



Planning Board

Special Meeting

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

~ Minutes ~

Saturday, February 8, 2014

10:30 AM

Town Hall

The Town of Dover Planning Board held a Special Meeting at 10:30 AM on Saturday, February 8, 2014 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	Absent	
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 10:30 AM.

II. Pledge of Allegiance

Everyone stood for the Pledge of Allegiance to the flag.

III. Re Set Public Hearings:

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

Motion to set the Public Hearing for Monday March 3, 2014

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

1. Board to review and Entertain sending a letter to DEC regarding their comments

**TOWN OF DOVER PLANNING BOARD SPECIAL MEETING
SATURDAY, FEBRUARY 8, 2014**

Daniel Whitehead
NYSDEC
21 South Putt Corners Rd.
New Paltz, NY 12561-1620

RE: (6 NYCRR §182.9) Request for determination whether activity is subject to regulation

Dear Mr. Whitehead,

The Town of Dover Planning Board is in receipt of an application for a non-realty subdivision on Chestnut Ridge Road in the Town of Dover, Dutchess County, NY. The proposed project would subdivide two existing lots into a total of four lots. Lot 1 (±90 acres) would contain the existing farmstead; and Lot 2 (±69 acres), Lot 3 (±16 acres), and Lot 4 (±13 acres) would be potential future housing lots.

The property is located within the 1.5 miles of a known Timber Rattlesnake Den. While no development is proposed as part of this subdivision, future development of these parcels may not require Planning Board review. So while the subdivision itself would not have an immediate effect on the Timber Rattlesnakes, it would enable future development that could. Furthermore, once the lot lines are established as part of a subdivision, the ability to relocate potential house and driveway sites becomes more limited. Therefore, we request a determination from the department as to whether the proposed activity is likely to result in the take or taking of the Eastern Timber Rattlesnake **(habitat).revision**

Please see the enclosed Eastern Timber Rattlesnake Habitat Assessment Report, proposed Subdivision Map, and Short Environmental Assessment Form for the proposed project.

Sincerely,

David Wylock, Chairman

Town of Dover Planning Board

CC: Lisa Masi, NYSDEC, Jean McAvoy, NYSDEC, Ashley Ley, AKRF, Inc.

Motion to authorize the Planning Board Chair to sign and send the letter to DEC

As revised by adding the word habitat to the last sentence at the end of the second paragraph resulting in the following:

‘Therefore, we request a determination from the department as to whether the proposed activity is likely to result in the take or taking of the Eastern Timber Rattlesnake (habitat).’

RESULT: ADOPTED

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

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

ABSENT: Peter Muroski

**TOWN OF DOVER PLANNING BOARD SPECIAL MEETING
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b. Reagan's Mill Water Company- Lot line Change 7160-00-190630 & 01-235625

**Motion to set the Public Hearing for Reagans Mill Water Company Lot Line Change to Monday
April 7, 2014**

Chair Wylock read the letter received from Mr. Seymour the Attorney for Mrs. Flood:

Re: Reagan's Mill Water Company and WMH, Inc.

Dear Mr. Wylock:

This law firm represents Diane Flood who owns 50% of the shares of Reagan's Mill Water Company.

We wish to formally advise the planning board that Ms. Flood, as a majority shareholder of Reagan's Mill Water Company, objects to the application for a lot line change presently pending before the Town of Dover Planning Board.

We submit that the application is improperly before the Planning Board. Although Mr. Hatcher is also an equal owner of the water company, there is no proper corporate resolution which authorizes the corporation to take such a drastic step.

We further oppose the application since we do not believe at present that it is in the best interest of the community. The Water Company has reliably served the residents of Dover for many many years. There is no compelling public interest to adjust the lot lines at the present time.

I, of course, remain available to provide the Board with any additional information it may require.

Very truly yours,

Daniel A. Seymour

RESULT: ADOPTED [UNANIMOUS]

MOVER: Michael Villano, Board Member; **SECONDER:** William Sedor, Board Member

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

ABSENT: Peter Muroski

IV. Old Business:

a. None

V. New Business –Stonybrook Estates- Set Public Hearing- 7063-00-442492

**Motion to set the Public Hearing for the Stony Brook Estates ESC Extension & Special Permit
Renewal**

Due to a lack of provisions in the Town law which would allow an extension to Special permit, so the Public Hearing would be set for renewal of Special Permit and extend the Erosion Control Permit

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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

ABSENT: Peter Muroski

VI. Entertain Request for Extensions

- a. None

VII. Minutes:

- a. Minutes of January 15, 2014 – to be reviewed at the March 3, 2014 meeting

VIII. Adjournment

The meeting was closed at 10:49

Motion to adjourn

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

Betty-Ann Sherer, Recorder