15 lengthy and costly process with SEQOR, and I  
16 have some serious concerns about this  
17 application. And I want you to know that  
18 there are no guarantees at the end you're  
19 going to get your approvals. So I don't know,  
20 I'm not speaking for the other Board members,  
21 however, I don't want you, six or eight months  
22 from now, if it doesn't go your way, that you  
23 say, "You should have told me before we went  
24 through this process."

25 Your facility is in a small neighborhood of

1 11/23/11 PUBLIC SCOPING SESSION  
2 one- or two-family homes. You're existing  
3 right now because it's before zoning, it's  
4 preexisting, non-conforming use with 36  
5 residents and staff in the midst of a  
6 neighborhood of one- or two-family homes. And  
7 with your application, if it's approved, there  
8 will be over 50 residents there with  
9 additional staff, and I think it's excessive  
10 for that little neighborhood. So for that  
11 reason, I'm very concerned about this  
12 application and I don't know if I would vote  
13 for it or not.

14 I think that the Town of Dover, a small  
15 community of less than 10,000 people, has at  
16 least five or six other adult group homes.  
17 We're doing more than our share here, and it  
18 seems to me this is a very convenient spot for  
19 Saint Francis Hospital and Social Services to  
20 send their patients when they discharge them  
21 from the hospital.

22 As far as the vets go, there is Castle  
23 Point in Wappingers, which has I believe a  
24 wing that's completely empty. They have room  
25 for many more. So I think there are

1 11/23/11 PUBLIC SCOPING SESSION  
2 alternatives, rather than the Board just  
3 saying, "Yes, we're going to approve this  
4 application." I want to make that very clear  
5 to you upfront right now.

6 As I said when we had an informal meeting  
7 here a few weeks ago, when you go through  
8 SEQRA, it's like rolling the dice. You don't  
9 know how it's going to come up. But I want  
10 you to know that it may not go your way and  
11 you've laid out an awful lot of money.

12 Any other public comments? Pete?

13 BY MR. MUROSKI:

14 I just want to say, David, that I totally  
15 agree with all your comments. I'm with you  
16 100 percent.

17 BY MR. WYLOCK:

18 Sharon?

19 BY MS. IPAVICH:

20 No.

21 BY MR. WYLOCK:

22 Valerie?

23 BY MS. LaROBARDIER:

24 No.

25 BY MR. WYLOCK:

1 11/23/11 PUBLIC SCOPING SESSION

2 Mike?

3 BY MR. VILLANO:

4 I have no comments at this time.

5 BY MS. POLIDORO:

6 You've brought up a lot of issues which  
7 have all been included in the scope and will  
8 be addressed in the process. But you did  
9 bring up this idea of alternatives, and on  
10 page 12 of the scope that Ashley provided,  
11 there's a few alternatives. And I just want  
12 to bring to your attention that if there's a  
13 different alternative that you'd like to see  
14 an opportunity to have it studied and  
15 reviewed -- so for instance, one alternative  
16 besides the one that's being proposed is to  
17 reduce the total number of residents from 18  
18 to 15. That may lessen the impact. If  
19 there's another alternative -- (interrupted)

20 BY MR. WYLOCK:

21 Eighteen additional.

22 BY MS. POLIDORO:

23 Right, 18 additional to 15 additional. So  
24 if there's another proposal that you'd like to  
25 be studied, now is the time to bring it up so

1 11/23/11 PUBLIC SCOPING SESSION  
2 we can include it as something that will be  
3 studied. For instance, Ashley suggested they  
4 reduce the windows on one side and install a  
5 six-foot-high fence, we'll see what the impact  
6 of that will be, but if there's something else  
7 you think of, we can add it in.

8 BY MR. WYLOCK:

9 Thank you. Anyone else have any comments,  
10 Ashley?

11 BY MS. LEY:

12 These alternatives were actually what were  
13 included in the original draft scope from the  
14 Applicant, but if the Planning Board wanted to  
15 add an additional alternative, we could  
16 suggest something more, like ten additional  
17 residents would be an even smaller threshold.

18 BY MR. WYLOCK:

19 Personally, I think 36 is too much, too  
20 intensive for that neighborhood.

21 BY MS. LEY:

22 So that would be the no action alternative,  
23 which is being studied.

24 BY MS. POLIDORO:

25 So you have until Monday to think about if

1 11/23/11 PUBLIC SCOPING SESSION  
2 you want to see a ten additional resident  
3 alternative or some other alternative. It can  
4 be included in the scope. I have a question,  
5 actually, for the consultant.

6 BY MR. SULLIVAN:

7 Yes.

8 BY MS. POLIDORO:

9 The two alternatives are reduce the  
10 residents from 18 to 15, and then a second  
11 alternative is reduce the staff from 12 to  
12 ten. Are those different?

13 BY MR. SULLIVAN:

14 Yes.

15 BY MS. POLIDORO:

16 Doesn't the staff have to be proportionate  
17 to the number of residents?

18 BY MR. SULLIVAN:

19 Actually, the number of staff that are  
20 provided well exceeds at present the  
21 requirements of staff-to-resident ratio per  
22 the Department of Health regulations. I guess  
23 in this particular alternative, we're looking  
24 at the reduction of pavement and reduction of  
25 asphalt that would be required for parking

1 11/23/11 PUBLIC SCOPING SESSION  
2 vehicles, and also the intensity of the use by  
3 reducing the number of employees. Again, we  
4 would be reducing the movement into and out of  
5 the facility.

6 BY MS. POLIDORO:

7 But reduced staff doesn't necessarily  
8 result in a reduction of residents, is what  
9 you're saying, from 12 to ten?

10 BY MR. ROGERS:

11 Can you repeat that, please? At this  
12 point, Mr. Sullivan was just indicating the  
13 environmental issues of pavement for parking.

14 BY MS. POLIDORO:

15 Right. I just wanted to make sure they  
16 were actually different...

17 BY MR. ROGERS:

18 They were two different alternatives.

19 BY MS. POLIDORO:

20 Right.

21 BY MR. ROGERS:

22 If the pavement was an issue, then we could  
23 decrease the number of employees. But  
24 overall, the staff-to-patient ratio far  
25 exceeds any...

1 11/23/11 PUBLIC SCOPING SESSION

2 BY MR. SULLIVAN:

3 If that's an issue, we can change the  
4 scope.

5 BY MS. POLIDORO:

6 No. This proportional stuff, I just wanted  
7 to see if they were the same.

8 BY MR. SULLIVAN:

9 Sure.

10 BY MR. WYLOCK:

11 If there are no further comments, I'll ask  
12 for a motion to close the scoping session.

13 Sir?

14 BY MR. VonRICHTHOFEN:

15 Can I make one more? You guys have no map  
16 up here or anything, you know, but there's an  
17 illegal roadway that goes in there right  
18 besides the bridge. The day after Earl's wife  
19 passed away, they put that roadway in there.  
20 Do you people know about that?

21 BY MR. WYLOCK:

22 I'm not aware of it, no.

23 BY MR. VonRICHTHOFEN:

24 You're not?

25 BY MR. WYLOCK:

1 11/23/11 PUBLIC SCOPING SESSION

2 No.

3 BY MR. VonRICHTHOFEN:

4 They put it right there. They took the  
5 guardrail off the bridge, put in a roadway  
6 right there beside the bridge that goes to  
7 that field in the back. Mr. Whateley never  
8 used that. The only gate he had was that  
9 gated road to his property where that spring  
10 was. The other way he got into there was up  
11 the west end of the field, and the only way he  
12 got into his farm was off Railroad Avenue. I  
13 think you people ought to take a walk through  
14 there sometime.

15 BY MR. WYLOCK:

16 We will notify the Building Department  
17 tomorrow, have the Building Inspector check it  
18 out.

19 BY MR. VonRICHTHOFEN:

20 Thank you.

21 BY MR. WYLOCK:

22 Thank you.

23 If there's no further comments, I'll ask  
24 for a motion to close the scoping session.

25 BY MS. POLIDORO:

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11/23/11 PUBLIC SCOPING SESSION

Does the Board want to consider leaving the comment period open until Monday for written comments?

BY MR. WYLOCK:

Yes. Ashley stated that, yes.

BY MS. POLIDORO:

Okay.

BY MS. LaROBARDIER:

I just have a question that came to mind when you were mentioning that we have our share of homes. Some of the homes and some of the population of this type of population has decreased recently because of the closing of various homes, I believe, so I'd be interested in seeing that. I don't know if that's proper to include that as a question, but what type of population has gone down? And also, I'd like to find out, I know that the individuals shop and patronize the local businesses, but do the groceries that also come to feed the kitchen come from local sources.

BY MR. ROGERS:

The meats I don't purchase from Foodtown because I go to a wholesale meat place,

1 11/23/11 PUBLIC SCOPING SESSION  
2 because buying in Foodtown would be difficult.  
3 But pretty much the fresh produce, the eggs,  
4 bread, milk all come from Foodtown.

5 BY MS. POLIDORO:

6 That's something we can add into the scope.

7 BY MS. LEY:

8 There is an economics conditions section,  
9 section five -- or F, sorry -- where we  
10 capture some of that information.

11 BY MR. WYLOCK:

12 Anything else?

13 BY MS. LaROBARDIER:

14 The additional property, none of that would  
15 be appropriate for raising any kind of  
16 vegetables or anything, would it?

17 BY MR. ROGERS:

18 You know, I haven't gone that far to look  
19 at it. It was a farm at one point.

20 BY MS. LaROBARDIER:

21 Okay. That was just my own curiosity. No  
22 further comments.

23 BY MR. WYLOCK:

24 I'll ask for a motion to close the scoping  
25 session.

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11/23/11 PUBLIC SCOPING SESSION

BY MS. LaROBARDIER:

So ordered.

BY MR. MUROSKI:

Second.

BY MR. WYLOCK:

All in favor? Opposed? The session is  
closed.

