

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, June 18, 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: Applicant John Joseph, Engineer Rich Rennia Jr., Property owner Richard Rennia Sr. 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

Discussions:

- I. **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

PUBLIC COMMENT SESSION

DOVER VILLAGE MARKET - 3042 NYS RT 22, DOVER PLAINS NY

FOR THE PURPOSES OF IDENTIFYING THE POTENTIAL ENVIRONMENTAL IMPACTS

OF A NEW 36,000 SF GROCERY STORE

& ASSOCIATED IMPROVEMENTS TO BE ANALYZED

UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

The transcription of the Planning Board meeting is a copy of a Court reporter document. After review of the audio of that meeting in comparison to the document submitted-

Please note the following items of clarification:

Page 2 of the transcription

Tom Holmes and Nicholas D'Agostino were absent and did not appear at this meeting.

Victoria Polidoro is the Planning Board Attorney, not Town Board

Richard Rennia is the Engineer for the Applicant

Page 17 lines 5, 6 & 7 Spelling- should be Chiarito, not Chiario

Page 19 line 9 the speaker said 'both' not 'old'

lines 12 & 13 Spelling should be Richtofen not Rickenhoff

Page 20 line 18 Spelling should be Andren not Anderin

Page 25 lines 3 & 4 spelling should be Davis, not Higges

Page 26 line 6 the speaker said 'many' not 'any'

Page 27 line 7 the speaker said 'SHPO's' not 'the'

line 24 Mr.Muroski not D'Agostino

STATE OF NEW YORK

TOWN OF DOVER PLANNING BOARD

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DOVER VILLAGE PLAZA EXPANSION

7063-00-562258

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DATE: June 18, 2012
 TIME: 7:00 p.m.
 LOCATION: Town of Dover
 REPORTER: Patrick M. DeGiorgio, Reporter

MINUTES OF PLANNING
 BOARD MEETING
 PUBLIC COMMENT SESSION

MARY T. BABIARZ COURT REPORTING SERVICE, INC.
 (845) 471-2511

1 APPEARANCES:

2

3 PLANNING BOARD:

4 DAVE WYLOCK, Co-Chair

5 VALERIE LaROBARDIER, Co-Chair

6 PETER MUROSKI, Member

7 MICHAEL VILLANO, Member

8 TOM HOLMES, Member** This Board member was absent

9 NICHOLAS D'AGOSTINO, Member** This Board member was absent

10 BILL SEDOR, Member

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14 CONSULTANTS:

15 VICTORIA POLIDORO, ESQ., ^{Planning Board} ~~Town~~ Attorney

16 ASHLEY LEY, Planner

17 RICHARD RENNIA, Engineer * This is the Applicant's Engineer

18 JOE BERGER, P.E., Berger Engineering & Surveying

19

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21

22 ALSO PRESENT:

23

24 JAMES G. SWEENEY, ESQ.

25 Attorney for Applicant

One Harriman Square

P.O. Box 806

Goshen, New York 10924

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DOVER VILLAGE PLAZA EXPANSION

CHAIRMAN WYLOCK:

Call the meeting to order. This is the June 18th, 2012 meeting of the Dover Planning Board. I ask everyone to please rise for the Pledge of Allegiance.

(Pledge of Allegiance)

CHAIRMAN WYLOCK:

There is only one item on the agenda this evening and that is a public comment session on the Dover Village Market, 3042 New York State Route 22, Dover Plains for the purposes of identifying potential environmental impacts being used for a 36,000 square foot grocery store and associated improvements to be analyzed under the New York State Environmental Quality Review Act.

There was a flier that was circulated through the town which regretfully doesn't mention the comments tonight will be restricted only to environmental issues under SEQRA. If you were to speak either in favor of or opposed to this application, then it will have to be done at a later time when we have public hearings. This meeting tonight

1 DOVER VILLAGE PLAZA EXPANSION

2 is only related to issues under the State
3 Environmental Quality Review Act.

4 There are rules of conduct posted on
5 the wall. As you came in the door there's a
6 copy of them. Some on the table. Each
7 speaker that comes to the lectern will
8 identify themselves and they will be limited
9 to three minutes. If there is more than one
10 person representing an organization that
11 cares to speak, only one will be allowed to
12 speak. The second person can submit written
13 comments until 4 p.m., Friday, June 29th.
14 The board will accept written comments from
15 anyone until 4 p.m., Friday, June 29th.

16 I'll ask the consultant representing
17 the applicant on this, Mr. Rennia, to make
18 your presentation.

19 MR. RENNIA:

20 Good evening, my name is Rich Rennia,
21 Jr., I'm the engineer for the project. The
22 project involves two items. It involves a
23 two-lot subdivision and it involves a site
24 plan approval. The two-lot subdivision is
25 proposed to take the existing Dover Village

DOVER VILLAGE PLAZA EXPANSION

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2 Plaza property which is 11.9 acres and
3 divided into two parcels. One parcel will
4 end up being 6.8 acres and that would remain
5 with the existing buildings that are there
6 now. The other new parcel where the proposed
7 building is planned to be would be about 5.2
8 acres. The site plan itself is proposed for
9 a 36,000 square foot building which is
10 located right here (indicating). The
11 proposed lot lines will be approximately
12 through the middle of the site. The existing
13 portion of the existing Dover Village
14 Shopping Center consists of the Dunkin'
15 Donuts building here, consists of the
16 Salisbury Bank, and there's a Thrift Shop,
17 there's auto parts, there's a Sears, that's
18 retail and this is an office building here
19 (indicating). The U.S. Post Office is at
20 this location, but that is on its own
21 one-acre parcel so there's no proposed
22 changes to that parcel, therefore, it's not
23 in this application. The other item is that
24 the site plan would cover -- site plan
25 amendments that are required to the existing

DOVER VILLAGE PLAZA EXPANSION

Dover Village Shopping Center.

With respect to the new proposed building, the building is here, 36,000 square feet approximately. We have designed it to have 146 parking spaces. It's also been designed to have a new main entrance off of Route 22. That entrance would be located here which is just south -- if this is the post office building, the new entrance would be into the field that is south of the post office now. Murphy's Automotive is here for a reference point and the entrance into the Freshtown Plaza is there. The new entrance will consist of a left-turn lane off of Route 22 as you are heading south on Route 22. It will also consist of -- when you are heading north it will consist of a right-turn lane and a through lane. Also in the southbound there's a through lane. There's a taper that the road would start to widen in this location. Approximately right here where the bridge is now where the edge of the property is, that's where the taper would begin. New York State D.O.T. has looked at and reviewed

DOVER VILLAGE PLAZA EXPANSION

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2 this and they have blessed this and they have
3 given a conceptual letter of approval which
4 the board does have. At this time they have
5 requested that the design for a traffic light
6 as far as dimensions and set up and stacking
7 for the cars, but they do not want a traffic
8 light at this time. This is something that
9 they want to monitor in the future and if
10 there ever needs to be a traffic light, that
11 traffic light can be simply added.

12 As far as the rest of the interior of
13 the project would go, the existing entrance
14 here would become a right out and a right in,
15 so you would not be able to make a left-hand
16 turn out of this entrance and head southbound
17 on Route 22. Although, if you are coming
18 northbound you can duck into the center here
19 or you can exit and go northbound. That's to
20 prevent any issues with traffic in this
21 section of Route 22. That's why everything
22 has been slid to the south to avoid any
23 impacts on other adjacent businesses.

24 The new main entrance would tie both
25 centers in. There would be a sidewalk that

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DOVER VILLAGE PLAZA EXPANSION

would connect to Route 22 here and you can walk through the plaza and across to the new store. The new proposed store itself will have a full landscaping plan. There will be screening trees starting in the back of the field all the way along Route 22. There will be additional screening trees in the rear of the building to screen the rear of the building and loading dock areas. There will be trees alongside of the building and shrubs to break up the side of the building. There will be landscaping trees and shrubs in between all of the islands. Additionally, with the stormwater system, all of the individual parking islands that will break up the parking lot are proposed to be bioretention areas. Bioretention areas are areas where the water can flow off of the pavement, polluted dirty water from the cars, or any drippings or anything like that, goes into the bioretention and at that point it is treated and cleansed. Then it would be allowed to go into the rest of the stormwater system. It's a natural green technology.

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DOVER VILLAGE PLAZA EXPANSION

It's considered green infrastructure by New York State D.E.C. So we will have bioretention here, here, here, here, here and here (indicating). We are also proposing water quality and bioretention in the back of the store to treat the runoff from the roof itself. This area right here is proposed to be a dry detention pond. So if we get a large storm event like say a twenty-five year storm or a hundred year storm, this dry basin can fill up with water and store water and that will help to alleviate any potential flooding problems downstream of the Well's Brook which is here (indicating). The Stone Church Brook comes in over here behind McDonald's. This is the McDonald's site by the way. The Well's Brook comes in over here. We are proposing to collect all of the stormwater, bring it to the rear of the property, have it treated, detain it and there will be also additional subsurface detention in this area and then from this point there's a drainage manhole and everything would go out to the stream. We

DOVER VILLAGE PLAZA EXPANSION

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2 feel that we are putting great attention to
3 water quality, but also quantity, so to
4 alleviate any flooding problems downstream
5 because we know that there has been
6 historical problems downstream in the Well's
7 Brook and going into the Ten Mile River and
8 we wanted to be aware of that and we want
9 everybody to be aware of what we are doing.

10 The project itself as far as sanitary
11 sewage, we are proposing for this store to
12 connect to a proposed sewage treatment plant
13 that will be in this location (indicating).
14 That sewage treatment plant was proposed
15 before this project and the application with
16 the D.E.C. has been there for about four
17 years now. It's through the preliminary
18 stages. That's actually proposed, as the
19 board knows, for the adjacent Country Squire
20 Apartments which is located over here and the
21 existing shopping center. There will be
22 enough capacity in that sewage treatment
23 plant to handle the wastewater in this
24 existing or for this proposed store. The
25 store will also connect to the Dover Plains

1 DOVER VILLAGE PLAZA EXPANSION

2 Water Company. There's currently an
3 eight-inch water main that is currently right
4 out in front of Dunkin' Donuts and that will
5 be extended into the building alongside of
6 Route 22. There will also be a lighting --
7 exterior lighting is proposed. The lighting
8 plan was submitted. We have had comments on
9 that and those will be addressed. So the
10 parking lot will be well lit, but not overly
11 lit. We talked about stormwater, sanitary
12 sewage and water, and I think that's it as
13 far as a quick overview of the project.

14 CHAIRMAN WYLOCK:

15 Thank you. If anyone who came in late
16 would like to speak or address the board,
17 there's a sign-in sheet on the table. Make
18 yourselves available to sign it and if not,
19 then the secretary will bring it up.

20 Again, I remind you that the comments
21 tonight are strictly environmental and they
22 apply to SEQRA. The first speaker to sign in
23 is Noah Katz.

24 MR. KATZ:

25 Chairman, did you say before that only

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DOVER VILLAGE PLAZA EXPANSION

one person per organization can speak? I didn't hear correctly.

CHAIRMAN WYLOCK:

I did say that.

MR. KATZ:

I'm going to have to defer. If you are only allowing one person, I'll have to defer to my attorney.

CHAIRMAN WYLOCK:

I think you and your attorney should both be able to speak.

MR. KATZ:

Thank you.

CHAIRMAN WYLOCK:

You have three minutes.

MR. KATZ:

Yes, sir. I'll take less. I'm simply going to say that it is my understanding under SEQRA that business practice is also part of the SEQRA process and the master plan specifically states that no neighboring project can adversely impact a project next door.

Very briefly. We have been serving you

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DOVER VILLAGE PLAZA EXPANSION

for ten years. We have a lot of support that may not all be here tonight. We did do a petition in our store some time ago that said the employees of Freshtown who organized the petition, please stand with us and let the Dover Planning Board know that you do not support a new supermarket across the street. Thank you. It's very simply worded. We stopped at a thousand signatures. I'd like to hand that in for the record. I'll have to let my record speak for itself being that I only have a short amount of time. Thank you.

CHAIRMAN WYLOCK:

Thank you. Next speaker is Mr. Sweeney. Mr. Sweeney, we have your memo from September 2011.

MR. SWEENEY:

Yes.

CHAIRMAN WYLOCK:

We will be entering that into the record as a written comment, so you can add to that or adjust it any way you want this evening.

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DOVER VILLAGE PLAZA EXPANSION

MR. SWEENEY:

It is fortunate that I authored that and that you have it in front of you. It is very difficult to compress what is in that memorandum which is lengthy into three minutes and I don't intend to try to do that and strain your patience. I simply want to bring to your attention some high points that are in that memo that deserve some verbal articulation.

First of all, I do represent the Katz brothers and that's clear. My name is James Sweeney, and I am an attorney from Goshen, New York on their behalf.

The Katz brothers and their organization are competitors in the proposed project. You bet. You bet they are competitors. Be mindful that when it comes to environmental concerns, competitors are not second class citizens. They have every right to comment upon the legitimacy of environmental concerns in the same fashion as a next door neighbor or anyone else. So yes, we are competitors, but we bring to your

1 DOVER VILLAGE PLAZA EXPANSION

2 attention some very significant environmental
3 concerns that should not be put aside because
4 we are competitors.

5 I'm somewhat mystified is the word
6 about tonight's hearing. You have already
7 designated this project as a type 1 project
8 under SEQRA. That means that you have
9 already found that there is at least one, and
10 possibly more, significant environmental
11 effects that this project will generate.
12 That's the whole idea of a type 1
13 designation.

14 With that in mind, I'm going to refer
15 you as I did in my memorandum to sections
16 145, subdivision 62(d) and 145.66(e) of your
17 zoning law which says that for a project of
18 this size, major project it's called, that
19 when there has been an identification of at
20 least one significant environmental impact
21 that is generated by the project, you must --
22 you must move into the full FEIS/DEIS
23 process. In other words, you must declare a
24 positive declaration and do the necessary
25 scoping and do the documentation that is

1 DOVER VILLAGE PLAZA EXPANSION

2 associated.

3 Let me conclude. One very important
4 comment. When this project reaches this
5 level, a type 1 project, the SEQRA process is
6 3-fold. It's trilateral. It doesn't just
7 involve you. It doesn't just involve the
8 developer. Not even the both put together.
9 It involves the public. The public has every
10 right to look at and comment and review the
11 materials in critical ways with professional
12 studies. That hasn't happened. The only way
13 that happens is if you declare a positive
14 declaration. You move into scoping, a draft
15 environmental impact statement, a final
16 environmental impact statement and SEQRA
17 findings if you get to that point.

18 CHAIRMAN WYLOCK:

19 We are well aware of that. We haven't
20 reached that point yet.

21 MR. SWEENEY:

22 All right. That's my admonition to the
23 board. That's my three minutes. I thank you
24 for your time. I have documents here that
25 are referred to in my memo, I'll leave them

1 DOVER VILLAGE PLAZA EXPANSION

2 with the clerk.

3 CHAIRMAN WYLOCK:

4 Thank you. Next speaker is Evelyn

5 Chiario. Correct spelling Chiarito

6 MS. CHIARIO:

7 Evelyn Chiario, Dover Plains, New York.

8 I just have a few comments. I know that
9 probably in the '50s there was a dump at that
10 site. I'm not sure exactly where the dump
11 was. So I guess my concern is drainage and I
12 know that the engineers can make everything
13 sound wonderful. They can make you believe
14 anything. I know he did a fine job on
15 explaining the drainage, if it works, but of
16 course there's always problems. My concern
17 is drainage that eventually ends up in the
18 Ten Mile River. I think also with the
19 drainage it's going to add volume. I live on
20 the river and, of course, we've had recent
21 flood plain maps drawn up which drastically
22 changed from what the flood plain was before
23 because people make changes, the engineer
24 says yes, it's right and it will only
25 increase like 1 percent, whatever. So that's

1 DOVER VILLAGE PLAZA EXPANSION

2 a concern that I have.

3 Also, a concern that with the dump that
4 was there in the '50s, and I have a friend
5 who lived here all her life and she recalls
6 going to that dump with her father and she
7 said -- of course we all know at that time,
8 you took everything to the dump, whatever it
9 was that went in there, it could be DDT, it
10 could be all kinds of toxic chemicals, and,
11 of course, it didn't have a liner, so I'm
12 wondering if water studies in the area, how
13 will that affect that dump? Dumps just don't
14 magically disappear as we used to think when
15 we put oil on our driveways to keep the dust
16 down and it was like, oh, it magically went
17 somewhere. It must go somewhere. Of course
18 it goes into the water table. I'm sure
19 there's some of that left over, so I'd like
20 to make sure that is covered.

21 I also think the store is extremely
22 large for the area and, of course, it's also
23 environment. We know that one of those
24 stores will survive and probably it would be
25 Hannaford's. I think that's a problem

1 DOVER VILLAGE PLAZA EXPANSION

2 because it affects the neighborhood of the --
3 the character of the neighborhood and that
4 other shopping center is going to have empty
5 stores. I think everybody can agree on that,
6 there will be an empty grocery store there,
7 it will probably affect CVS because CVS is a
8 pharmacy and Hannaford's has a pharmacy.
9 Even though I like ^{both} ~~old~~ stores, those are just
10 some of my concerns. Thank you.

11 CHAIRMAN WYLOCK:

12 Thank you. Darren von ^{Richtofen} ~~Rickenhoff~~.

13 ^{Richtofen} MR. von ~~RICKENHOFF~~:

14 I thought this was something else.

15 CHAIRMAN WYLOCK:

16 Ginny Mirande.

17 MS. MIRANDE:

18 Same thing.

19 CHAIRMAN WYLOCK:

20 Sharon Kroeger.

21 MS. KROEGER:

22 I'm Sharon Kroeger. I live in Amenia.
23 I'm the former chair of the Ten Mile River
24 Watershed Commission. As the former chair of
25 that commission, I am concerned with the

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DOVER VILLAGE PLAZA EXPANSION

well-being of our four towns and their waterways which meets on the Housatonic River. Although a number of issues are raised by this proposal, I shall only deal with two of them in my comments and then shall make several recommendations to the Dover Planning Board.

First, let me make clear that this proposal, type 1 SEQRA action, requires a full draft environmental review.

Now, there are two traffic issues I see. The specific location issues. Because you are not dealing with a normal straight highway, you must concern yourselves with the unique geographic challenge of accommodating the changes which the railroad made in closing the industrial entry to your ^{A-NDREN} ~~Anderin~~ (proper noun subject to correction) site as well as commercial traffic from the Murphy Garage Works as this has impacted the entry to the highway at the bridge from the Ontiontown Road. Considering all the extra traffic, additional extra traffic that will be related to the Hannaford delivery vehicles

1 DOVER VILLAGE PLAZA EXPANSION

2 and the current two-lane road which is very
3 narrow for this and the fact that the bridge
4 as constructed inhibits visibility, a traffic
5 study will certainly be needed in order to
6 sort out the potential impact of this
7 proposal. Your local laws requires a traffic
8 study. Cumulative geographic concern, this
9 is a different aspect of traffic.

10 This planning board must also consider
11 the fact that Hannaford has 36,000 square
12 feet megastores or the plans for them all up
13 and down Route 22. At least as far as
14 Hillsdale. So that the regional impacts of
15 all the delivery vehicles will be substantial
16 and the road use will be increased. In other
17 words, more cars having to go to stores that
18 are out on the highway somewhere rather than
19 nearby to where they live.

20 For those on the planning board who are
21 not participants on the Dutchess County Route
22 22 Corridor Study, you may wish to review
23 that study. I'm sure it's on record for you
24 if you haven't been part of that discussion
25 group that did it years ago. Its goals for

1 DOVER VILLAGE PLAZA EXPANSION

2 these upper regions of the watershed in the
3 Ten Mile River area were to minimize the use
4 of autos and trucks and to maximize use of
5 the railroad transportation putting food
6 stores within walking distances of home and
7 work. So think cumulative impact as well as
8 the local impact problems. That's my
9 suggestion.

10 Okay, stormwater. Certainly the new
11 roof and parking areas will add a great deal
12 more impervious surface and there will be a
13 great deal more water runoff finding its way
14 from the Stone Church Brook and 7 Well's
15 Brook, both of which are trout spawning
16 streams. However, you are being asked to
17 build on a former dump site and you are not
18 allowed to discharge stormwater into a former
19 dump site, so any resolution of these
20 concerns will require a full positive
21 declaration in order to gain enough
22 information to sort this out. The dump site
23 was absolutely unrestricted for many years
24 according to the local citizens whom we
25 questioned prior to this hearing.

1 DOVER VILLAGE PLAZA EXPANSION

2 My recommendations are very brief.
3 From a public interest point of view in
4 rational planning terms, the planning board
5 as a lead agency might wish to consider how
6 useful and necessary such a Hannaford will be
7 if projected for the Wingdale section of town
8 instead since the planned increase in
9 population will be down in that area rather
10 than here. Also, it may wish to be concerned
11 about creating blight on the west side of
12 Route 22 if this Dover Plaza expansion
13 proposal is accepted. Also there is no
14 east/west transverse route here at Dover. In
15 other words, why do you need 36,000 square
16 feet when you don't have people coming from
17 east and west? You do have way up in
18 Hillsdale. You could argue that it might be
19 appropriate there or down in Pawling, but
20 here, no.

21 Why do we call it a megastore? It's
22 because they are selling everything. Not
23 just industrially produced foods --
24 (interrupted)

25

1 DOVER VILLAGE PLAZA EXPANSION

2 CHAIRMAN WYLOCK:

3 You are getting away from the
4 environmental concerns and you are over three
5 minutes.

6 MS. KROEGER:

7 And also they are going to put out of
8 business every small store and that effects
9 the character of your town, sir.

10 CHAIRMAN WYLOCK:

11 You are out of order.

12 MS. KROEGER:

13 The character of your town.

14 CHAIRMAN WYLOCK:

15 You are out of order.

16 MS. KROEGER:

17 Would it please be in the record that I
18 said the character of the town three times,
19 and to whom do I give this?

20 CHAIRMAN WYLOCK:

21 As I said twice, you are out of order.

22 MS. KROEGER:

23 It will go into the record.

24 CHAIRMAN WYLOCK:

25 It will. Anyone else care to speak or

1 DOVER VILLAGE PLAZA EXPANSION

2 address the board?

3 MR. ^{Davis} HIGGES:

4 Hello. Tyler ^{Davis} Higges, North Dover
5 Plains. I can go over all this, these
6 comments tonight. I agree with the people
7 that want to know more about the stormwater
8 situation. Living right behind the 7 Well's
9 Brook, I've been here for two and a half
10 years and there's been 2 hundred year floods
11 that my backyard was totally full of water.
12 So the idea of the storm basin, that sounds
13 like a good idea, so I'd like to know a
14 little more about that. Also living close to
15 the septic wastewater treatment, I just need
16 to know more about that, what's the smell
17 issue and what is going on with the septic
18 system. That's a very large change to have
19 all that stuff. I just want to know more
20 about that. That's it.

21 CHAIRMAN WYLOCK:

22 Thank you. Anyone else care to
23 comment? Any consultants, Joe Berger?

24 MR. BERGER:

25 The issues of the stormwater are going

1 DOVER VILLAGE PLAZA EXPANSION

2 to be addressed as the writing moves forward
3 to meet the stormwater pollution prevention
4 plan and requirements of the D.E.C. which
5 will require not only the treatment of the
6 stormwater, but reduction of volume and ~~any~~^{many}
7 concerns that were raised tonight will be
8 required through the stormwater report that
9 we have acquired and will be requiring and
10 reviewing. Traffic study will be required.
11 Planner will talk more on that. There will
12 be a traffic study. D.O.T. is going to be
13 approving all the traffic and we will be
14 looking at the internal traffic patterns.
15 The issue of sewage treatment plant, not only
16 will our board be looking at that, the
17 Dutchess County Health Department and D.E.C.
18 will be reviewing that. That will be
19 tertiary treatment. That's one of the
20 highest levels of treatment that can be done.
21 So those are going to be the things we will
22 be looking for.

23 MS. LEY:

24 With regards to the traffic, the
25 applicant will develop an appropriate scope

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DOVER VILLAGE PLAZA EXPANSION

of work for the traffic to the intersections.
With regards to the other issues on the site,
socio-economics, it seems like you might want
to have a market study prepared to see if
there's a regional demand. The site is
identified on ^{SHPO's} the website as having the
potential for archaeological resources. That
needs to be evaluated. It's also identified
on the D.E.C.'s website as having the
potential for having threatened and
endangered species in the habitat, so that
needs to be addressed as well.

CHAIRMAN WYLOCK:

Victoria, our attorney.

MS. POLIDORO:

I have no additional comments.

CHAIRMAN WYLOCK:

Michael.

MR. VILLANO:

No comments.

CHAIRWOMAN LaROBARDIER:

No comments at this time.

^{Muroski}
MR. D'AGOSTINO:

No comments.

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DOVER VILLAGE PLAZA EXPANSION

MR. SEDOR:

No comments.

CHAIRMAN WYLOCK:

This project is in the very early stages. As you can see, there's a lot of work to be done. Everything that was brought up tonight will be addressed. We have three competent consultants, an engineer, a planner, an attorney. There will be no stones unturned before we make any decision on this application.

MR. SWEENEY:

Mr. Chairman, I have a stenographer here. I'll provide a copy of the minutes tonight without cost to the town.

CHAIRMAN WYLOCK:

Thank you. If there's no further business, I thank you all for coming. Make a motion that we adjourn.

MR. MUROSKI:

So moved.

CHAIRMAN WYLOCK:

Second?

1 DOVER VILLAGE PLAZA EXPANSION
 2 MR. VILLANO:
 3 Second.
 4 CHAIRMAN WYLOCK:
 5 Thank you. All in favor, say aye?
 6 (Board votes in favor)
 7 CHAIRMAN WYLOCK:
 8 The meeting is adjourned.
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Motion made by Peter Muroski to adjourn @ 8:03 2nd by Michael Villano

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

Motion approved

Respectfully submitted,

Betty-Ann Sherer
Betty-Ann Sherer

PlanningARB@TownofDoverNY.US

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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