

Town of Dover Planning Board

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



(845) 832-6111 ext 100

Planning Board Special Meeting
Monday, April 1, 2013
7:00PM

- Co-Chair David Wylock
- Member Valerie LaRobardier
- Member Peter Muroski
- Member Michael Villano
- 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: Gerald Hatcher, Michael Morgante, Anthony Pisarri & Attorney Craig Baumgartner for Westchester Modular Homes Multi Family Dwellings, Town Code Enforcement Officer Michael Segelken, Paul Quartararo & Kirk Horton for Quartararo Subdivision 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: 16 pm by Chair Wylock and began with the Pledge of Allegiance

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 & Erosion Control Permit to construct 4 multi family dwellings - 1 acre lot per unit

Michael Morgante, Engineer- There were comments from the Board for a more specific phasing plan. This was done some comments were received, a landscaping schedule was requested.

Planner Ley- That was her only comment, on each phasing plan the quantity of each plant to be installed during that phase is requested

Engineer Berger- One item is the Board did not want the walkway across the back, it appears on some of the drawings and not on others, it should be removed completely. We just didn't want it to appear accidently on the final maps

Engineer Morgante- The Board did want a path along the most eastern part of the last lot, to run parallel with the tree line.

There were no further comments from the Consultants
There were no further comments from the Board

**RESOLUTION GRANTING PRELIMINARY LAYOUT AND FINAL PLAT APPROVAL
WESTCHESTER MODULAR HOMES**

April 1, 2013

Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00-167667, 7160-00-196673 (the "site"); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the CO District may include, where compatible, residential housing intended to support the permitted primary uses, such as manufacturing; and

WHEREAS, the proposed project will provide housing opportunities for employees of the adjacent factory; and

WHEREAS, a site plan for a daycare facility had previously been approved on the site but has expired; and

WHEREAS, the proposed subdivision is depicted on a plat entitled, "Final Subdivision Plat, prepared for Westchester Modular Homes, Inc.," prepared by Terry Bergendorff Collins, dated March 7, 2013, last revised March 21, 2013; and

WHEREAS, on October 1, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, by decision dated February 25, 2013, the Architectural Review Board approved the elevations; and

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

WHEREAS, water supply and wastewater disposal will be provided by Reagan's Mill Water Company and Reagan's Mill Sewer Company; and

WHEREAS, by letter dated December 11, 2012, the J.H. Ketcham Hose Company submitted comments on the proposed site plan; and

WHEREAS, in response to the J.H. Ketcham Hose Company Letter, the Planning Board's Engineer has advised the Board that Reagan's Mill Road can serve as a Fire Access Road, obviating the need to increase the proposed width of the driveways; and

WHEREAS, a duly noticed public hearing was opened on September 19, 2012 & a duly renoticed public hearing was opened on December 17, 2012 and closed on December 17, 2012, during which all those who wished to speak were heard; and

WHEREAS, pursuant to Section 145-65D(4) of the Code of the Town of Dover, before the Planning Board may approve a site plan containing residential units, such subdivision plat shall also show, when required by such board, a park or parks suitably located for playground and other recreational purposes; and

WHEREAS, the applicant has waived the 62-day time period for making a decision after the close of the public hearing.

NOW THEREFORE BE IT RESOLVED, that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town and that a suitable park or parks of adequate size to meet the requirement cannot be properly located on the proposed plat and in lieu thereof requires that payment to the Town of Dover Recreation Trust Fund for one new lot be made prior to the signing of the Final Plat by the Planning Board Chair.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants preliminary layout and final subdivision approval to the plat entitled, "Final Subdivision Plat, prepared for Westchester Modular Homes, Inc.," prepared by Terry Bergendorff Collins, dated March 7, 2013, last revised March 21, 2013 and authorizes the Chair to sign the plat after compliance with the following conditions:

- 1. Payment of all fees, including the recreation fee for one new lot, and all escrow.**
- 2. Revision of the plat to contain the following notes:**
 - a. There shall be no parking of motor vehicles on any grass or lawn areas.**
 - b. There shall be no outdoor clothes lines visible from any public road.**
 - c. Garbage and recycling containers shall be stored at rear of buildings or in garage areas.**
 - d. Burning garbage or trash on the property is prohibited.**
 - e. There shall be no athletic equipment, e.g., soccer nets, basketball backboards, etc., erected in front yards.**
 - f. No commercial vehicles shall park in front of the building line.**
 - g. No vehicles shall be parked in a manner that obstructs ingress or egress to the lot.**
 - h. No repair of automobiles, boats, trailers, off-track vehicles, campers, buses, trucks, snowmobiles, or other commercial or recreational vehicles shall be made on the site.**
 - i. A site plan for the development of the lots shown herein was approved by the Planning Board on April 1, 2013.**
 - j. All landscaping, as depicted on Sheets L1 and L2, last revised December 30, 2012 of the site plan set, shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility.**

- 3. **Approval by the Planning Board Attorney of the 10’ wide water line easement.**
- 4. **Approval by the Planning Board Attorney of the 10’ wide sewer line easement.**
- 5. **Approval of the final SWPPP by PB Engineer.**
- 6. **Submission of a performance guaranty in form, substance of manner of execution acceptable to the Town Attorney, in the amount of \$130,275.00 to cover the cost of installation of all Water & Sewer infrastructure.**
- 7. **Department of Health permission to file.**

Before a vote was taken Member LaRobardier- asked if there needed to be a statement made regarding FedEx and UPS trucks not being parked for anything over a specific time frame

Chair Wylock- Under vehicle and traffic law, there are no parking standing and stopping regulations, FedEx & UPS would not be parking they would be stopping and standing.

Moved by: Peter Muroski Seconded by: William Sedor

David Wylock Aye
 Valerie LaRobardier Aye
 Nick D’Agostino absent
 Peter Muroski Aye
 William Sedor Aye
 Michael Villano Aye

Planning Board Co-Chair David Wylock

**RESOLUTION GRANTING SITE PLAN, SPECIAL USE PERMIT AND EROSION AND
 SEDIMENT CONTROL PERMIT
 WESTCHESTER MODULAR**

April 1, 2013 Property Address: 30 Reagans Mill Road, Wingdale, NY

WHEREAS, the applicant, Westchester Modular, has submitted an application for a conventional subdivision, special permit and site plan approval to create four lots of 1.041, 1.003, 1.001 and 1.000 acres, respectively, for improvement with one multi-family dwelling per lot, located on Reagans Mill Road, Wingdale, Tax Grid Nos. 7160-00-227678, 7160-00-167667, 7160-00-196673 (the “site”); and

WHEREAS, the site is located within the Commercial/Industry/Office Mixed-Use (CO) Zoning District which requires a minimum lot size of one acre; and

WHEREAS, the CO District may include, where compatible, residential housing intended to support the permitted primary uses, such as manufacturing; and

WHEREAS, the proposed project will provide housing opportunities for employees of the adjacent factory; and

WHEREAS, a site plan for a daycare facility had previously been approved on the site but has expired; and

WHEREAS, the proposal is depicted on a subdivision plat entitled “Proposed Factory Housing, Westchester Modular Homes, Reagans Mill Road – Town of Dover, Dutchess County,” prepared by Anthony S. Pisarri, P.E., P.C., dated 1/26/12, as last revised, “E&SC-Plan”, prepared by Arden Consulting Engineers, last revised 2/07/13, “Landscape Plan”, prepared by KALA, dated 11/13/12, last revised 12/30/12 and “Phasing Plan,” prepared by Anthony S. Pisarri, dated 03/05/13 (sheets 2011-03-05 to-09) (the “plan set”); and

WHEREAS, on October 1, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, by decision dated February 25, 2013, the Architectural Review Board approved the elevations; and

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

WHEREAS, the Planning Board has taken the County’s comments under advisement but has determined that a sidewalk is not appropriate; and

WHEREAS, water supply and wastewater disposal will be provided by Reagan’s Mill Water Company and Reagan’s Mill Sewer Company; and

WHEREAS, by letter dated December 11, 2012, the J.H. Ketcham Hose Company submitted comments on the proposed site plan; and

WHEREAS, in response to the J.H. Ketcham Hose Company Letter, the Planning Board’s Engineer has advised the Board that Reagan’s Mill Road can serve as a Fire Access Road, obviating the need to increase the proposed width of the driveways; and

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

WHEREAS, a duly noticed public hearing was opened on September 19, 2012 & a duly renoticed public hearing was opened on December 17, 2012 and closed on December 17, 2012, during which all those who wished to speak were heard; and

WHEREAS, the applicant has waived the 62-day time period for making a decision after the close of the public hearing.

NOW THEREFORE BE IT RESOLVED, that the Planning Board makes the following findings pursuant to Section 145-63 of the Town Code:

- 1. The project complies with all land use district, overlay district, and other specific requirements of the zoning law and other local laws and regulations and will be consistent with the purposes of the Zoning Law and the CO District. The project is consistent with the Town’s goals of increasing the diversity of housing, decreasing automobile dependence, and supporting existing light industrial uses.**

The Town's Master Plan contains a clearly stated goal on page 98 of providing a broad range of housing options for all present and future Town residents. The Master Plan cites local zoning strategies and private incentives as two methods of providing housing development of varying size, location, cost and accessibility. The Master Plan also notes Dover Plains and Wingdale should be targeted for higher density housing units as part of an aim to reinforce the "traditional community center land use pattern." The Westchester Modular application contributes to the variety of available housing.

The Master Plan states that the market and developers will respond accordingly to the Town's goals for housing needs of all types and in varying price ranges. The Master Plan continues on page 64 to state that without strategies to provide diversity, Dover will lose the current mix of income groups. The Westchester Modular application will increase diversity in the housing inventory.

The Master Plan encourages on page 82 the need to develop and encourage systems to lessen the dependence on automobiles. The Westchester Modular application includes employer-sponsored housing and will permit employees to walk to work, decreasing automobile usage.

2. The project will not result in excessive off-premises noise, dust, odors, solid waste, or glare or create any public or private nuisances. The applicant has included extensive landscaping along the front of each lot to soften, and in some cases, block, the view from the road. The applicant will also include restrictions on the use of each property to mitigate the potential for private nuisances.
3. The project will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant. The project was evaluated for the potential to generate traffic. The project will result in 8 additional vehicle trips during peak hours, which was determined not to be a substantial impact.
4. The project will be accessible to fire, police, and other emergency vehicles. The applicant has agreed to install fire sprinkler systems in each unit as an additional safety measure.
5. The project will not overload any public water, drainage, or sewer system, or any other municipal facility. Water and wastewater disposal service will be provided by Reagan's Mill Water Company & Reagan's Mill Sewer Company, which has sufficient capacity to serve the project.
6. The project will not materially degrade any watercourse or other natural resource or ecosystem or endanger the water quality of an aquifer. The project has been designed to keep development out of the floodplain and to treat all stormwater on site. Best Management Practices will be followed to mitigate erosion and decay. The site currently consists of a lawn. The existing large cedar trees will be maintained. No other significant natural resources or habitat will be removed by project development.
7. The project will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, its ability to be buffered or screened from neighboring properties and public roads. The applicant has provided for extensive landscaping to screen the property from neighbors and public roads.
8. The project will be subject to such conditions on operation, design and layout of structures, and provision of buffer areas as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the town. The applicant will place restrictions on the use of the site to ensure compatibility with nearby residential uses. The dwellings have been designed to resemble single-family homes and will be consistent with the character of the area.

9. **The project will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering nonresidential uses that are incompatible with residential use. The project, which consists of four multi-family dwellings, will serve as a buffer between the existing factory and nearby residential uses.**
10. **The project will not adversely affect the availability of affordable housing in the town and will increase the diversity of housing options within the Town.**
11. **The project has been designed to comply with applicable site plan criteria.**
12. **The project is located in the CO District.**

BE IT FURTHER RESOLVED, that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town and that a suitable park or parks of adequate size to meet the requirement cannot be properly located on the site plan set and in lieu thereof requires that payment to the Town of Dover Recreation Trust Fund for 12 new dwelling units (16 new units, less three existing lots, less the recreation fee for one newly created lot) be made prior to the signing of the site plan by the Planning Board Chair.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants special permit and site plan approval to the project, as depicted on the plan set, and authorizes the Chair to sign the site plan after compliance with the following conditions:

1. **Payment of all fees, including the recreation fee for 12 new units (16 new units, less three existing lots, less the recreation fee for one newly created lot), and all escrow.**
2. **Revision of sheet 2011-31-03 of the plan set to contain the following notes:**
 - a. **There shall be no parking of motor vehicles on any grass or lawn areas.**
 - b. **There shall be no outdoor clothes lines visible from any public road.**
 - c. **Garbage and recycling containers shall be stored at rear of buildings or in garage areas.**
 - d. **Burning garbage or trash on the property is prohibited.**
 - e. **There shall be no athletic equipment, e.g., soccer nets, basketball backboards, etc., erected in front yards.**
 - f. **No commercial vehicles shall park in front of the building line.**
 - g. **No vehicles shall be parked in a manner that obstructs ingress or egress to the lot.**
 - h. **No repair of automobiles, boats, trailers, off-track vehicles, campers, buses, trucks, snowmobiles, or other commercial or recreational vehicles shall be made on the site.**
 - i. **Automatic fire sprinkler systems to be installed in each of the four buildings**
3. **Revision of sheet L1 of the plan set to contain the following note: All landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season. Landscaping shall be maintained for the life of the facility.**
4. **Approval by the Planning Board Attorney of the 10' wide water line easement.**
5. **Approval by the Planning Board Attorney of the 10' wide sewer line easement.**
6. **Approval of the final SWPPP by PB Engineer.**

- 7. **Submission of a performance guaranty in the amount of \$130,275.00 in form, substance, and manner of execution satisfactory to the Town Attorney, to cover the cost of installation of the water and sewer infrastructure.**
- 8. **Approval by the Department of Health of the methods of water supply and wastewater disposal.**
- 9. **Proof of filing of the approved subdivision plat.**
- 10. **Revision of Phasing Plan Sheets 1- 5 to include a plant schedule on each phasing plan, including the quantity of each type of plant material for each individual phase.**
- 11. **Submission of \$1,000.00 to be placed into escrow to cover the cost of site inspections by the Town Engineer and/or Town Planner to be replenished with each phase**

BE IT FURTHER RESOLVED, that the Planning Board grants the applicant an erosion and sediment control permit for disturbance as shown on the plan set, subject to the following conditions:

- 1. **Submission of \$1,000.00 to be placed into escrow to cover the cost of site inspections by the Town Engineer.**
- 2. **Submission of a performance guaranty in the amount of \$17,097.00 in form, substance, and matter of execution satisfactory to the Town Attorney.**

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

Before a vote was taken, Member LaRobardier questioned, where it states the applicant will impose restrictions, do we need to attach them to this resolution?

A: the Planning Board has required restrictions, if the applicant is imposing more than that, it's between him and his tenants.

Moved by: William Sedor Seconded by: Peter Muroski

David Wylock	Aye
Valerie LaRobardier	Aye
Nick D'Agostino	Absent
Peter Muroski	Aye
William Sedor	Aye
Michael Villano	Aye

Planning Board Co-Chair David Wylock

Chair Wylock took a moment to thank the Planning Board consultants for their work and guidance on this project and although they were criticized and attacked, they maintained their professionalism.

DOUBLE JK RANCH- LETTER FROM DEC

Town Building Inspector & CEO Michael Segelken- The Applicant has contacted DEC and They have been out to the site. DEC has mandated borings be done and an evaluation of the dam. The applicant's engineer has stated they plan to move forward with the site work.

Chair- So, he's willing to comply with DEC's comments?

A: As of last week, that is what I was told.

Chair- Has a stop work order been issued?

A: There was a stop work order issued last year, at that point all he was able to do was stabilize the dam, because the original design was not sufficient. After they hired an engineer, they sure up the site, seeded it and submitted to this Board for Erosion Control.

Chair- Has everyone read the DEC report?

Secretary- It was included in their packets again tonight.

Chair- We have all been to the site, and now we learn the Applicant is also running a Hunting Club

CEO Segelken- Yes, while I was on site last summer, I asked to use the facilities in the lodge to get in and take a few pictures. Since then we have noted on the internet, there is a hunt club with lodging, meals and fees. Also while trying to get his Agricultural exemption; he happened to send some of his membership dues checks to the Assessor, so there is ample proof of him running a Hunt Club

Chair- Is he aware, he will have to come in for site plan approval?

A: Not as of yet, that was our next step, we were hoping he or his engineer would be here tonight. He also as me if he could move topsoil, we had to tell him no

Planner- Have there been inspections?

A: I try to get up there once a month

Engineer Berger- If there were a DEC permit, they would have been doing site inspections, Since Dover is not an MS-4 we have less clout, the silt fence is down and the seeding needs to be redone.

CEO- He is in court now, with the notice of violation, because there is also a swimming pool with out a fence violation, as well as an expired open building permit.

Planner- there is concern that while there is this violation, silt and run off might be affecting the neighbors

CEO- His Engineer Rich Renna was on site and preparing the DEC documents, but nothing else is being done on the site, the dam is over 30' tall with 100' base

Chair- Do stop work orders have an expiration date?

A: no, not until I release them. It certainly warrants additional site inspection there can be an order to re do the silt fence. There have been complaints by neighbors, but the run off from this part doesn't go there, its 2 houses down by the stream. There is so much ground water especially from the hills, and the ditches in the fields.

QUARTARARO SUBDIVISION - 6962-00-161869

APPLICANT: Paul Quartararo

PLANS PREPARED BY: KIRK HORTON

PROPERTY LOCATED at: 632 Chestnut Ridge Road, Millbrook in the RC district

Kirk Horton- we have Paul & Theresa Quartararo's property 0.9 acres, to be combined with 0.233 acres which was quit claimed from the Town (Old Camby Road) for a total of 1.21 acres.

Chair - Do we have a copy of the deed?

A: Yes

Is everything in order?

A: The map is good

Received by Dover Planning Board 3/21/2013

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="text-align: center;">No</div></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly: <div style="text-align: center;">No</div></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="text-align: center;">No</div></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="text-align: center;">No</div></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <div style="text-align: center;">No</div></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <div style="text-align: center;">No</div></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <div style="text-align: center;">No</div></p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
<p style="text-align: center;">Dover Planning Board</p> <hr/> <p style="text-align: center;">Name of Lead Agency</p> <p style="text-align: center;">David Wylock, Chair</p> <hr/> <p style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</p> <p style="text-align: center;">On file with original document</p> <hr/> <p style="text-align: center;">Signature of Responsible Officer in Lead Agency</p>	<p style="text-align: center;">April 1, 2013</p> <hr/> <p style="text-align: center;">Date</p> <p style="text-align: center;">-----</p> <hr/> <p style="text-align: center;">Title of Responsible Officer</p> <p style="text-align: center;">-----</p> <hr/> <p style="text-align: center;">Signature of Preparer (If different from responsible officer)</p>

**RESOLUTION CLASSIFYING THE ACTION, ADOPTING A NEGATIVE DECLARATION,
AND SETTING A PUBLIC HEARING**

QUARTARARO SUBDIVISION

April 1, 2013

Property Address: 632 Chestnut Ridge Road

WHEREAS, the applicant, Paul Quartararo, has submitted an application for lot line alteration to merge a 0.980 acre lot located at 632 Chestnut Ridge Road, Millbrook, Tax ID #6962-00-161869, located in the RC Zoning District, with 0.233 acres of land which was formerly part of Camby Road; and

WHEREAS, the proposal is depicted on a subdivision plat entitled, "Lot Consolidation Map Prepared for Paul and Theresa Quartararo," prepared by Kirk K. Horton, L.S., dated March 20, 2012; and

WHEREAS, the existing 0.980 acre lot contains a single-family dwelling; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF") dated March 20, 2013; and

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

WHEREAS, the Planning Board has reviewed the EAF provided and found that it contains sufficient information on which to base a determination of significance and has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the project as an unlisted action under SEQRA.

BE IT FURTHER RESOLVED, that the Planning Board hereby adopts a determination of non-significance, finding that the proposed action will not result in any significant adverse impacts on the environment and that a Draft Environmental Impact Statement will not be prepared.

BE IT FURTHER RESOLVED, that the Planning Board shall hold a public hearing on the application on May 6, 2013 at 7:00 p.m. at Town Hall, 126 East Duncan Hill Road, Dover, NY to allow all interested parties the opportunity to speak.

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

David Wylock	Aye
Valerie LaRobardier	Aye
Nick D'Agostino	<u>absent</u>
Peter Muroski	Aye
William Sedor	Aye
Michael Villano	Aye

Planning Board Chair David Wylock

UPDATES:

LETTER TO TOWN BOARD:

It was discussed and determined the letter would be sent to each Town Board member as well as the Town Attorney in hard copy as well as email

RE: Fire Sprinkler Systems

Dear Supervisor Courtien:

In the interest of public safety and with the support of the local fire company, the Planning Board respectfully requests that the Dover Town Board adopt a local law requiring the installation of automatic fire sprinkler systems in all new multi-family and commercial structures prior to the issuance of a certificate of occupancy.

We recommend that the local law also contain a provision allowing the Planning Board to require sprinkler systems in new single-family structures when it is deemed appropriate for the safety of the residents of a home, based on criteria such as estimated response time, potential for road hazards, and driveway length.

The Dover Planning Board has required this for single-family residences in the past when the location was so remote that fire company response time could be lengthy. However, without explicit authority, the Planning Board has encountered resistance. The Planning Board has also required, with the support of the developer, automatic sprinklers in the new multi-family homes on Reagan's Mill Road.

We urge you to consider our request. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
David Wylock, Chair
Dover Planning Board

Motion made by Peter Muroski to Forward this letter to the Town Board and Town Attorney

Second by Bill Sedor

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

Motion approved

MINUTES:

I. MINUTES OF MARCH 18, 2013

Motion made by Michael Villano to approve the minutes of March 18, 2013 second by Valerie LaRobardier

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

Motion approved

AT THIS TIME THE AGENDA SEEMS TO BE LIGHTENEING UP , SO WE WILL BE WORKING WITH 1 MEETING EACH MONTH UNTIL SUBMISSIONS INCREASE, WE WILL CANCEL THE SECOND MEETING FOR APRIL AND MAY THE NEXT MEETING IS SET FOR MAY 6

Motion made by Peter Muroski to adjourn at 8:01 by Valerie LaRobardier

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

Motion approved

Respectfully submitted,

Betty-Ann Sherer

Betty-Ann Sherer

LandUse@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