



# Planning Board

Special Meeting

<http://www.townofdovery.ny.us/>

~ Minutes ~

Wednesday, November 13, 2013

7:00 PM

Town Hall

The Town of Dover Planning Board held a Special Meeting at 7:00 PM on Wednesday, November 13, 2013 at the Town Hall, 126 East Duncan Hill Road, Dover Plains, NY 12522 with the following members present:

Attendee Name	Organization	Title	Status	Arrived
David Wylock	Town of Dover	Chairman	Present	
Valerie LaRobardier	Town of Dover	Board Member	Present	
Peter Muroski	Town of Dover	Board Member	Late	7:20 AM
William Sedor	Town of Dover	Board Member	Present	
Michael Villano	Town of Dover	Board Member	Present	

## I. Call to Order:

Chairman David Wylock called the meeting to order at 7:00 PM. everyone stood for the Pledge of Allegiance to the flag.

## II. Pledge of Allegiance

## III. Public Hearings:

### a. **Reagans Mill Water Company – Lot line Change 7160-00-190630 & 7160-01-235625**

**APPLICANT:** Anthony Pisarri for Reagans Mill Water Company & Westchester Modular Homes

**PREPARED BY:** Terry Bergendorf-Collins, Surveyor      **PROPERTY LOCATED at:** 24 & 30 Reagan's Mill Road, Wingdale in the CO district.

**APPLICATION FOR SUBDIVISION:** An exchange of land between the Water Company parcel and the Modular homes Factory in order to abandon existing wells and activate of another set of wells and include them on the Water Company

### **Motion to Open the Public Hearing for the Reagans Mill Water Company Lot Line Change**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** William Sedor, Board Member      **SECONDER:** Valerie LaRobardier, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

Attorney Daniel Seymour for Mrs. Diane Flood requested the Planning Board keep this Public Hearing open in order to allow time for the Shareholders of the Water Company to resolve any concerns

THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD CONSULTANTS

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THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD MEMBERS

**Motion to Continue the Public Hearing for the Reagans Mill Water Company Lot line Change to December 2, 2013**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Michael Villano, Board Member   **SECONDER:** Valerie LaRobardier, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

**b. Dover Mobil- Re Application- 7160-00-061080**

**APPLICANT:** Quality Petroleum   **PLANS PREPARED BY** John Kalin  
**PROPERTY LOCATED AT** NYS Rt 22, Wingdale

**APPLICATION FOR RENEWED APPROVAL-** Applicant seeks renewal of Approval granted December 17, 2012- which expired June 2013- No changes are proposed to previously approved plan

Great progress was made with the Department of Health. One water test resulted in trace amount of Toluene, Jim Napoli of DOH, requested additional tests, no authorization from DOH will be granted until test results are found satisfactory

**Motion to Open the Dover Mobil Public Hearing**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member   **SECONDER:** Michael Villano, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD CONSULTANTS

THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD MEMBERS

Planning Board Chair reminded the Applicant, this plan was originally approved with ARB approval of the signs. If any changes in the signs is planned; such as LED if it were adopted by the Town Board, the Applicant will need to return to the ARB for approval

**Motion to Close the Dover Mobil Public Hearing**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** William Sedor, Board Member   **SECONDER:** Michael Villano, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Grant Site Plan & Erosion Control Permit Approval**

WHEREAS, the applicant, Quality Petroleum, has submitted an application for reapproval of a site plan, special permit approval and erosion and sediment control permit for the construction of a 3,575

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square foot convenience store with a drive thru, fueling facility with three unleaded gas pump islands, two diesel gas pump islands, and associated site improvements; and

WHEREAS, the application was conditionally approved by the Planning Board on December 17, 2012, but expired due to the applicant's failure to timely meet the conditions of approval; and

WHEREAS, the site is located at the intersection of NYS Route 22, Route 55 and Pleasant Ridge Road, in the hamlet of Wingdale, in the HM Zoning District; and

WHEREAS, retail and service businesses are permitted in the HM District subject to site plan approval; and

WHEREAS, a revised sign package and the elevations were approved by the Architectural Review Board on December 17, 2012; and

WHEREAS, the applicant has addressed the concerns of the Dutchess County Department of Public Works ("DCDPW"), as reflected in a letter from DCDPW dated December 14, 2012; and

WHEREAS, the site is located within close proximity to NYCDEP Wetlands DP-22 (the Great Swamp) and DP-30 and is identified on the NYSDEC's Environmental Resource Mapper as being within the "wetland check zone"; and

WHEREAS, the applicant has submitted correspondence from the NYSDEC dated October 10, 2012, indicating that any on-site wetlands are not DEC wetlands; and

WHEREAS, although the NYSDEC Environmental Resource Mapper has identified the project site as having the potential to support threatened or endangered species, the site is comprised of a 3.3 acre "island" located between two state highways and a county road, fragmenting it from other potential habitat; and

WHEREAS, the applicant will not be disturbing sensitive areas of the site and has only proposed to increase disturbance at the site by .02 acres, leaving approximately 2 acres undisturbed; and

WHEREAS, all stormwater will be captured and treated on-site, as detailed in a drainage report prepared by John Kalin, P.E., dated July 2012; and

WHEREAS, the applicant has caused the preparation of a traffic study which concludes that the proposed layout will not result in significant traffic impacts off or on-site, which was supplemented by letter dated October 1, 2013 from John Collins, P.E. of Maser Consulting, P.A.; and

WHEREAS, on December 3, 2012, the Planning Board, serving as lead agency in a coordinated review of the project, determined 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, the project has not changed since December 3, 2012 and the Planning Board continues to serve as lead agency for the review of the project; and

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WHEREAS, there have been no significant projects proposed or constructed in the vicinity of the site that would alter the information relied on in the Planning Board's original determination of non-significance; and

WHEREAS, on October 7, 2013, the Planning Board reaffirmed its prior SEQRA 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, the application was referred to the Dutchess County Department of Planning and Development, which responded on October 23, 2013 that it was a matter of local concern with comments, noting that there are opportunities to mitigate the impacts of the proposed facility through landscaping, buffer areas, and sign adjustments; and

WHEREAS, a duly noticed public hearing was held on November 13, 2013, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the site plan for the Dover Mobil project, entitled, "Dover Mobil," prepared by D.C. Engineering, PC, dated January 11, 2011, last revised March 12, 2013 (Sheets C-110, C-120, C-130, C-510, C-520, C-540, L-350 & L-400) (the "approved plan"), subject to the following conditions:

1. Payment of all fees and escrow.
2. Department of Health Approval for methods of water supply and sewage disposal.
3. Revision of the plan to include a note requiring the installation of a fire suppression system in the canopy.

BE IT FURTHER RESOLVED that before a building permit may be issued for any improvements shown on the approved site plan the applicant shall file a copy of the Health and Safety Plan with the Building Department and J.H. Ketcham Hose Company.

BE IT FURTHER RESOLVED, that prior to the issuance of a certificate of occupancy for the site, a licensed Professional Engineer, on behalf of the applicant, shall provide the following:

- o A certification that all work including tanks, dispensers and canopy were installed in accordance with the approved plans and New York State applicable laws and regulations.
- o As-built drawings of tanks, fuel lines and fuel dispensers.
- o As built site survey of entire site stamped by NYS professional land surveyor.
- o Certification to Health Department for construction of SDS and well.
- o Copies of inspection and certifications provided to NYSDOT and DCDPW for entrance work performed.
- o Copies of all tests performed during construction of site and referenced in construction certification.

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

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1. Submission of \$750.00 to be placed into escrow to cover the cost of site inspections by the Planning Board Engineer or Planner.
2. Submission of a performance guaranty in the amount of \$6,600.00, in form, substance, and matter of execution satisfactory to the Town Attorney or confirmation that existing guaranty will remain in effect for at least a year from the date of approval.

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

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member    **SECONDER:** Michael Villano, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**c.     Winchester Timber Harvest- 7263-00-234912**

**APPLICANT:** Robert Beham **PLANS PREPARED BY** Mel Harder, Forester

**PROPERTY LOCATED AT** 592 Bog Hollow Road, Dover

**APPLICATION FOR** Timber Harvest - with Site Plan Special Permit & Erosion Control Permit

\*APPLICANT WAS COMMENDED ON A WELL EXECUTED APPLICATION, THE MAPS WERE WELL DONE

**Motion to Open the Winchester Site Plan & Timber Harvest Public Hearing**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member    **SECONDER:** Pete Muroski, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD CONSULTANTS

THERE WERE NO ADDITIONAL REVIEW COMMENTS FROM THE PLANNING BOARD MEMBERS

**Motion to Close the Winchester Site Plan & Timber Harvest Public Hearing**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Michael Villano, Board Member    **SECONDER:** William Sedor, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Grant Site Plan & Erosion Control Permit Approval**

WHEREAS, the applicant, R.J. Beham Forest Products, has submitted an application for site plan approval for the selective thinning of 90 acres of woodlands on a portion of a 103.76 acre parcel located at 592 Bog Hollow Road, Dover, in the RU Zoning District, and identified as Tax No. 7263-00-234912; and

WHEREAS, commercial logging is permitted in the RU District subject to site plan review; and

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WHEREAS, the applicant has also applied for an erosion and sediment control permit; and

WHEREAS, the applicant is proposing to use existing skid trails and an existing land area for the selective timber harvest; and

WHEREAS, a portion of the property contains a conservation area which will remain undisturbed; and

WHEREAS, the unlisted application was accompanied by a Short Environmental Assessment Form ("EAF") dated September 10, 2013, which was reviewed by the Planning Board at its meeting on October 7, 2013; and

WHEREAS, by letter dated October 16, 2013, the applicant provided the Planning Board with additional information on the proposed erosion and sedimentation control measures; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development, and thirty days have passed with no response; and

WHEREAS, a duly noticed public hearing was held on November 13, 2013 during which all those who wished to speak were heard; 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.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a negative declaration for the Winchester Timber Harvest, finding that the project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.**

**BE IT FURTHER RESOLVED that the Planning Board hereby waives the requirements of Sections 65-9A(4), A(5) & A(11) and 65-9C(8) as the information is unnecessary for the Board's review of this application.**

**BE IT FURTHER RESOLVED, that the Planning Board grants site plan approval to permit the selective thinning of woodlands on property located at 592 Bog Hollow Road, Dover NY, in accordance with the plans and explanatory materials provided by the applicant, and authorizes the chair or his authorized designee to initial each page of the application materials after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Revision of the materials to include the following note: Logging operations shall be limited to days between October 31<sup>st</sup> and April 1<sup>st</sup>.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby grants the applicant an erosion and sediment control permit for disturbance in accordance with the application materials, subject to the following conditions:**

- 1. Submission of \$500 to be placed into escrow to cover the cost of site inspections by the Planning Board Engineer or Planner.**

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2. **Submission of a performance guaranty in the amount of \$7,500, in form, substance, and matter of execution satisfactory to the Town Attorney.**

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

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Peter Muroski, Board Member    **SECONDER:** Valerie LaRobardier, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**III. Old Business:**

**a. John Quartararo Subdivision- 6962-00-310797 & 6962-00-377644**

**Applicant:** John Quartararo            **Plans Prepared by** Rich Renna

**Property Located at** 560 Chestnut Ridge Road

**Application for Subdivision** Applicant seeks to create 2 new lots from 2 existing lots in the RC district

Additional information requested from Applicant in order for Circulation to move forward:

Short EAF

Drawings with Driveway profiles & pull offs

Submission to Town Board for a Quit Claim for Abandoned Chestnut Ridge Road

Drawings & Submission to Town Board completed, letter from Natural Heritage submitted 11/13/13

\* Rattlesnake Survey to be done

\* Applicant to decide if they will continue as Non Realty Subdivision or change to Realty

**Applicant to return for the December 2, 2013 meeting**

**IV. New Business:**

**a. Olivet Erosion Control Permit- 7159-00-162702**

**Applicant** Olivet Management            **Plans Prepared by** Rich Renna

**Property located at** 207 Hutchinson Ave, Wingdale    **Application for** site Restoration Erosion Control Permit

- o Former locations of Buildings 4, 5 & 6 are locations where grading fill was brought in and seeded- approximately 8 acres
- o Location of existing Ball Field was also cleared, re-graded and stabilized with sod-
- o Another area of interest to be graded will be just north and east of the ball field- these areas combined are approximately 9 acres
- o no work is being done at this time, all locations have been stabilized
- o The Storm Water Pollution Prevention Plan & ESC was reviewed by Engineer Berger to his satisfaction. The plan is consistent with the work that was done on site.

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- The Board will need to decide if there is a bond to be set
- There are wetlands on this site, noted to be in the center of the old running track, the buffer of the wetlands extended to the dug out for the ball field.
- This should be shown on the plan

**Motion to Set Escrow for the Olivet Erosion Control Permit Application - ESCROW SET FOR \$3,000.00**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Peter Muroski, Board Member   **SECONDER:** Valerie LaRobardier, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Classify the SEQRA Action & Declare Intent to Serve as Lead Agency in a  
Coordinated Review**

WHEREAS, the applicant, Olivet Management, LLC, has submitted an application for an erosion and sediment control permit for property located at 207 Hutchinson Avenue, Wingdale, NY, as shown on the plan entitled, "The Olivet Center, Erosion and Sediment Control Plan," prepared by RENNIA Engineering Design, PLLC, dated October 28, 2013; and

WHEREAS, the parcel involved in this permit application is identified as tax parcel number 7159-00-162702 (the "site"), and is located in the HR, HM, RU and CO Zoning Districts and AQ and MC Overlay Districts; and

WHEREAS, the applicant is seeking an erosion and sediment control permit to restore demolished building area with site grading and soil stabilization, restore athletic fields and courts, and install ESC practices as described in the SWPPP (the "project"); and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), dated October 28, 2013; 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 project as an unlisted action under SEQRA; and**

**BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated review of the project, and directs its Secretary to circulate notice of the Board's intent, along with a copy of the application and EAF, to all involved and interested agencies.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby directs its Secretary to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

Involved and Interested Agencies:

NYS DEC, Town of Dover Town Board

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**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Michael Villano, Board Member    **SECONDER:** Valerie LaRobardier, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**b. DiPasqua Guest Cottage ESC - 7159-00-447416**

**Applicant:** Michael DiPasqua    **Plans Prepared by** John Watson of Insite Engineering  
**Property located at** 165 Duell Hollow Road, Wingdale    **Application for an** Erosion & Sediment Control Permit for a Guest Cottage & relocated driveway

Application for a single Family Home with revision to driveway, applicant is unsure if larger home will be built. The Cottage can stand alone as a primary residence

SEQRA for the entire site & complete SDS has already been submitted to the Board of Health for review

The well already exists on this site

**Motion to Waive the Requirement of Public Hearing for the DiPasqua Cottage Erosion Control Permit**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Peter Muroski, Board Member    **SECONDER:** William Sedor, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Motion to Set Escrow for the DiPasqua Cottage Erosion Control Permit - ESCROW SET FOR \$1,500.00**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member    **SECONDER:** William Sedor, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**c. DiPasqua Pond Bond Release**

**Applicant:** Michael DiPasqua    **Property located at** 165 Duell Hollow Road, Wingdale

**Recommend Release of Performance Bond**

WHEREAS, on August 15, 2011, the Town of Dover Planning Board granted Michael DiPasqua a Chapter 65 Erosion & Sediment Control Permit (the "permit") in connection with the dredging of sediment from an existing pond on property located at 165 Duell Hollow Road, Wingdale, identified as Tax Parcel No. 7159-00-447416 (the "site"); and

WHEREAS, as a condition of permit approval, the applicant was required to submit a performance guaranty in the amount of \$16,400.00; and

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WHEREAS, the Planning Board Engineer has conducted a final inspection and confirmed that all work contemplated under the permit has been satisfactorily completed; and

WHEREAS, pursuant to Town Code Section 65-11(C), "such 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 hereby recommends issuance of a certificate of completion and the subsequent release of the performance guaranty submitted to the Town by the applicant.**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member    **SECONDER:** Peter Muroski, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**c. Cantele Subdivision (Lot Line Change)-7063- 00- 980119, 968109 & 980100**

**Applicant:** Patricia Cantele                      **Plans Prepared By** John Decker

**Property located at** 125 Lime Kiln Road, Dover Plains                      **Application for** Subdivision (Lot line Change) To correct lot lines between Cantele/ Keller , McEnroe/ Falcon, Temple/Carrazzone

Application to correct a lot lines which bisects the existing Falcon/ McEnroe, as well as a line which bisects a garage on the Cantele/ Keller parcel revisions will result in the following:

Cantele existing	3.166	new acreage	2.984
Falcon existing	.498	new acreage	.680
Temple existing	.879	new acreage	.879

**Motion to Set Escrow for the Cantele Lot line Change -ESCROW SET FOR \$1,100.00**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Michael Villano, Board Member    **SECONDER:** Peter Muroski, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Motion to Adopt the Findings of the Short EAF**

THE SHORT EAF WAS REVIEWED AND COMPLETED

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**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member    **SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Declare Determination of Significance**

WHEREAS, the applicant, John and Patricia Cantele, have submitted an application for subdivision approval to alter the lot lines of three adjacent parcels of land to correct two existing conditions, as shown on the plan entitled, "Lot Line Revision, Lands of McEnroe & Falcon, Lands of Temple & Carrazzone, Lands of Cantele and Keller," prepared by Decker Surveying, and dated October 19, 2013 (the "project"); and

WHEREAS, the parcels involved in this permit application are identified as tax parcel numbers 7063-00-980119 (125 Lime Kiln Road), 7063-00-965109 (135 Lime Kiln Road), and 7063-00-980100 (139 Lime Kiln Road)(the "site"), and are located in the RU Zoning District; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), dated October 29, 2013; and

WHEREAS, no new lots are being created, nor will the development potential of the existing lots change; and

WHEREAS, by letter dated November 7, 2013, the Building Inspector determined that the proposal to alter the lot lines did not require any area variances since the lots would be made more conforming; and

WHEREAS, the Planning Board of the Town of Dover has reviewed the EAF and other application materials; and

WHEREAS, the project is an unlisted action under the State Environmental Quality Review Act ("SEQRA") and the Planning Board is the only involved agency; 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.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby has reviewed pertinent available information submitted by the applicant and gathered by the Board and has determined that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared.**

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**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** William Sedor, Board Member   **SECONDER:** Peter Muroski, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**Motion to Set Public Hearing for the Cantele Lot Line Change Subdivision**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member   **SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**V. Minutes:**

**Motion to Approve the Minutes of October 7, 2013**

Minutes to be corrected- page 3 the year is 2013 not 2014

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member   **SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

**VI. Adjournment:**

**Motion to Adjourn**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Peter Muroski, Board Member   **SECONDER:** William Sedor, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano, Peter Muroski

The meeting was closed at 8:27 AM

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Betty-Ann Sherer, Recorder