

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, May 21, 2012
7:00PM

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

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

For the Applicants: Joel Chase of Zarecki & Associate for Kunzelman Subdivision, Rich Rennia of Rennia Design, Property owner Richard Rennia Sr., John Joseph for Dover Village Expansion, Peter Rusciano for Dover Estates & Rusciano ESC 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: 05 pm by Chair Wylock and began with the Pledge of Allegiance

Discussions:

I. KUNZELMAN GRID # 7161-00-698116

APPLICANT: Gail Kunzelman
PROPERTY LOCATED: on Weil Road

PLANS PREPARED BY: Zarecki Associates
APPLICATION FOR: Subdivision for Final Plat Approval

Joel Chase of Zarecki & Associates-

The Kunzelman subdivision is 5 lots, each lot having approximately 1-2 acres with about 18 acres of open space. Each lot will have individual well and septic system 4 lots will have a shared common driveway and 1 lot will gain access off of Weil Road. They are here for conditional final plat approval.

Engineer Berger-This project also includes the widening of a section of Weil Road which was designed and approved by himself and Town Highway Superintendent. A bond has been presented and approval, the town needs to formally accept these improvements. All other stormwater issues have been resolved, the Fire Company had requested a 26' road, the Highway Superintendent has concluded the Town Rural Road

standard of 20' is acceptable, for less impervious surface, however to accommodate Fire apparatus there will be a turn out, near the dry hydrant by the pond for a total of 30' (20' for the road 10' additional) for pull off. The turning radii at the end will also accommodate fire truck and cars. There was a change from Oblong Conservancy, which wanted the macadam changed to gravel, which we agree with, since that was our request as well several years ago.

Chair- And a note on the map for residential fire sprinkler systems-

A: Yes that note is on the map now, note 11 on sheet 2 due to the inaccessibility by the Fire Company

Re: *Kunzelman Subdivision 7161-00-698116*
Proposed 5 lot Flexible subdivision on Weil Road

Dear Chairperson Wylock and Members of the Planning Board:

I have received and reviewed the following plans for the above application:

- *Kunzelman Subdivision Plans(8 sheets), dated last revised 02-02-11*
- *Letter from Zarecki & Associates LLC dated 2/04/11*
- *Letter and prints from Zarecki & Associates dated 2/8/12*
- *Set of prints from Zarecki dated 2/9/12*

Comments:

1. *All engineering issues have been addressed at this time.*
2. *Easements and Maintenance agreements need to be reviewed and approved by the Town Attorney.*
3. *Bond amounts for the chapter 65 and Town road improvements are acceptable. As a condition of approval the Town Board needs to approve the bond and accept the easement for the road improvements. The Town Highway Superintendent has accepted this already.*
4. *Dutchess County Health Department approval is also required prior to signature of the plat by the Planning Board Chairperson*
5. *On the change from macadam to gravel per the request of the Oblong Conservancy, I have no problem with this change.*

Planner Ley- The planning and Natural resources comments have been addressed, and the conditions of the negative declaration have been carried over to the resolution

Attorney Polidoro - There are a few outstanding conditions of approval and she had followed up with the applicant's attorney today to get a status update -he said they are working on it and the agreement for widening Weil Road should be ready for the Town to look at soon. Under our new country road standards, the change from macadam to gravel does require Highway Superintendant approval; it should be made a condition that she signs off on it.

The were no other comments from the Board

**RESOLUTION GRANTING CONDITIONAL FINAL SUBDIVISION PLAT APPROVAL
AND EROSION AND SEDIMENT CONTROL PERMIT APPROVAL
KUNZELMAN SUBDIVISION**

May 21, 2012

Tax Parcel No. 7161-00-698116

WHEREAS, the applicant, Gail Kunzelman, has submitted an application for final approval of a 5-lot flexible subdivision plat entitled "Kunzelman Subdivision" and for an erosion and sediment control permit for property located on Weil Road, Tax Parcel No. 7161-00-698116 (the "Site"); and

WHEREAS, the Site consists of approximately 27.77 acres of land in the RU Zoning District in the Town of Dover; and

WHEREAS, pursuant to Section 145-19(F) of the Code, flexible subdivisions must preserve at least 50% of land as open space; and

WHEREAS, on April 12, 2007 the Planning Board adopted a resolution determining that the open space proposed to be protected by the Applicant has conservation value due to its proximity to Lake Weil and the presence of wetlands; and

WHEREAS, on February 13, 2008, Joseph Berger, Planning Board and Town Engineer, submitted a letter requesting a number of changes to the road layout and design; and

WHEREAS, on March 24, 2008, the J.H. Ketcham Hose Company submitted a letter requesting that the applicant move the proposed fire pull off area to the west side of the proposed private road, relocate the dry hydrant to the pull off area, and install residential sprinkler systems; and

WHEREAS, on May 6, 2008, the Planning Board determined that the proposed action would not have a significant impact on the environment and adopted a negative declaration; and

WHEREAS, pursuant to the negative declaration, the following mitigation measures are included as part of the proposed project; and

1. Limitations to clearing of forest growth within the area of disturbance to 8 inch or greater trees, unless specifically within the areas needed for lot(s) residence, driveway or utilities.
2. Limitation of clearing on lot 4 as shown on plans dated May 28, 2008 within 100 feet of the adjacent properties lake high water elevation, as determined, to 8 inch or greater trees.
3. The installation/creation of a grassed berm and directional grass swale within lot 4 to direct any surface runoff away from adjoining lake toward interior of subdivision parcel.
4. The proposed sanitary disposal areas to be designed per the state's and county's department of health guidelines and to be approved as such.
5. Installation/ creation of wetlands and rain gardens as shown within the plan and report documents listed above to capture, treat and attenuate the storm events as required by state and local ordinances.
6. Installation of arched or bottomless culverts under the proposed private roadway to provide safe passage of wildlife.
7. Improvements to Weil Road, which include road widening and drainage improvements as shown within the plan documents and noted within the Stormwater management report noted above.
8. The proposed conservation easement over the open space parcels to provide natural vegetation, travel/ passage and cover of all wildlife, which may be present.
9. Proposed water tank storage for each lot to provide fire suppression when needed.
10. The installation of a pull off and dry hydrant connected to the onsite man made pond for connection by the Town's fire department for supplemental fire fighting capabilities; and

WHEREAS, a duly noticed public hearing on the application was held on April 1, 2008, and continued to May 6, 2008 and June 3, 2008, during which all those who wished to be heard were given an opportunity to speak; and

WHEREAS, during the public hearing, an adjoining landowner asserted that he had a right to flood the northwest corner of the property, to which the applicant made no objection; and

WHEREAS, on June 3, 2008, the Planning Board adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, on June 3, 2008, the Planning Board granted the applicant conditional preliminary plat approval; and

WHEREAS, the Planning Board has granted the applicant seven 6-month extensions of the time in which to submit a final plat for the Board's consideration; and

WHEREAS, by letter dated May 25, 2010, the applicant's attorney filed the Weil Road Homeowner's Association with the office of the Attorney General; and

WHEREAS, by letter dated May 10, 2011, the Dutchess County Department of Health indicated its approval of the subdivision; and

WHEREAS, on June 5, 2011, the J.H. Ketcham Hose Company submitted a letter requesting that the width of the access road near the dry hydrant and at the end of the cul-de-sac be widened to 26 feet, which the Town Engineer has determined is not necessary because the pull off is sufficiently wide near the dry hydrant; and

WHEREAS, at the request of the Oblong Land Conservancy, the applicant has revised the plans to provide for a gravel top course on Shayne Lane; and

WHEREAS, pursuant to Section 277 of Town Law and Section 125-13 of the Code of the Town of Dover, before the Planning Board may approve a subdivision plat containing residential units, such subdivision plat shall also show, when required by such board, a park or parks suitably located for playground and other recreational purposes; and

WHEREAS, such land for parks and other recreational purposes may not be required until the Planning Board makes a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town; and

WHEREAS, the applicant has submitted a final plat which is in substantial agreement with the conditionally approved preliminary plat.

NOW THEREFORE BE IT RESOLVED, that the Planning Board finds that a proper case exists for requiring parks and playgrounds to be suitably located and that a park of adequate size cannot be located on the site and that the applicant is required to pay a fee of \$3,000.00 for each new lot for a total of \$12,000.00 to be deposited into the Town Recreation Fund; and

BE IT FURTHER RESOLVED, that the Planning Board hereby approves the final plat for the 5-lot flexible subdivision entitled "Subdivision Plat prepared for Kunzelman" dated May 22, 2007 with a revision date of January 24, 2012 prepared by Zarecki & Associates, LLP (the "approved plat"), and authorizes the Co-Chair to affix his or her signature to the plat subject to the following conditions:

- 1. Approval by the Planning Board Attorney of the Conservation Easement with Oblong Land Conservancy.**

2. **Submission of written agreement between Town and applicant to widen Weil Road in form and substance satisfactory to the Town Board and Town Attorney.**
3. **Submission of a maintenance easement to the Town in form and manner of execution satisfactory to the Town Attorney along the north side of Weil Road.**
4. **Written approval by the Highway Superintendent for gravel surface on Shayne Lane.**
5. **Submission of a performance guaranty in the amount of \$30,240.00 in form, substance and manner of execution acceptable to the Town Attorney, to cover the cost of widening Weil Road.**
6. **Department of Health approval for methods of water supply and sewage disposal, as evidenced by signature on the final plat.**
7. **Dutchess County E-911 approval of the proposed road name.**
8. **Payment of all fees and escrow.**

BE IT FURTHER RESOLVED, that before a building permit may be issued for any of the lots shown on the approved plat, the applicant shall provide the Building Department with the following:

1. **Proof of filing of the approved subdivision plat with the Dutchess County Clerk.**
2. **Proof of recordation of all easements, including the drainage easements, conservation easement, maintenance easement along Weil Road, and Declaration of Easement and Road Maintenance Agreement, in form approved by the Planning Board Attorney.**

BE IT FURTHER RESOLVED, that the Planning Board hereby grants the applicant an erosion and sediment control permit for disturbance as shown on approved plat, to expire on May 22, 2013, subject to the following conditions:

1. **Submission of \$1,000.00 to be placed into escrow to cover the cost of site inspections by the Planning Board Engineer.**
2. **Submission of a performance guaranty in the amount of \$43,375.00, in form, substance, and matter of execution satisfactory to the Town Attorney.**

BE IT FURTHER RESOLVED, that before the authorized official may issue a Certificate of Compliance, the Planning Board Engineer shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed in accordance with the approved permit.

Moved by: Valerie LaRobardier

Seconded by: Michael Villano

David Wylock AYE
 Nicholas D'Agostino AYE
 Peter Muroski AYE
 Michael Villano AYE

Valerie LaRobardier AYE
 Tom Holmes AYE
 William Sedor AYE

Planning Board Co-Chair David Wylock

ENTERTAIN REQUESTS OF EXTENSION**II. 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 90 day extension of conditional Final Approval which expires 7/30/12
to subdivide 16.64 acres to create 6 new lots& 6 month extension of approval of ESC which
expires 2/1/2013

Peter Rusciano - They recently met with the Health Department and will be re arranging two of the lots to be gravity fed instead of pump systems, new grading plans are being worked on and should be ready for submission soon. Once Dover Estates is approved the fill from that site will go to the Erosion Control project - so one is necessary for the other to take place.

No additional comments from either the Board or Consultants

**RESOLUTION GRANTING 90-DAY EXTENSION OF CONDITIONAL FINAL
SUBDIVISION APPROVAL
DOVER ESTATES SUBDIVISION**

May 21, 2012

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

WHEREAS, on August 1, 2011, the Planning Board granted conditional final approval to the subdivision plat entitled "Dover Estates, Town of Dover", Sheets 1-14, dated 10/21/04, last revised 6/11, prepared by Northern Westchester Civil Engineering, PC and granted an erosion and sediment control permit for disturbance shown thereon; and

WHEREAS, pursuant to 6 NYCRR § 617.5(26), renewals of approvals are Type II actions where there will be no material change in permit conditions of the scope of permitted activities; and

WHEREAS, pursuant to Section 276(7)(c) of the Town Law, conditional approval of the final plat shall expire within 180 days after the resolution granting such approval unless all conditions of approval have been certified as completed; and

WHEREAS, pursuant to Section 276(7)(c) of the Town Law, the Planning Board may extend for periods of ninety days each, the time in which a conditionally approved plat must be submitted for signature if, in the Planning Board's opinion, such extension is warranted by the particular circumstances; and

WHEREAS, pursuant to Section 65-8K of the Code, the Planning Board may grant an extension of time to complete the work contemplated under an erosion and sediment control permit if, in its discretion, the Planning Board finds that such extension was warranted; and

WHEREAS, on December 19, 2011, the Planning Board granted the applicant a 90 day extension of time to complete the conditions of final plat approval to April 30, 2012; and

WHEREAS, on December 19, 2011, the Planning Board granted the applicant a 6-month extension of time to February 1, 2013 to complete the work contemplated under the erosion and sediment control permit granted on August 1, 2011; and

WHEREAS, on March 5, 2012, the Planning Board granted the applicant a 90 day extension of time to complete the conditions of final plat approval to July 30, 2012; and

WHEREAS, by letter dated May 1, 2012, the applicant has requested another extension of time to complete the conditions of final subdivision approval; 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 grants the applicant a third 90-day extension of time, to October 29, 2012, to complete the conditions of final plat approval as set forth in the resolution adopted by the Board on August 1, 2011.

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

David Wylock AYE
Nicholas D’Agostino AYE
Peter Muroski AYE
Michael Villano AYE

Valerie LaRobardier AYE
Tom Holmes AYE
William Sedor AYE

Planning Board Co-Chair David Wylock

III. RUSCIANO ESC 7060-00-850712 &7060-00-891744
Applicant Peter Rusciano Plans prepared by Richard Pearson of John Meyer Consulting
Property located at 236 & 246 Cricket Hill Road on 12.95 acres in the RU district
Applicant seeks an Extension of Erosion Control Permit to fill and level property to August 12 2012

No additional comments from either the Board or Consultants

RESOLUTION GRANTING EXTENSION OF EROSION AND SEDIMENT CONTROL PERMIT
RUSCIANO EROSION AND SEDIMENT CONTROL PERMIT

May 21, 2012

Property Address: 236 & 246 Cricket Hill Road

WHEREAS, on February 1, 2010, the Planning Board granted the applicant, Peter Rusciano, an erosion and sediment control permit for disturbance as shown on the plan entitled “Proposed Fill Plan, Rusciano Property”, prepared by John Meyer Consulting, P.C., dated 07/07/2009, last revised 01/06/2010, to expire on February 2, 2011, subject to several conditions including submission of a performance guaranty in the amount of \$3,000,000; and

WHEREAS, on October 4, 2010, the Planning Board granted the applicant a six-month extension of time to August 2, 2011, to complete the work contemplated under the permit; and

WHEREAS, on May 16, 2011, the Planning Board granted the applicant a second six-month extension of time to February 2, 2012, to complete the work contemplated under the permit; and

WHEREAS on December 19, 2011, the Planning Board granted the applicant a third six-month extension of time to August 2, 2012, to complete the work contemplated under the permit; and

WHEREAS, by letter dated May 1, 2012 the applicant has requested an additional extension of time; and

WHEREAS, pursuant to Section 65-8K of the Code, the Planning Board may grant an extension of time to complete the work contemplated under an erosion and sediment control permit if, in its discretion, the Planning Board finds that such extension was warranted; and

WHEREAS, permit renewals are Type II actions under SEQRA; 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 six-month extension of time to February 2, 2013, to complete the work contemplated under the erosion and sediment control permit, as shown on the approved plan entitled “Proposed Fill Plan, Rusciano Property”, prepared by John Meyer Consulting, P.C., dated 07/07/2009, as last revised.

BE IT FURTHER RESOLVED, that before the authorized official may issue a certificate of compliance, the Planning Board Engineer shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed in accordance with the approved permit.

Moved by: Peter Muroski **Seconded by:** William Sedor

David Wylock	<u>AYE</u>	Valerie LaRobardier	<u>AYE</u>
Nicholas D’Agostino	<u>AYE</u>	Tom Holmes	<u>AYE</u>
Peter Muroski	<u>AYE</u>	William Sedor	<u>AYE</u>
Michael Villano	<u>AYE</u>		

Planning Board Co-Chair David Wylock

IV. DOVER VILLAGE PLAZA EXPANSION - 7063-00-562258

APPLICANT Cedar Dover Plains LLC PLANS PREPARED by Rennia Engineering Design PLLC

PROPERTY LOCATED at 3042 Rt 22, Dover Plains, NY

APPLICATION FOR Site Plan / Special Permit / Subdivision to subdivide a 5 acre lot and install a 36,000 sf retail grocery store on 5 acres of a 11.9 acre lot in the HC /AQ districts

John Joseph - Developer of the proposed supermarket- Thanked the Board for their patience, they have been focusing their human resources on another project in Millerton, and are ready to complete the process. They are working with Attorney -**Joe boscato???** From Young & Summer and he will help navigate them through SEQRA.

Rich Rennia of Rennia Engineering Design-Different site configurations had been looked at in the past and are now set with what is being presented. This plan shows regarding and redesigns to the front of the store. There are bioretention islands by every parking stall. In the past the Board seemed to agree with the general feel of the site plan. Last August they went to the ARB for an initial conversation and that’s where they left off.

Engineer Berger- Likes the bioretention between each section, as well as the pond in the rear.

Looking at the parking along the access through the other plaza connection, near where the ambulances park, it is the request that they be parallel, to avoid people backing into the traffic. This will also give a more ‘boulevard’ look

A: that is something they had discussed and the applicant is open to that and it can be changed to that.

As the site plan progresses, we will look at the grading

Planner Ley- The memo prepared July 2011; the revisions submitted don't really address any of the comments in that memo. The memo address lighting landscaping etc, all that was received for this meeting is the overall site plan

The Applicant has submitted a "Preliminary" Site Plan drawing set that furthers the development of Concept C. As discussed at the 5/2/11 Planning Board meeting, due to soil limitations Concept C orients the building so that the front would be facing a parking area and Dover Village Plaza. AKRF offers the following comments on the updated plans:

SITE PLAN LAYOUT AND ARCHITECTURE

1. The proposed elevations have been minimally revised since the last Planning Board meeting. As currently proposed, the elevations insufficiently address the Planning Board and its consultant's comments. The current building is a typical big box store. It does not eliminate blank walls, nor does it use architectural features to break up the massing of the building. It was the Planning Board's understanding that since the Option C layout was being pursued, additional attention would be given to the architecture of the building. This is not reflected in the currently proposed elevations.

2. As discussed in AKRF's 3/4/11 memorandum, as well as the past several Planning Board meetings, in reviewing a Special Permit application, the Code requires the Planning Board to make Findings, one of which is, "Will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering nonresidential uses that are incompatible with residential use." (§145-63.B(9)). As currently proposed, the building elevations do little to minimize the strip commercial look of the building or the potential impact to the Town's character. As discussed at several Planning Board meetings and on the site walk, this is a gateway area that marks the entrance to the Dover Plains hamlet and the architecture should reflect that.

3. As previously recommended and discussed, additional effort should be made to break up the massing and volume of the building. The Applicant should consider the use of false windows, material changes, and color to give the appearance of a hamlet-scale building.

4. Expansive blank walls should be avoided. Since the proposed building will be visible on all four sides, including views from the MTA Railroad Tracks, each façade should be treated in a similar architectural fashion. Of particular importance are the main entrance, and the views from Route 22.

5. As stated in AKRF's 4/29/11 memo, the balloon test photos should be used to create a few photo-simulations showing the actual building from Route 22. This will aid the Planning Board and ARB in determining the necessary height of a parapet, or other architectural features.

6. Rear elevations should be provided. As stated in AKRF's 4/29/11 memo, since the existing slope will not fully shield views of the rear loading dock or the roof top, the rear façade should have a similar architectural treatment to the front of the building and a parapet should be used to shield views of roof-top mechanical equipment.

7. Cart corrals are identified within the parking area. However, oftentimes stores stack carts on the sidewalk leading up to the store which can cause pedestrian conflicts. If cart storage is proposed for these areas, it should be noted on the plan.

8. On the Site Plan, the two boxes located near the compactor should be identified. Any dumpsters, compactors, recycling bins, or other storage trailers should be fully shielded from view from Route 22 by architecturally attractive fencing and landscaping.

9. Any outdoor display areas or bottle recycling areas should be noted on the site plan. Outdoor display areas should be restricted to specific areas, and noted by a difference in paving or similar visual distinction to aid in enforcement of merchandise creep.

LANDSCAPING

1. The landscaping plan contains insufficient detail for Site Plan review. The landscaping plan should include details on the proposed plantings, including botanical name, size, quantity, and spacing. Information on proposed groundcovers (e.g. seed mixes) should also be provided.
2. Without knowing the sizes, or specific species of plants proposed, it is difficult to evaluate the sufficiency of the proposed landscaping plan. However, it does appear sparse, and more plantings may be required.
3. Entrance landscaping, such as an alley of trees, or matching planting beds, should be considered for the main driveway.

LIGHTING

1. The lighting plan should include photo-metrics for the rear of the building. Information should also be provided on the hours of operation for the lighting. In particular, whether the lighting would be operated by a motion sensor or a timer. So as not to cause glare, or community character impacts, lighting should be the minimum required for security.
2. More decorative full cut-off fixtures should be considered for the pedestrian areas of the parking lot.

In addition to that, if you are subdividing the 2 lots, you will need to demonstrate how each new lot will meet the bulk regulations for the zoning district. If there are concerns with road frontage, you should look into doing a private road, which could go behind the post office in order to provide additional road frontage.

Engineer Rennia Q: What kind of a ROW would that have on it?

A: it would need to be build to our road standards.

Q: Would it need a 50' row or something like that?

A: we would have to discuss that, either way it would need to public access and cross easements

Q: What entity would own that if this were a subdivision there might have been an HOA?

A: That's something we were going to ask you, who is going to own these interior roads, will there be a corporation who would maintain them, would each lot be separate?

Q: The existing Dover Village Plaza is owned by Dover Village LLC, the subdivision part would be owned by Southern Realty Development and the remaining would still be Dover Village LLC.

A: So you would have to work that out between the entities. And the frontage issue that was brought up applies to signs as well; it would be helpful if you could do a sign calculation.

Q: Actually the ARB Chair has requested that as well.

A: One comment we had discussed in the past had to do with SEQRA, whether this would be an EIS or an expanded EAF and ask the applicant to study just the issues that may have potential impact like traffic. At that time we had discussed holding a Public Comment session just on the SEQRA impacts, so we could have a scope or outline for the Applicant to study, is that something the Board is still interested in?

Board members- yes

That could be set tonight, Public comments could be limited to potential impacts and then we can provide the applicant with input as to what needs more study

Member- How are we defining potential impacts?

A: The same impacts we would always consider under SEQRA

This would then be a full EAF with a part 3

Other Board comments-

The parking by the ambulance- the applicant has agreed to change

The loading dock area will need serious screening

A: they did add heavy screening in the landscaping plan along with the inside of the hill

That part of the hill is steep and gets a lot of salt, keep that in mind

A: Yes as well as it is not being mowed

The bottle redemption area is that going to be an awkward area?

A: That will be in the main entrance, on the photo renderings, there is a small door where the carts go in, and the carts will be on the right, the bottle return area on the left.

The container on the plan, is that a tractor trailer id that a container?

A: Yes, it is a metal storage box, when the bottles are taken from the machine, that's where they are stored for pick up.

Is that movable?

A: Yes, and will be painted to match the building

It's right now over the set back line

A: Yes, it's non permanent

The parking lot on the east, looking from the train side, how close it that to the property line

A: 3'-4', it's kind of down hill

Metro North will require a fence

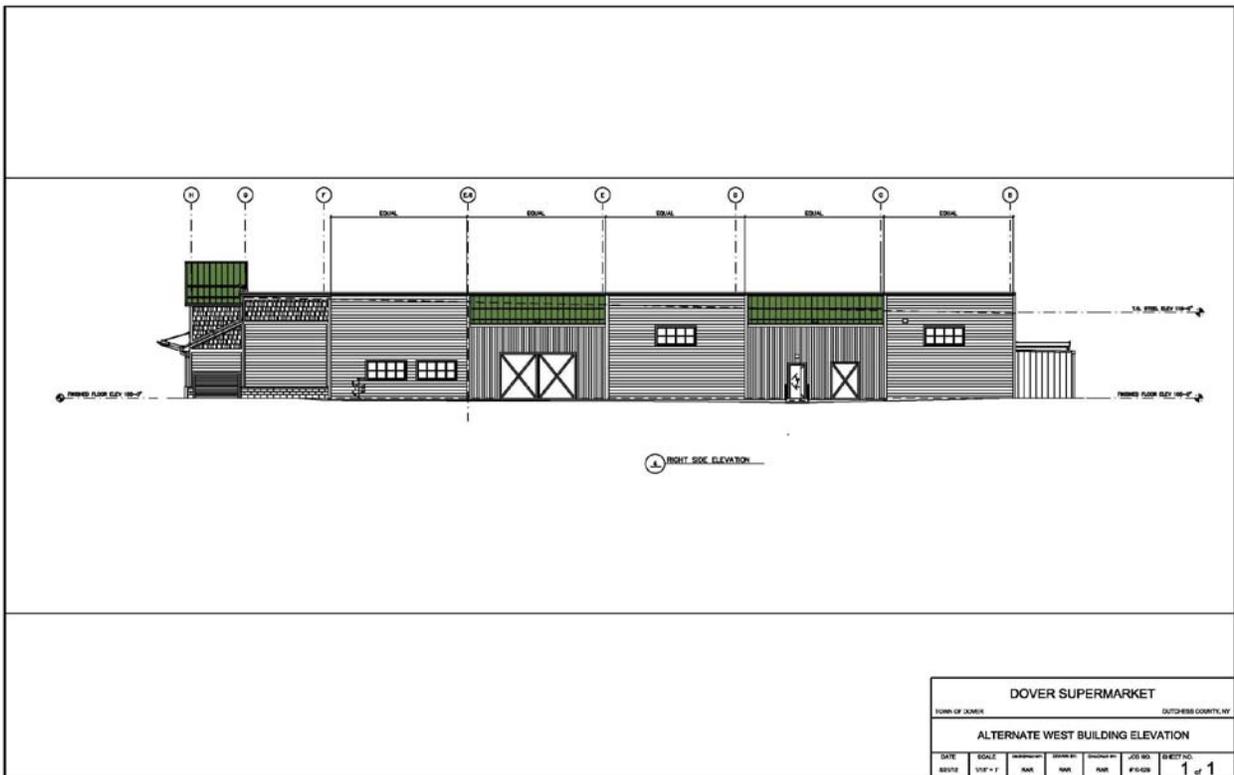
Photos from a store in Rhinebeck were distributed to the Board and Engineer Renna as an example of some architectural details. These photos represent how with different treatments a large store facade could be broken up







Submitted by Engineer Rennia at the meeting: ⤵



This is a possible alternative to find a country style look to work in the existing plaza and help break up the large empty spaces of the structure. The doors would not be functional but more of a visual interest.

In the past there was a discussion of another market in LaGrange which had false shops as the facade work, which the applicant did not feel would work in the Dover Village Plaza, not a small hamlet look but more barn or country

The roof mechanicals would be covered by wrapping the parapet around the whole structure.

Q: Would this decorative façade work be on all 4 sides of the building?

A: yes it would

Q: When could we expect to see the renderings?

A: if you like this concept we can move forward with it, if you wanted something else-

Q: What would the colors be?

The tans and greens

Q: isn't the existing plaza grey?

A: there is a mix of colors in the plaza some beige, grey, brick, tan. This would be green metal roof with beige

Q: There were previous comments about not seeing a lot of plastic and glass

A: if you so not like the glass look it could be shingles

Q: The plaza looks nice, this should not change it, there has to be a way to make this building fit right in. The finishes should be in line.

A: that's why there was a decision to go with the colonial look, no matter what is done it's a big building, the zoning allows that size.

Q: the photos Victoria took, lend to more of a blend of ideas.

Possibly bring the brick higher, to help break this up

Possibly vary the parapet heights as well

Does the Board like the more rural look?

A: more country is better, we are a farm community

Can you come back with options?

A: Yes

When they spoke to the ARB the front had more peaks in the canopy

Does the Board want to entertain a joint meeting between the Planning & ARB?
Chair- Lets get through the Public comment session first, and then we can consider that.

We were thinking of a public comment session, we have the language for the signs prepared and the Secretary will have then prepared and let you know when they were ready. 2 double sided signs at least 10 days prior

These photo simulations were also submitted during the meeting by Engineer Renna:









Motion made by Michael Villano to set a Public Comment Session for Dover Village Market for Monday June 18, 2012 at 7:00pm 2nd by Valerie LaRobardier

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

Motion approved

Motion made by Tom Holmes to adjourn 7:55 2nd by Pete Muroski

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

Motion approved

Respectfully submitted,

Betty-Ann Sherer

Betty-Ann Sherer

PlanningARB@TownofDoverNY.US

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