

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, August 20 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: Michael Pelletier for Pelletier Brothers Special Permit, Jim Madden & Jim Caione, Brian Houston & Attorney Fred Schaeffer for Madden Caione Subdivision, Randy & Caroline Williams with Rich Rennia Engineer for Hunts Site Plan Amendment, Supervisor Courtien 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: 03 pm by Chair Wylock and began with the Pledge of Allegiance

There was a problem with the audio file created for this meeting

Public Hearings:

I. **PELLETIER BROTHERS - 7160-00-899617**

APPLICANT: Michael Pelletier PROPERTY OWNER Jeffery Pelletier

PLANS PREPARED BY: ZARECKI & ASSOCIATES

PROPERTY LOCATED at: 29 Fifth Lane, Wingdale

APPLICATION FOR Special Permit for A pre existing home Occupation on 1.7 acres in the RU district

Michael Pelletier- Present for a Home Occupation Special Permit since there are more than 2 employees involved.

Chair- What formula did you use for the calculations of square footage used in the building? What is the percentage of square footage used for this home occupation? As a home occupation the area dedicated to the use can not be more than 40% of the primary dwelling unit

A: Most of what is in that building is shelving, the home is over 800 square feet the use is 352.

Motion made by Pete Muroski to open the Public Hearing for Pelletier Brothers 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

No Public Comment

The short form EAF was reviewed resulting in the following:

Motion made by Michael Villano to approve the short EAF findings 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

Motion made by Pete Muroski to close the Public Hearing for Pelletier Brothers 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

**RESOLUTION GRANTING SITE PLAN AND SPECIAL USE PERMIT APPROVAL
Pelletier Brothers Plumbing and Heating**

WHEREAS, Michael Pelletier, the applicant, has applied to the Planning Board for special permit and site plan approval for a home occupation to permit the use of a portion of the existing garage for the Pelletier Brothers Plumbing and Heating business at property located at 29 Fifth Lane, Wingdale, NY, in the RU Zoning District, Grid Number 132600-7160-00-899617; and

WHEREAS, the applicant will not conduct retail sales from this location or bring clients to this location; and

WHEREAS, the applicant is not proposing a sign or any exterior alterations as part of this application; and

WHEREAS, pursuant to Section 145-41B(2)(1), a special permit may be issued to permit a home occupation which employs more than two nonresident employees, provided that it meets all the criteria for a home occupation and further provided that the area occupied by the home occupation does not exceed the lesser of 40% of the floor space of the primary dwelling unit or 2,000 square feet; and

WHEREAS, the applicant has indicated that 281.7 square feet of the 1536 square foot garage structure is currently used for the home occupation, but may use up to 352 square feet, which will not exceed 40% of the floor space of the primary dwelling unit, as shown on the interior drawing, entitled "Pelletier Brothers Plb. & Htg.", received in the Planning Department on August 8, 2012; and

WHEREAS, the property is accessed via an existing right-of-way from Dogs Tail Corners Road, which access is not proposed to be amended or modified; and

WHEREAS, on August 6, 2012, the Planning Board classified the action as an unlisted action under SEQRA; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development, which responded on August 10, 2012, that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on August 20, 2012, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that the Pelletier Home Occupation will not have a significant adverse impact on the environment and that a Draft Environmental Impact Statement will not be prepared; and

BE IT FURTHER RESOLVED, that the Planning Board hereby waives the requirements of Section 145-65B as not necessary for the review of this application; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the applicant's proposed use of the property for a home occupation satisfies the criteria set forth in Sections 145-41 and 145-63A of the Code, and hereby grants the applicant a special use permit for a home occupation, subject to the following conditions:

1. **Payment of all fees and escrow.**
2. **There shall be no customers or retail sales on-site.**
3. **The area of the home occupation is limited and expanded up to 352 square foot area depicted on the interior drawing.**
4. **The applicant must obtain an annual operating permit from the Code Enforcement Officer pursuant to Section 145-41(B)(2).**

BE IT FURTHER RESOLVED, that the Planning Board grants site plan approval to the survey entitled, "Survey of Property, Prepared for Pelletier", prepared by Zarecki & Associates, LLC, dated May 3, 2012, as revised and submitted to the Planning Department on August 15, 2012, and interior drawing, entitled "Pelletier Brothers Plb. & Htg.", received in the Planning Department on August 8, 2012, subject to the following conditions:

1. **Payment of all fees and escrow.**
2. **Revision of the plan to include the deed reference for the right-of-way to Dog Tail Corners Road.**

Date: August 20, 2012

Moved By: Tom Holmes Seconded By: Peter Muroski

Resolution Approved/Disapproved:

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 AYE

Planning Board Co-Chair David Wylock

II. MADDEN - CAIONE 7160-00-551689 6.60 ACRES & 7160-02-505655 3.63 ACRES

APPLICANT: Brian Houston for PROPERTY OWNERS James Madden & James Caione

PLANS PREPARED BY: BRIAN HOUSTON

PROPERTY LOCATED at: 878 Berkshire Road & 71 Foxwell Terrace, Wingdale

APPLICATION FOR Subdivision to convey 0.50 acres from Caione to Madden

Member Villano has recused himself for all discussions on this matter

Brian Houston - transference of 0.50 acres of land from Caione to Madden. Maddens own 6.6 acres currently and will increase to 7.1 acres and Caione currently has 3.63 will be reduced to 3.12, each parcel will still meet the acreage requirements of the zoning district. Madden currently has a house barn numerous portable sheds etc, each has their own well and septic. There will be no building at all on the transferred 0.50 acre portion

No questions from the Board

Motion made by Pete Muroski to open the Public Hearing for Madden Caione Subdivision 2nd by Valerie LaRobardier

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

Motion approved

Fred Schaeffer Attorney for Mr. Madden - this is a small lot line change not really a subdivision although technically it falls in that. Most Towns have a simplified procedure for this, he thought there shouldn't be any issues. Zoning issues should not come into this, it was his understanding there were discussions on this matter, but that was not for this Board's area of expertise. The Zoning Administrator was on site and everything was fine. Some items to be considered would be drainage, site distance, lot size (the most important thing) No illegal lots will be created. All of this will not be on the road, but all on the back of the properties. This will not affect the Town or the neighbors at all. The area will be kept forever open. There were some letters submitted, he was unsure if they we read into the record.

Chair- There was some anonymous correspondence

A: that should be disregarded completely, it should not participate, it should be thrown out if it is anonymous. He did not this it was legal evidence at all.

Chair- We are going to give the people who wrote the letter an opportunity to appear before the Board to speak. This is peak vacation season; we will hold the hearing open tonight and give them an opportunity to speak.

Attorney Schaeffer- Thought it was going over board, none of the issues here are germane to your job with regard to the subdivision, and they talk about zoning issues. This is unnecessarily hurting the client, giving this opportunity; someone could have had a notarized statement

Attorney Polidoro- Just to be clear, there is no requirement that you disregard a statement, just because it is anonymous. Under Open meetings not required for someone to state their name or address before they make Public Comment, someone can submit testimony anonymously.

Attorney Schaeffer did not know about this and thought most Boards swear people in for testimony. He didn't think this should be adjourned, Mr. Madden worked a long time on this and he considered it a 'no brainer'. If this were SUP or site plan ok, but not for a simple lot line change. He felt it was a shame the Board was not granting it immediately.

No further comments

Engineer Berger- All comments have been addressed

Planner- All comments have been addressed - all lots will be conforming except Caione will not meet the road frontage requirement, although this subdivision will not affect that portion of land.

Attorney Polidoro- The applicant did amend the note on the map as requested, which says 'Approval of this lot line change does not constitute approval of the use on lot 2-B'

Motion made by Nick D'Agostino to continue the Madden Caione Public Hearing to October 1, 2012 2nd by Pete Muroski

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

Motion approved

Chair- Would like the Board to consider authorizing the Attorney to write a letter to the Town Board, we do have complaints here about the use of that property. We should ask the Town Board to direct the Building Inspector to make an on site inspection, and report back to the Town Board whether or not any violations exist, if there are, for the Town Board to forward results to the Planning Board

DRAFT LANGUAGE FOR LETTER TO TOWN BOARD as revised:

RE: Madden- Tax map parcel no. 7160-00-551689

Dear Supervisor Courtien:

The owner of the aforementioned property is currently before the Planning Board for subdivision approval to permit a lot line alteration. During the approval process, it has come to the Board's attention via the submission of an anonymous letter that there may be illegal operations conducted on the property. Enclosed herewith please find a copy of said letter.

The Planning Board requests that you look into this matter and direct the Building Inspector to conduct an inspection of the property and forward the results to the Planning Board

Should you have any questions or concerns in regard to this issue, please do not hesitate to contact me.

Motion made by Nick D’Agostino to send a letter to the Town Board to direct the Building Inspector to inspect the property 2nd by Valerie LaRobardier

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

Motion approved

New Business:

III. HUNT COUNTRY FURNITURE ACCESSORY BUILDING SITE PLAN AMENDMENT - 7061-00-523969

APPLICANT: RICH RENNIA for PROPERTY OWNERS Clear Farm LLC

PLANS PREPARED BY: RICH RENNIA

PROPERTY LOCATED at: 2549 Route 22, Dover Plains, NY

APPLICATION FOR Site Plan Amendment

Rich Rennia- Amendment to the site plan which was originally approved in 2007 with 2 subsequent amendments dealing with the locations of the accessory buildings. All of the buildings shown on the maps are constructed, there were a few items which were not constructed, which is the reason for the site plan amendment.

The items on the original site plan which were not completed:

The installation of a new main entrance on rt 22 - there is currently a horse shoe gravel loop, the original site plan called for the southern entrance to be closed and a new entrance on rt 22 to be created.

The parking was supposed to be behind the smaller building, there was an issue that occurred after site plan approval, but before completion of site plan, the shed contains a wood burning furnace. A permit was issued by the Town Building Inspector to construct, this is also the location for the well for the facility, the parking was supposed to go on top of this. There was a miscommunication and that did not happen. Instead of taking it down and putting in a parking lot, a new location in the front and the side has been proposed which would also increase the parking spaces by 2. This makes sense now that the site is established and the owners actually see how the site flows.

There is also a concrete sidewalk connection between the two areas

Lastly the landscaping is being addressed due to some concerns from the neighbors and improves site appearance. Originally there was a lot of landscaping proposed, decided we should spread it out and stretch it down, Duncan Hill road to provide additional screening for the neighborhood. It’s the owner’s opinion that the barn look is in keeping with the community, so it makes sense not to hide the buildings.

Berger: Comments of Plan

1. The existing Bio-retention area should have plantings provided.
2. The Bio-retention area has been reduced in size by approx. half however appears to be working properly if appropriate plantings are placed.
3. The amended site plan shows a wood furnace constructed south west of store.
4. The site plans should show where the location of the well.
5. Please note the original site plan parking areas south of the retail store and north east were not constructed per plan; however the amended site plan parking proposes parking distributed differently than the original.

6. Please note the amended site plan has two additional parking spaces.
7. Please note the amended site plans show the gravel drive area north and east of accessory building "B" has been expanded.

Q: - Is the well under the furnace?

A: Yes it is, that was another reason not to move the parking lot over it. There is access to the well via a door in the building.

There were originally 19 spaces; two were added for the residential
Planner Ley:

The applicant proposes a site plan amendment to correct inconsistencies between the approved site plan and the existing conditions on the site, and corresponding adjustments to proposed site improvements.

Planner Ley: COMMENTS

1. The proposed landscaping plan includes substantially fewer trees than the original approval. The original approval included 25 evergreen and 23 deciduous trees, whereas the current proposal includes 20 evergreen and 14 deciduous trees; Where appropriate, additional trees should be added to the site plan.

2. The original landscaping plan included exterior lighting. If this lighting is still proposed, it should be included on the site plan.

Q: A second row of trees should be added in the rear, and the original plan showed exterior lighting, is there lighting proposed?

A: No new lighting is proposed, there is building lighting, there were lampposts on the original plan, and they can be shown on this plan the photo-metrics have not changed

Attorney- We will need a revision with the prior photo-metrics, when the original site plan was approved, those items should carry over to the new plan.

A: there is a note that addresses the specific items this site plan amendment includes.

Note on map: "The included site plan amendment involves only the modification to relocate the parking spaces and to adjust landscaping"

Planner - the lighting needs to be on this plan in the revised location

Chair- At a meeting last Fall, there was a question about the deeds and the property, has that been resolved?

A: There is a filed map accepted by the County Clerk, but Real Property has held it up because there has not been a legal transfer of property. That is being completed now; hopefully it will be completed in the next few weeks.

Attorney- The problem is the Board can not approve this since it does not match the legal document, it will just hold up approval.

A: We realize that.

Member Muroski- The planting plan:

We are looking to put in native plantings, in the bio retention areas, put in the proper rain garden plants.

A: The original plan had a planting list, they can review it with Joe Berger and make sure it is appropriate.

Plant schedule:

Get rid of Norway spruce use white spruce, Cleveland pear is garbage; they break in heavy snow, use Hawthorne or Adirondack Crab Apple, something a little stronger, there is forsythia, which he would not use, fisocopus or viburnum would be better. Try to create a 3D screen along the property line; the plum is a garbage tree, if you need a list of trees, let him know.

It's all about biodiversity

A: I don't know if we will change all of those, but they will think about it

RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO THE DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

HUNT COUNTRY FURNITURE SITE PLAN AMENDMENT

WHEREAS, Clearfarm LLC, the applicant, has applied to the Planning Board for approval of a site plan amendment to modify the parking, entryway, stormwater management practices, and landscaping at the site located at 2549 Route 22, Dover Plains, NY, in the HM Zoning District, Grid Number 7160-00-523969; and

WHEREAS, the original site plan was approved on October 2, 2007 and amended on December 4, 2007 and again on May 6, 2008; and

WHEREAS, the applicant has constructed, pursuant to a building permit, a wood furnace in the middle of the approved parking location; and

WHEREAS, the proposed site plan depicts the location of the constructed wood furnace and proposes to relocate parking to the north; and

WHEREAS, the applicant has submitted a short environmental assessment form dated August 6, 2012; and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the EAF and other application materials; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby classifies the action as an unlisted action under SEQRA and directs the secretary to the Planning Board to send notice of the Planning Board's intent to serve as lead agency in a coordinated review of the action to all interested and involved agencies.

BE IT FURTHER RESOLVED, that the secretary to the Planning Board is hereby authorized and directed to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law for comment and review.

Date: August 20, 2012

Moved By: Valerie LaRobardier Seconded By: Michael Villano

Resolution Approved/Disapproved:

David Wylock Aye
Valerie LaRobardier Aye

Nicholas D'Agostino	<u>Aye</u>
Tom Holmes	<u>Aye</u>
Peter Muroski	<u>Aye</u>
William Sedor	<u>absent</u>
Michael Villano	<u>Aye</u>

Planning Board Co-Chair David Wylock

Involved/Interested Agencies

NYS DOT, J.H. Ketcham Hose Company, Architectural Review Board

Motion made by Peter Muroski to set the Public Hearing for Hunts Amendment for October 1, 2012 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

Q: How deep is the Bio retention?

A: about 2'

Q: Could you put curbing or some type of low fence

A: He didn't think so, the plants will draw attention

Q: If the conveyance of land does not happen before the October 1 meeting, could you get a letter of authorization from whoever owns the property?

A: Yes

Entertain request for Extension:

This applicant got caught in between the revision of the town law on extensions so he is being granted the second and 1/2 extension, next extension he should get a 90 day and then we will be working with whole numbers.

IV. 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 TO subdivide 16.64 acres to create 6 new lots

RESOLUTION GRANTING 180-DAY EXTENSION OF CONDITIONAL FINAL SUBDIVISION APPROVAL

DOVER ESTATES SUBDIVISION

August 20, 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 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 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 second 90 day extension of time to complete the conditions of final plat approval to July 30, 2012; and

WHEREAS, on May 21, 2012, the Planning Board granted the applicant a third 90 day extension of time to complete the conditions of final plat approval to October 29, 2012; and

WHEREAS, by letter dated August 8, 2012, the applicant has requested a 180-day 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 fourth extension of time to complete the conditions of final plat approval to and including April 29, 2013. This extension constitutes the fourth and fifth 90-day extensions, or the second and a half 180 day extension under the revised Code.

Moved by: Valerie LaRobardier Seconded by: Nick D’Agostino

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>absent</u>
Michael Villano	<u>Aye</u>

Planning Board Co-Chair David Wylock

Motion made by Pete Muroski to set escrow at \$ 1,500.00 for Hunts Amendment 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

Non Application Specific Topics:

Letter to Town Board re: Posting Application Material to Website

Supervisor Ryan Courtien and
Members of the Town Board
Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522

Re: Posting Application Materials on the Town Website

Dear Supervisor Courtien and Members of the Town Board:

The Planning Board would like to begin posting application materials on the Town website to provide for greater transparency and to relieve some of the administrative burdens of FOIL requests on Town officials. The Board has been discussing guidelines for such posting and recommends that the Town Board amend its media policy to provide for the following:

1. All application materials, exclusive of confidential information, shall be posted on the Town website.
2. Land use applications shall be amended to include a notification to applicants advising them that whatever information they include may be posted on the website.
3. Materials should remain available on the website for one year after the date of the resolution granting approval, with the provision that all maps except the final approved map shall be taken down to avoid confusion.
4. The Town Board should determine whether a fee can be properly charged to applicants to cover the cost of web posting. If so, the Planning Board recommends that the Town Board establish a standard fee based on project size which can be collected from the applicant as a condition of approval.

Please let us know if you have any questions or concerns. We look forward to working together on these guidelines.

Sincerely,

David Wylock
Planning Board Co-Chair

**Motion made by Valerie LaRobardier to send Posting recommendation letter to the Town Board
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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

**Motion made by Michael Villano approve the minutes of July 16, 2012 as submitted 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

Motion made by Pete Muroski to adjourn 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	AYE
MEMBER WILLIAM SEDOR	ABSENT		

Motion approved

Respectfully submitted,

Betty-Ann Sherer

Betty-Ann Sherer

PlanningARB@TownofDoverNY.US

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

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