

### 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, July 16, 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: Don Walsh, Tim Curtiss & Theresa Ryan for Putnam Steel, John Joseph & Engineer Rich Renna Jr. for Dover Village Plaza Expansion, Charles Hatcher & Anthony Pisarri for Westchester Modular Homes Multi Family Dwellings, Stacy DuHamel Dover CAC Chair 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 HEARING:

**I. 486 RT 55- PUTNAM STEEL- 7160-00-451311**

APPLICANT: Putnam Steel Inc PLANS PREPARED BY: Insite Engineering

PROPERTY LOCATED at 486 Rt 55 Wingdale, NY 12522

APPLICATION FOR: a Site Plan / Special Permit change of use from processing firewood to the design and manufacturing of ornamental steel on 15.1 acres of land in the RU district

Theresa Ryan of Insite Engineering - 15 acre piece of property in the RU district, it contains an existing single family residence, 11,800 square foot metal building the project received a special permit October 1997 issued by the ZBA at that time for a Home occupation, and subsequently received site plan for Home occupation in August 1997 for the Planning Board with the conditions that had been met.

They applied to the Planning Board May 2008 and returned 2011 after wrapping up approvals seeking a resident and finishing the residence.

The contract vendee is Putnam Steel; they now seek a site plan amendment

Chair Wylock- The most recent letter from DOT is there a concern?

A: no it's a standard letter sent in response to circulation, DOT approval was granted in 2006  
Engineer Berger- This is a new letter DOT just started to send out for circulation, with out cross referencing to the Permitting Engineer.

Q: Are there any questions from the Public?

There were no Public Comments at this time

Mr.Curtiss- A special Permit was granted in 1997, this is just an amendment to the Site Plan, there have been some revisions requested by the Board, which have been made

Ms Ryan- The parking was moved outside of the AT&T easement and flipped the parking spaces to the other side of the parking lot.

**Motion made by Peter Muroski to open the Public Hearing 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 NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

*Motion approved*

Q: Are there any questions from the Public?

There were no Public Comments at this time

Planner Ley- The comments have been addressed

Attorney Polidoro- Clarification- The applicant is before the board for Site plan Amendment and amendment of the Special Use Permit.

No comments from the Board

**Motion made by Michael Villano to close the Public Hearing 2nd by Tom Holmes**

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	ABSENT
MEMBER WILLIAM SEDOR	AYE		

*Motion approved*

THIS APPLICATION WILL BE PLACED ON THE AUGUST 6, 2012 AGENDA

ENTERTAIN REQUEST FOR EXTENSION:

II. ZINGARO PROPERTY Grid # 7259-00-088958

APPLICANT John Zingaro Represented by Richard O'Rourke, Esq. of Keane & Beane  
PROPERTY LOCATED on Route 55 in the RC district  
Requesting a 180 day extension of Final Plat

**KEANE & BEANE P.C.**  
ATTORNEYS AT LAW

■ Main Office  
445 Hamilton Avenue  
White Plains, NY 10601  
Phone 914.946.4777  
Fax 914.946.6868  
■ Mid-Hudson Office  
200 Westage Business Center  
Fishkill, NY 12524  
Phone 845.896.0120

June 7, 2012

*Via email: [PlanningARB@TownofDoverNY.us](mailto:PlanningARB@TownofDoverNY.us)*

RICHARD L. O'ROURKE  
Principal Member  
[ro'rourke@kblaw.com](mailto:ro'rourke@kblaw.com)

Ms. Betty-Ann Sherer,  
Planning Board Secretary  
Town of Dover Planning Board  
Town Hall  
126 East Duncan Hill Road  
Dover Plains, New York 12522



Re: Route 55 Corp., Zingaro

Dear Betty-Ann:

As you know, Route 55 Corp. received Final Subdivision Plat and Erosion and Sediment Control Permit Approvals by Resolution dated August 2, 2010, filed with the Town Clerk's Office on August 3, 2010, and ninety-day extensions have been granted due to the continuing sluggish housing market.

The purpose of this letter is to respectfully request a one hundred-eighty (180) day extension pursuant to new legislation by the Town. By resolution dated April 2, 2012, the Planning Board granted an extension expiring July 23, 2012 (copy attached). Kindly have this matter placed on the next available agenda. It is my understanding the Planning Board Meeting will be July 16, 2012 and this request will be addressed then. Kindly confirm the date.

Thank you for your consideration.

Very truly yours,

Richard L. O'Rourke

RLO/mq  
Enclosure

cc: Mr. John Zingaro (Via Email [jzingaro@verizon.net](mailto:jzingaro@verizon.net))  
William Brickelmaier, P.E. (Via Email [WBrickelmaier@insite-eng.com](mailto:WBrickelmaier@insite-eng.com))  
Patrick J. O'Sullivan, Esq. (Via Email [posullivan@kblaw.com](mailto:posullivan@kblaw.com))

**RESOLUTION GRANTING 180 DAY EXTENSION OF TIME IN WHICH TO SATISFY THE  
CONDITIONS OF FINAL SUBDIVISION PLAT APPROVAL**

**ZINGARO (ROUTE 55 CORP.)**

**July 16, 2012**

**Tax Parcel No. 7259-00-088958**

WHEREAS, on August 2, 2010, the Planning Board granted an erosion and sediment control permit and conditional final approval to an eight lot flexible subdivision plat entitled “Final Subdivision Plat known as Route 55 Corp.,” for property located on New York State Route 55, Tax Parcel No. 7259-00-088958 (the “site”); and

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

WHEREAS, pursuant to Section 276(7)(c) of the NYS Town Law, a planning board may extend for periods of 90 days the time in which a conditionally approved plat must be submitted for signature if, in the planning board’s opinion, such extension is warranted; and

WHEREAS, on May 30, 2012, Local Law No. 3 was adopted which authorizes the Planning Board to grant eight extensions of up to 180 days each; and

WHEREAS, on January 3, 2011, the Planning Board granted the applicant a 90 day extension of time in which to meet the conditions of final plat approval to April 29, 2011; and

WHEREAS, on April 4, 2011, the Planning Board granted the applicant a second 90 day extension of time in which to meet the conditions of final plat approval to July 28, 2011; and

WHEREAS, on July 18, 2011, the Planning Board granted the applicant a third 90 day extension of time in which to meet the conditions of final plat approval to October 26, 2011; and

WHEREAS, on October 3, 2011, the Planning Board granted the applicant a fourth 90 day extension of time in which to meet the conditions of final plat approval to January 24, 2012; and

WHEREAS, on January 16, 2012, the Planning Board granted the applicant a fifth 90 day extension of time in which to meet the conditions of final plat approval to April 23, 2012; and

WHEREAS, on April 2, 2012, the Planning Board granted the applicant a sixth 90 day extension of time in which to meet the conditions of final plat approval to July 23, 2012; and

WHEREAS, by letter dated June 7, 2012, the applicant’s attorney requested a seventh extension of the time in which to meet the conditions of final plat 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 hereby grants the applicant a seventh extension of time in which to satisfy the conditions of final plat approval to and including January 21, 2013. This extension constitutes the seventh and eighth 90-day extensions, or, the fourth 180-day extension under the revised Code.**

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

David Wylock	<u>AYE</u>	Valerie LaRobardier	<u>AYE</u>
Nicholas D’Agostino	<u>absent</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

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.

**III. DACHILLE SUBDIVISION 6959-00-383093**

**APPLICANT: Bill Dachille PLANS PREPARED BY: Zarecki & Associates**  
Property locate at 51 Dugway Drive, Wingdale  
Requesting a 6 month extension of Preliminary Plat from 6/1/12 to 1/11/13

**ZARECKI**

**&**

**ASSOCIATES, L.L.C.**

June 20, 2012

Engineers • Architects  
Surveyors

Joseph Zarecki, PE  
Jeffrey Hecker, LS  
Curl Johnson, RA

11 West Main Street  
Pawling, NY 12564  
(845) 855-3771  
(845) 855-3772 Fax  
Website: zarecki.com  
email: zareckiasoc@earthlink.net

Ridgefield, CT  
(203) 438-7094  
(203) 438-7157 Fax

Mr. David Wylock, Planning Board Co-Chairman  
Ms. Valerie LaRobardier, Planning Board Co-Chairman  
Town of Dover Planning Board  
126 East Duncan Hill Road  
Dover Plains, NY 12522

Re: Dachille Subdivision  
51 Dugway Drive  
Town of Dover, Dutchess County  
Tax Map #6959-00-383093

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 September 5, 2011, for the  
above referenced project. By the end of this week we anticipate making  
a full submittal to the Dutchess County Health Department.

We respectfully request that Board provide the applicant with a six (6)  
month extension of the preliminary approval from the current expiration  
date of July 11, 2012 to an extended expiration date of January 11, 2013.

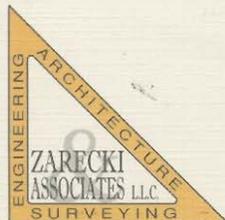
Sincerely,

*Joseph Zarecki PE*  
Joseph Zarecki, PE

JZ/vl

cc: client

2008.060



**RESOLUTION TO EXTEND THE TIME IN WHICH TO SUBMIT A FINAL PLAT**

**Dachille Conventional Subdivision**

July 16, 2012

51 Dugway Drive, Pawling

WHEREAS, on March 5, 2012, the Planning Board granted preliminary plat approval to the subdivision plat entitled "Preliminary Subdivision Plat, Prepared for Dachille Subdivision" for property located on Dugway Drive, Tax Grid No. 6959-00-383093 (the "site"), subject to satisfaction of the following conditions:

1. Payment of all fees and escrow.
2. Department of Health approval for methods of water supply and sewage disposal.
3. Submission of a compensatory mitigation plan for the wetland areas.
4. Revision of the plat to incorporate rain gardens and other green stormwater practices; 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, to wit, September 5, 2012; and

WHEREAS, by letter dated June 20, 2012, the applicant has timely requested a 6-month 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 March 5, 2013.**

**Moved by:** William Sedor **Seconded by:** Valerie LaRobardier

David Wylock	<u>AYE</u>	Valerie LaRobardier	<u>AYE</u>
Nicholas D'Agostino	<u>Absent</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

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.

**IV. 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  
Entertain request for release of Bond - site work completed, PB Engineer did final inspection

**RESOLUTION RECOMMENDING RELEASE OF PERFORMANCE GUARANTY**

Chestnut Ridge Rod & Gun Club Timber Harvest

WHEREAS, by Resolution dated December 5, 2011, the Town of Dover Planning Board granted Chestnut Ridge Rod & Gun Club an erosion and sediment control permit for a selective timber harvest on property located at 355 Cooperstown Road in the Town of Dover, NY Tax Grid no. 6971-00-436016 in the RC Zoning District (the “site”); and

WHEREAS, approval was conditioned on submission of a performance guaranty of \$3,000.00; and

WHEREAS, the Planning Board Engineer has conducted an inspection of the property and by letter dated July 11, 2012 confirmed that all work contemplated under the permit work has been completed and all provisions of the permit have been met; and

WHEREAS, pursuant to Town Code Section 65-11(C), a “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.”

**NOW THEREFORE BE IT RESOLVED, pursuant to Town Code Section 65-11(C), the Town of Dover Planning Board recommends release of the performance guaranty.**

Date: July 16, 2012

Moved By: Michael Villano      Seconded By: William Sedor

Resolution Approved/Disapproved:

David Wylock	<u>AYE</u>
Valerie LaRobardier	<u>AYE</u>
Nicholas D’Agostino	<u>Absent</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

**Discussions:**

**DOVER VILLAGE PLAZA EXPANSION - 7063-00-562258**

APPLICANT Cedar Dover Plains LLC      PLANS PREPARED BY: 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

Rich Rennia- Here to discuss the Public comment session

Chair Wylock- Last week the Chairs met with the Applicant and consultants to discuss the SEQRA analysis

Planner Ley- This is an outline, a mini EIS, covering the main areas of analysis that are identifying the information needed in order to complete a long EAF and a part 3. It outlines the areas of potential analysis starting with a description of the proposed project, followed by land use community character, zoning, public policy, natural resources water resources wetlands, cultural

resources, based on SHPO's mapping archeological resources as well as proximity to Tabor Wing House, one larger section is traffic.

At the last meeting, there was a discussion of the intersections for analysis

- Route 22 and Old Route 22 (TMC)
- Route 22 and Mill Street (TMC and VCC)
- Route 22 and School Street (TMC) after talking to one of the traffic engineers, and the reason why this is listed is due to the proximity to Mill Street where there is a traffic light)
- Route 22 and Seven Wells Road (TMC)
- Route 22 and South Tinkertown Road (TMC) This was noted due to it being a major intersection in the region
- Route 22 and Dover Village Shopping Center Driveway (TMC and VCC)
- Route 22 and Freshtown Driveway (TMC and VCC)
- Route 22 and New Project Site Driveway (Build Conditions)
- Route 22 and North and South Nellie Hill Road (TMC)

Another question discussed was whether or not it would be required of the applicant for a warrant study for the traffic light- it is understood, at this time DOT does not want a light, but the Board may want a warrant study from the town's perspective, this way if the town wanted to approach the DOT about a traffic light.

Engineer Berger- The size of the plaza and the amount of traffic generated would not come up with a need for a traffic light. It was discussed extensively with DOT at our meeting with them. They agreed there would have to be a lot more growth to warrant it, and it would be reconsidered after the plaza was built only if the data supported it. It would be 3 years of usage.

Planner Ley- Hazardous materials, since there was a land fill at this site, a phase 1 and phase 2 study may be considered, construction impacts and phasing of the project, infra structure, energy and appendices would be traffic study water and sanitary sewer report, stormwater management plan, geotech report, phase 1& 2 SHPO study and environmental reports.

In discussing the traffic study intersections - the original list was much longer

There were two studies discussed- the warrant study regarding the light and the other is the intersections.

It sound like the board is leaning against the warrant study but does the Board want to keep School Street and North and South Tinkertown road?

Chair Wylock says yes to School Street and Tinkertown Road

Other Board members agreed.

Q: Engineer Rennia- Tinkertown Road- North and south- the south end is 343 and the north end is in the Town of Amenia.

The more important is South intersection

It was agreed to remove the North Tinkertown Road intersection

Revised list of intersections to study:

- Route 22 and Old Route 22 (TMC)
- Route 22 and Mill Street (TMC and VCC)
- Route 22 and School Street (TMC)
- Route 22 and Seven Wells Road (TMC)
- Route 22 and South Tinkertown Road (TMC)
- Route 22 and Dover Village Shopping Center Driveway (TMC and VCC)
- Route 22 and Freshtown Driveway (TMC and VCC)
- Route 22 and New Project Site Driveway (Build Conditions)
- Route 22 and North and South Nellie Hill Road (TMC)

**No warrant study for the traffic light will be required**

**Motion made by Valerie LaRobardier to adopt the Scope for the EAF part 3 as amended 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	AYE	MEMBER NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

*Motion approved*

Engineer Rennaia- The original traffic study was sent to the Planner today for review, ad comments were requested

There is also the question of a joint meeting with the ARB

A: we are looking at possibly October 1, since September is a busy month

We will try to have a round table with the ARB and Planning Board

**V. WESTCHESTER MODULAR HOMES - 7160-00-227678, 167667& 196673**

APPLICANT: Paul Walter for PROPERTY OWNER Charles Hatcher

PLANS PREPARED BY: ANTHONY PISARRI

PROPERTY LOCATED at: 30 Reagan's Mill Road, Wingdale combined 4.042 acres in the CO district.

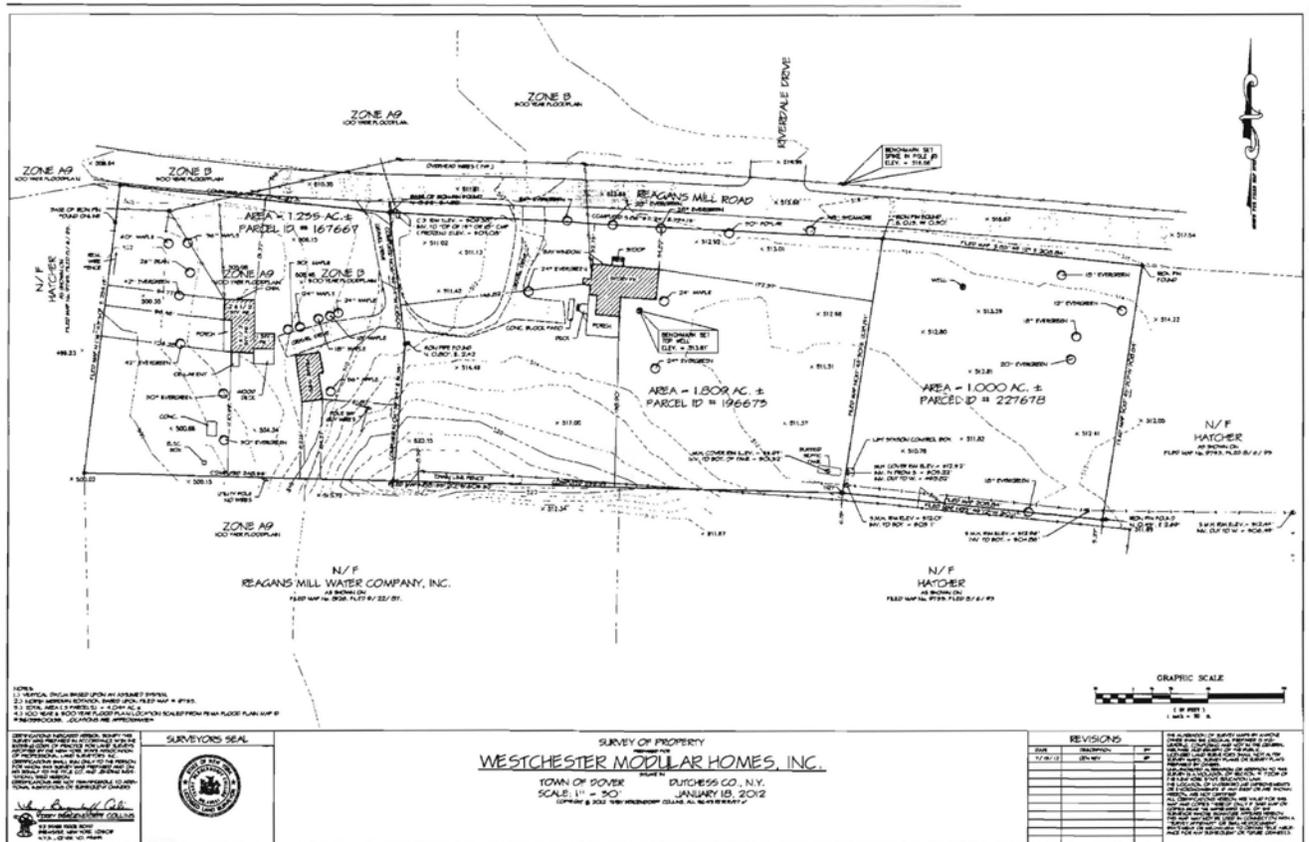
APPLICATION FOR site plan special Permit & Subdivision to construct 4 multi family dwellings - 1 acre lot per unit

Charles Hatcher- The application is for 4Mmulti Family dwellings each on a 1 acre lot, the survey shows how the site exists. It was surveyed by a licensed surveyor the trees are shown, as well as current driveways. He then began to discuss the PowerPoint presentation

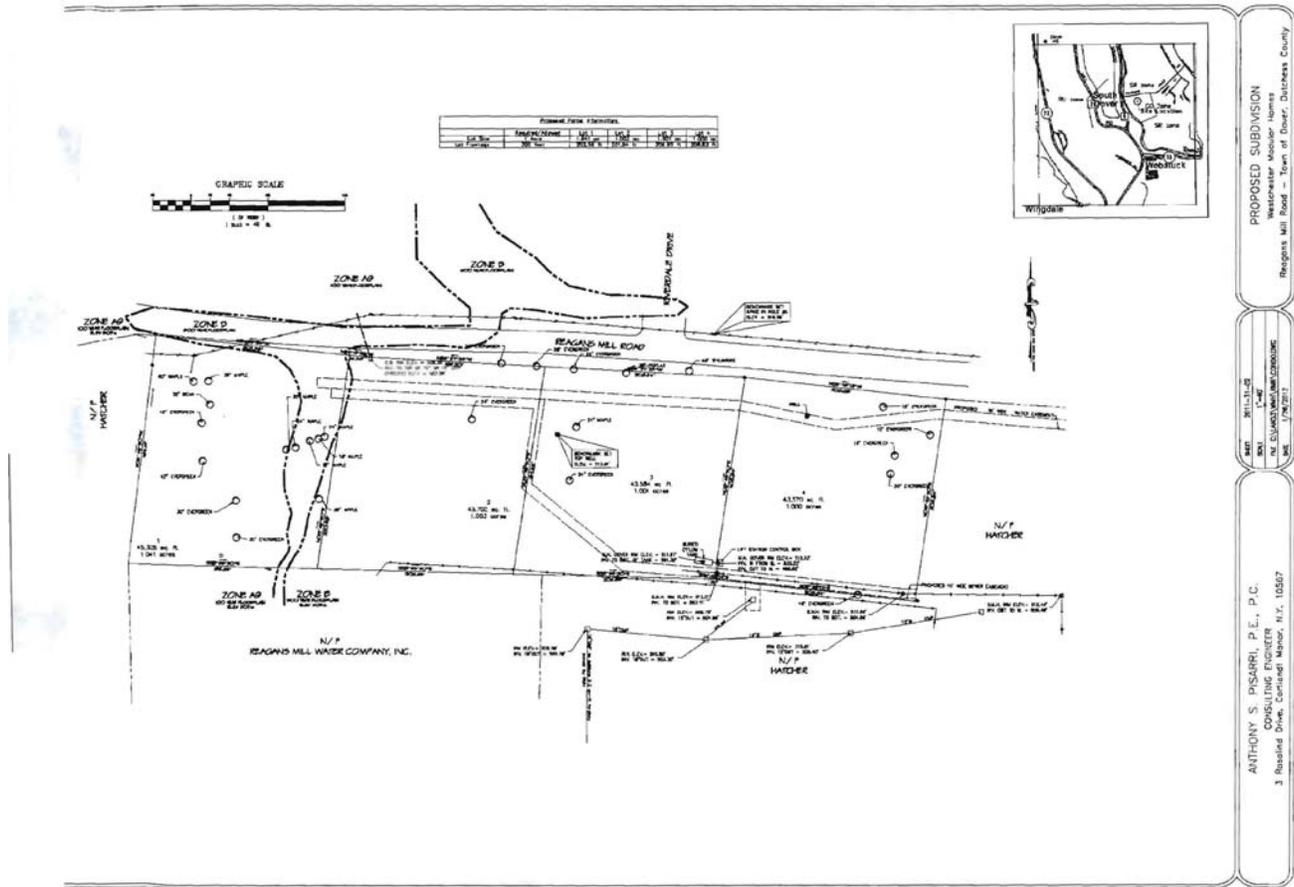
# Westchester Modular Homes

## Application to Construct

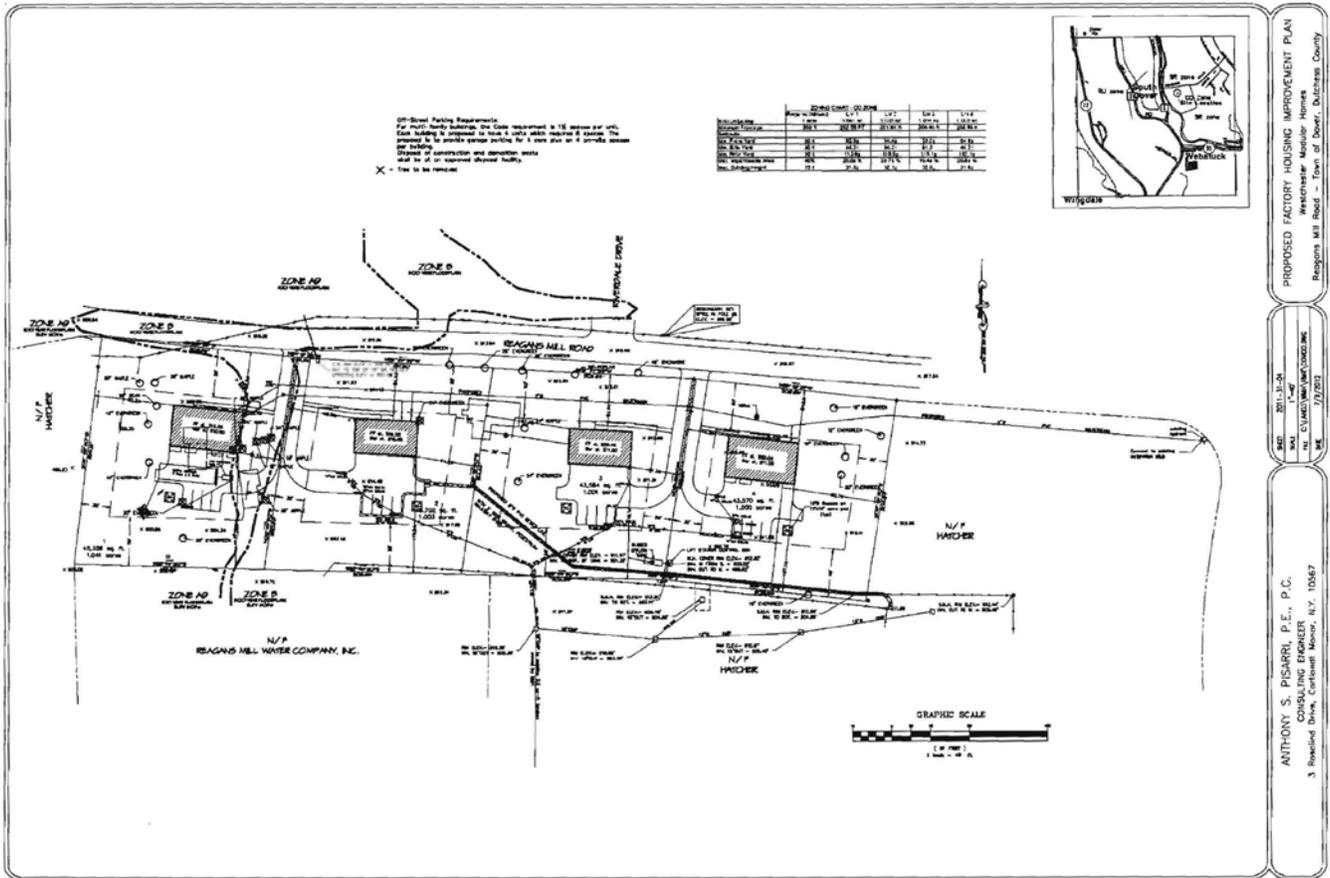
### 4 Multi-Family Dwellings (1 acre lot per dwelling)



This is how the site currently exists



This shows the property as 4 - 1 acre lots, the 50 year flood line, and trees, as well as utilities, water line, the extension from Sycamore, the sewer line, which ties into an existing pump station. That pump station handles the factory line. This also shows the easements

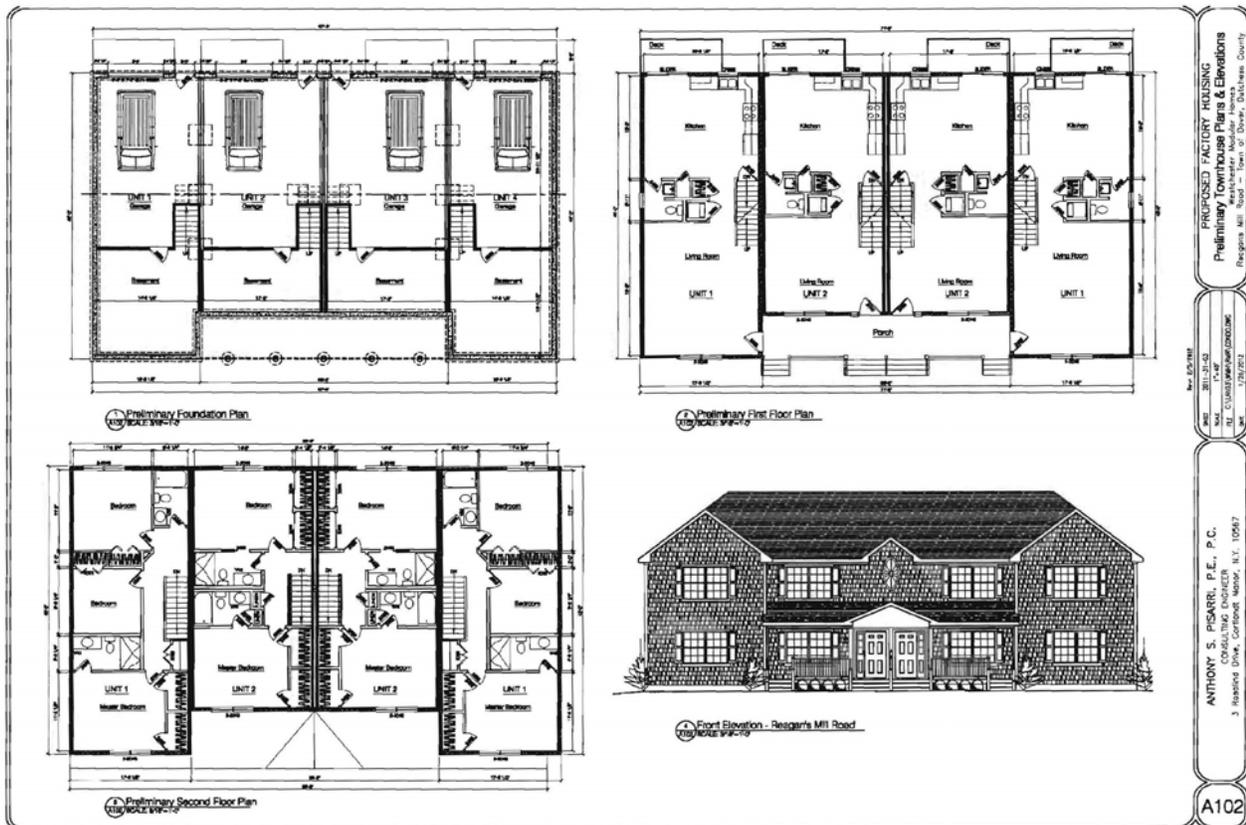


This shows where the houses are proposed, driveways on either side of the lot lines, trees, the only major trees are on the west. The waterline is back off the road, because of where the trees are currently it will be on private property in an easement. The drainage is collected on each of the sites and brought back to the existing drainage behind the factory; there is a retention basin, which can handle what exists and more. The Engineer asked for the calculation and that will be provided. It was also asked to have each lot take care of its own drainage treatment. It will be done underground cultec and there will be zero runoff.

The purpose of the housing is important, for the employees of WMH presently there are 4 locations in the 2 subdivisions and now here. It's important to create this housing because there are people who need housing. In this economical time, everybody recognized that need. The plan is - in the 1<sup>st</sup> unit-Lot 4 the people who live in the houses now will be relocated in the two end units in the first building built. When that unit is full, the next will be built, etc. This will not just be for employees, but also for Town Employees, Teachers, Cops whoever works in the Town will have the first opportunity to have a unit. The comments from the Planning Board Engineer are being addressed by our Engineer. The June 26<sup>th</sup> letter, the last 3 items were on drainage, and they have been addressed. There is also a pathway for the workers to go to the factory



This will be the units closest to Sycamore Blvd. The end units will be for the people who live in the houses on Reagans Mill road now, the ends will be 3 bedroom units and the middle will be 2 bedroom units. This will be on lots 1 & 4.



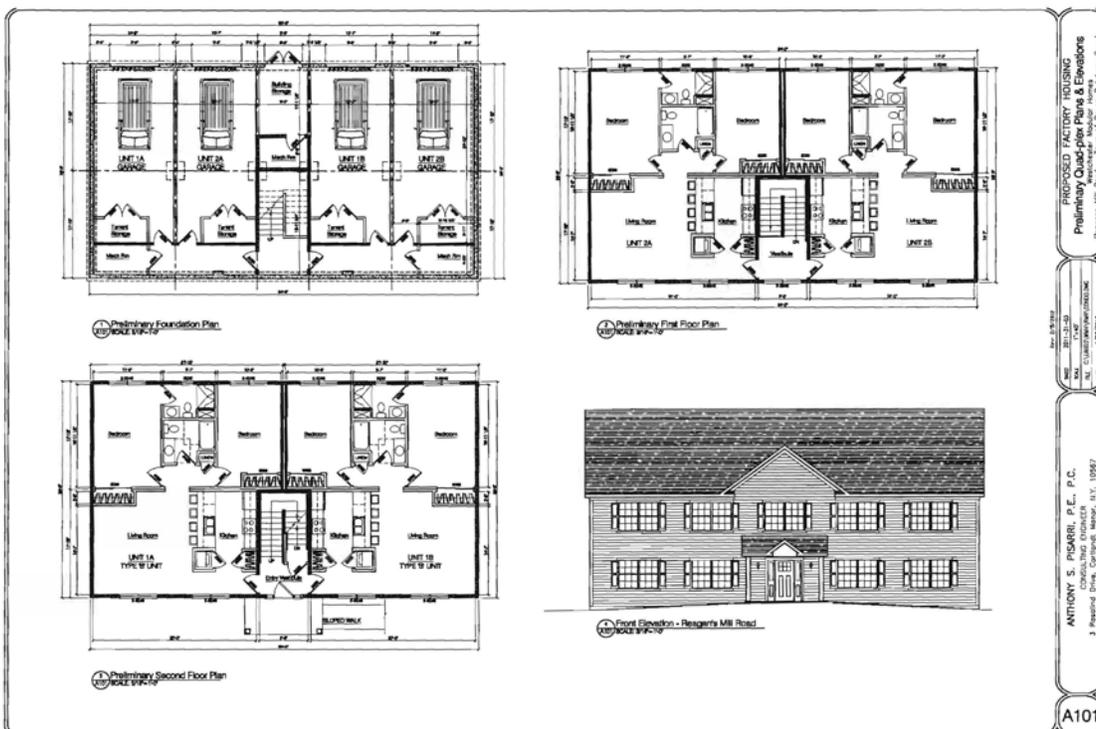
Garages in the rear, utility rooms in the front, and they will be energy efficient. They will be heated by propane. Hot water will be insta hot and there will be closed cell insulation. The garages may be tandem the garages are above grade. The fronts are partially below grade.

Lot 1 will be above the flood plain. The rules and regulations say when you are in a flood plain your basement level has to be 3 'above flood plain, the foundation will be buried. The parking lot will also be above the flood plain

1 propane unit for each structure below ground.



This is the design for lots 2 & 3, they are 'flats' - over and under- these units will be sprinklered, the Town House units are side by side and code does not require sprinklers. The elevations are what you will see from the road. The parking for all units is in the rear



*Engineer Berger's Comments:*

*1. The plans submitted are in sketch plan form and need to be completed in accordance with section 125-16 for subdivision and 145- 61 and 145-65 for special use and site plan.*

*Not provided per checklist*

- o Deed for property*
- o Existing Conditions maps needs to be prepared by a Licensed Land Surveyor and shall have a seal and signature along with the standards notes stating the work was done based on an actual field survey*

*2. The area being proposed to be disturbed appears to be greater than 1 acre of multi family housing thus a full SWPPP will be required.*

*3. When the plan is developed further the use of rain gardens and best management practices that treat and control storm water runoff at the source is recommended.*

*4. The proposed sanitary sewer and water services will need approval from Dutchess County Health Department.*

*5. As plans are developed further additional information on landscaping and details for sewer, water, pavement and storm water practices will be needed.*

*6. The elevation of all floors including garage of houses within the 100-year floodplain shall be 3 feet above the 100-year flood elevation.*

*7. Infiltration chambers on western lot appear to be within 100-year floodplain.*

*This should be avoided and the treatment portion raised about the 100 year flood elevation and calculations to show that the proposed system will provide per post attenuation.*

*8. The drainage from the remaining 3 lots is collected in a closed system which connects to the existing factory system. The factory system discharges into an existing detention basin located to the south of the factory. The outlet of the closed system appears to be at the berm in the detention basin. If this berm is the separation of the forebay, the incoming water may short circuit the forebay.*

*9. The current capacity of the existing detention basin should be evaluated to determine the impact of the additional runoff from the proposed development.*

*10. An engineer's evaluation of the pond as its suitability of construction for the intended purpose is required. The legality of using this pond on a separate lot for detention and treatment of stormwater from this site should be discussed with the Planning Board Attorney and all documents provided as necessary to show this is acceptable to the town.*

There have been discussions with the Applicant's Engineer about the Flood Plain and the parking lot not being in it, to raise it

Applicant needs to be careful with the cultecs units to be sure they do not reside under the parking lot is at flood plain or 1' above, cultec are usually 4' down they will be within it so the storm will back up through the ground into them. You'll need to be careful where they are placed.

A: There is lots of room up here

Do a pre post for each one and a quality treatment for each one. If you are using them for treatment and detention, you have to make sure they are not discharging off site. If you are not going to the pond, the more concern, especially in the Flood Plain Law, it should be that the cultec is not sitting down in the flood plain elevation

Mr. Pissari- Yes that will be elevated anyway, what the intention would be in front of the cultec is to put, for all intent and purpose a septic tank, to catch the flow as it comes in and let the solid settle out, not the solids flowing into the cultec

Q: So you will use the cultec for infiltration purpose

A: Yes, the testing will be provided for that

Q: IS the soil consistent?

A: Some of it, we know behind lot 2 is pretty much bank run, we will be out there digging holes and doing perks

Q: other concerns are easements, legal ROW's the Attorney will need to see for the water and sewer connection. You will need Health Department approval for the capacity

A: we have SPDES on both, and they were bumped up in the past

Q: having the SPDES just says you have the right to discharge. You will need the Health Department provide us proof that there is existing capacity. We will need it from who ever is providing the approval.

Planner Ley- The sidewalk should also connect to the parking lot on lots 3 & 4 there should be some connection from the parking lots or to the fronts of those buildings

A: Sure that can be done, probably to the parking lots

Attorney Polidoro- Yes we will need the easement.

These are proposed to be owned by who?

A: Westchester Modular Homes Inc owns the land, that the houses will be on and Westchester Modular Homes Inc. will own the homes.

Q: Ok, but because there is nothing stopping you from selling down the road, we will need all appropriate easements, for sewer, walking paths etc, to access Westchester Modular.

A: there is a proposed easement on the map for the water line, sewer, we can provide metes and bounds descriptions.

Q: We will also need one for the walking path so employees can walk across the properties.

Another issue is if these are not to be built out all at once, depending on the amount of delay between buildings, you may need to return for re approval. After approval is granted, you will have 18 months to pull all 4 building permits and then you can get a 6 month extension.

A: I (Mr. Hatcher) was unaware that when you have a subdivision that there is a time limit on when you have to build out the subdivision

Q: It's not the subdivision; it's the site plan factor.

A: if the property is subdivided, he was not aware that he had to act on any of the lots within a certain period of time.

Engineer Berger- You are getting more than one approval, the subdivision is not what's doing it, it's the site plan and Chapter 65 approvals. The subdivision approval stays, but there are multiple approvals here.

Attorney- We are just saying, if you really are not planning to build all of these within that time period, you may want to consider phasing, so there wouldn't be trouble getting C/O's on any individual pieces. Generally for a large project c/o's aren't issued until everything is completed.

Mr. Hatcher- the reason why he was going to put all of the infrastructure in was to eliminate the word 'phasing'. It's a minus in his book. We will build as the demand is there. What he doesn't want to do is build a house on spec, today in this market, it doesn't make sense. The primary goal of this project is to provide employee housing. He has only said something to the 2 people who live in those houses what is going on. He was glad to be told about the 18 months, because he was unaware.

Once site plan is approved, there is an 18 month window to get the building permits, and satisfy the conditions of approval.

Building permits are good for 1 year, then there is a reduced fee for renewal.

Member- Why is the path to the back door, when people usually come out of the front of their houses?

A: It's a practical answer, the gentleman who currently lives in Fred Carr's old house, that path currently follows his foot steps, he walks to the factory in the morning, at lunch and in the evening. It's the shortest distance between two points.

Q: Are there decks on the back?

A: yes small decks that can be cantilevered to the floors, no stairs down.. no supports to the ground, maybe some side braces.

They will be very attractive and landscaped and will enhance Reagans Mill Road, when the houses were purchased, some of the old barns were taken down to try to make it look nicer, this will be an improvement overall.

Engineer Berger- What we will need to move forward  
Modified plan with a conceptual SWPPP, changes to the side walk, landscaping plan, basic residential lighting then we can circulate.

**Motion made by Peter Muroski to extend the deadline to July 30 with the condition tall revisions get sent directly to the consultants 2nd by Tom Holmes**

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	ABSENT
MEMBER WILLIAM SEDOR	AYE		

*Motion approved*

**Discussion:**

**CRITERIA FOR POSTING SIGNIFICANT LAND USE PROJECTS ON THE TOWN WEBSITE**

It is the policy of the Town of Dover Planning Board to post documents on the Town website pertaining to site plan, special permit, and subdivision applications that meet or exceed any of the following thresholds:

- 1) Subdivisions creating 10 or more lots.
- 2) Construction of five or more multi-family dwelling units.
- 3) Construction of 10 or more single-family dwellings.
- 4) A lodging facility with accommodations for 20 or more guests.
- 5) Construction of facilities or structures for a nonresidential use involving more than 20,000 square feet development area.
- 6) Applications for alterations of existing structures, including the expansion of such structures, by more than 10,000 square feet.
- 7) Conversion of existing nonresidential facilities or structures involving more than 20,000 square feet of development area to another use that would increase the consumption of water, production of wastewater, or the generation of traffic.
- 8) Projects that involve new disturbance, or a greater intensity of use, within a Critical Environmental Area.

- 9) Construction of a structure that exceeds the maximum height allowed in its zoning district by 10 or more feet at the average finished grade.
- 10) Any other application which the Planning Board, in its discretion, requires to be posted by reason of proximity to environmentally sensitive features, proximity to historic or archaeological resources, or a project's significant departure from existing community character

If a project which does not initially meet the criteria for a significant land use project is amended during the review process to meet or exceed any of the above criteria, it will be deemed a significant land use project and all application materials shall be posted on the Town website.

If a project which initially meets or exceeds the criteria for a significant land use project is amended during the review process so that it no longer meets the criteria for a significant land use project, all application materials shall continue to be posted on the Town website.

Application materials include the application form, maps, EAF, and any other information submitted by the applicant in furtherance of the application, agency response letters, and adopted resolutions.

Attorney Polidoro- while we are waiting for the Webmaster, if we look at these criteria, Westchester Modular would meet the threshold for posting, as a frame of reference. Do you think it should be posted or should we go bigger?

Looking at item 2 it says 5 or more multi family units not buildings, so that is something to think about

Member- This is confusing, if there are 5 apartments in a unit, then it qualifies; Should it say construction of multi family dwelling units, 5 units or greater?

A: no it means 5 or more multi family dwelling units, when there it's 3 duplexes or 1- 5 unit building.

This is confusing

Then how would you propose to word it

I don't know

Roz Cimino- Principle Clerk, IT/GIS - If we make it so complicated that we need an Attorney in order to figure out what to post then it will just be harder for you. If every time you take in an application and you impose a GIS fee, and it's is geo referenced, at least the application should go up on the web. When you start adding all of the supporting documents for that, then the conversation can be at what point do you start to add all of the correspondence? Right off the bat, at least the application for every land use project should be on the web

Q: the application, does that include all of the maps and EAF?

A: whatever is submitted in that initial submission? It's relatively in expensive, it's about 30 per gig per month and you very rarely get up to a gig. Dover Knolls is more than a gig. But if you do that and the initial application is up on the web, it's less than \$10.00, and that can go through the escrow. This can just be a part of the process.

Q: As the application moved forward, would you be adding all of the paperwork that comes through?

A: that's what you have to decide on, is the application driven by Public interest, I think we have done due diligence if we post the application. Then if it apparent that this is of public interest, then you can move to post everything. The Public would be well served if they could just see what is before the Planning Board at least with the initial applications. Maybe instead of you saying does this rise to the level, some things we wouldn't think would rise to the level of public interest, actually do.

Attorney- It's fine if you want to post the applications for everything, but it's important for there to be some criteria for posting everything, it does take town resources and it does cost money to the applicant. I don't think we should be responding just to public controversy, because a sometimes a small project can be controversial just because of the applicant

A: Not Public controversy, public interest.

Attorney - Guidelines are important because they tell the Board when it is appropriate to post a big project, so it doesn't end up costing a smaller project a lot of money, if it is not something that warrants this.

The initial application is not a lot of money

Planner- Her concern with posting the initial application is you don't want to have out dated information on the web.

Attorney - This came about because we have a discussion a while back, there was a project that the Public wanted to see posted and the Board did not have procedures in place to do so.

Roz- Ok, so for a small project post the initial application, then the final, and then there could be status updates, not necessarily all of the documents in between.

Secretary- while looking at other Towns web site, I found it very helpful to see the applications posted on the web when it can to a project that obviously warranted more information, there was more Plan information posted. It was very beneficial. I would like to see at least the most basic information from an application posted and then if we see that there is a project where it is critical to post more information then we do it. It doesn't seem as though it's a huge amount of work for me, since I scan everything anyway, I can get it to Roz for posting. If an application does change, the revision can be posted.

Roz- It is completely up to you but remember whatever you say, or vote on, the Media policy would have to be changed, then the Town Board would have to adopt it.

Co Chair LaRobardier- You would have to change the media policy if we define / clarify what a major project is?

A: We have to change the media policy just to incorporate what the Planning Board wanted the protocols for Planning Board posting is,

Member- So Betty-Ann scans everything anyway, if that work is already being done, then she just has to forward it for posting. It's just more for IT to post.

Roz- The cost gets expensive for an applicant when the project rises to size of Dover Knolls or Cricket Valley.

Attorney- Is this on the fee schedule?

A: no, this is the first time it's been brought up, it would have to be part of the next revision, tight now it's part of the escrow, since the cost is flexible. It's not a flat fee, the more information, the more space it takes.

Q: What do you think it will cost an applicant to put the initial application?

A: It's \$30.00 per gig per month, so if you look at the size which is usually a few meg.

Attorney - We should discuss suggesting a fee

A: what if it exceeds that?

Attorney - Why not a posting fee, and then maintenance

Q: How long will they be posted?

A: maybe until they are approved?

Q: Has the board seen this before tonight

A: no

Secretary- This was circulated in 2011 to the Board

Roz- It's up to the Board, but do they want to have to look at each application and this criteria and see if it rises to this before it's posted?

Attorney- This was created to avoid the Planning Board having to look at each case, an application would come in and Betty-Ann would know whether or not to send it to Roz. It's up to the Board.

Co Chair LaRobardier- We may want to revise this and post every application initially and have this criteria and call it the criteria to determine is a project s significant.

Roz- That would be a great idea

Member- So every project gets posted and if there is great public interest, post everything and the billing will be a pass through cost whatever it is for the Town.

Q: How has it been handled in the past?

A: Have you looked at the site, and how old the information ids, and it's not a reflection on IT, it's just that the criteria for posting has been in such a limbo that nothing got posted, unless we have been slammed with FOILS. And that should not be the trigger for posting. Because there are some FOILS that come in every month at deadline, no matter what.

Those criteria could be revised to determine how much of the application goes up as opposed to just the initial

Member - there could be an initial fee for posting and then an updating fee

If we are going to be posting applications, the Board should look at what information is requested on those forma and consider if anything is going to be blacked out.

Members agreed to consider posting all applications and to make recommendations to the Town Board

Q: Would you want to take down to older maps not to cause confusion?

A: some people like to see how a project has changed, so there could be a way to post newer information on top.

Q: So this would save money on the cost of a FOIL, for printing etc?

A: no, actually most FOILS today request a response via email, so there is no cost to the applicant.

Chair- But if someone wants a print, will they get it?

A: absolutely, FOIL is FOIL, it's up tot the applicant to choose the format in which they receive the information they want, and that's how they receive it.

Chair- Let's revisit and tweak this and discuss it at our next meeting.

Maybe also have some disclaimer, stating for the most updated information contact the office. The public also has access right now to the agendas, minutes, and videos on the web site.

Attorney- we need to revisit the update on the open meetings law, if we have the ability of posting, then it should be everything." Municipalities that maintain a 'regularly and routinely updated website and that utilize a high speed internet connection' are required to post the information on the website prior to the meeting to the extent practicable, as determined by the local municipality...."

So we need to be clear as to what is practicable

**PRESENTATION:**

**VI. DOVER CAC**

CAC Chair, Stancy DuHamel, will be presenting an outline of a Swamp River Watershed Stream Management Plan modeled after the Ashokan Watershed Stream Management Program and is seeking Planning Board input

Stancy DuHamel- Two things tonight

The CAC what they are doing and what they would like to do and the Master Watershed Stewardship program.

The CAC- they are a 7 member counsel and there are currently 3 members- so if there is anyone interested, please let them know.

They are under staffed, they are in place to review any significant land use decisions, at any Board's request, but are at this time they do not have the staff to do so.

The watershed program she is involved in right now will help in terms of looking at natural resources. There are great resources like Hudsonia who have done mapping; she can read soil maps etc.

The CAC can focus on conservation in the form of outreach and education. They have been working on the Dover Earth Day.

The CAC has also fielded an event for Dutchess County Watershed awareness month, 2010 it was rain barrels, 2011 it was the wood duck box.

The Town has made a commitment to conservation, Dover Stone Church, the expansion of the trail at Boyce Park, expansion of the equestrian program, the pervious surface parking lot in Boyce Park. The open space and recreation trails provide space for recreation in the Town, such as fishing, birding, biking, shooting, and hunting. They are working with Cornell Co operative group to save energy by insulating.

Q: Do you have an inventory of the conservation easements in Town?

A: Yes the Town does

The Stewardship program will inventory the Swamp River and include many businesses along the river as well as working with other environmental groups.

The river trip may happen in the fall when the water is high.

There will be a hike to Stone Church this Saturday, Ryan Courtien will be speaking, along with Julie Hart & Karen Rue for Dutchess Land and there will be another on Wednesday afternoon.

**VII. MINUTES JUNE 4 & 18<sup>TH</sup>, 2012**

**Motion made by Michael Villano to approve the minutes of June 4 and 18, 2012 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 NICHOLAS D'AGOSTINO	ABSENT
MEMBER WILLIAM SEDOR	AYE		

*Motion approved*

**Motion made by Peter Muroski to adjourn @ 8:47 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 NICHOLAS D'AGOSTINO	ABSENT
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](http://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