



Planning Board

APPROVED

Regular Meeting

[http://www.townofdovery.us/](http://www.townofdovery.ny.us/)

~ Minutes ~

Monday, April 21, 2014

7:00 PM

Town Hall

The Town of Dover Planning Board held a Regular Meeting at 7:00 PM on Monday, April 21, 2014 at the Town Hall, 126 East Duncan Hill Road, Dover Plains, NY 12522 with the following members present:

I. Call to Order

Chairman David Wylock called the meeting to order at 7:00 PM.

Attendee Name	Organization	Title	Status	Arrived
David Wylock	Town of Dover	Chairman	Present	
Valerie LaRobardier	Town of Dover	Board Member	Absent	
Peter Muroski	Town of Dover	Board Member	Present	
William Sedor	Town of Dover	Board Member	Present	
Michael Villano	Town of Dover	Board Member	Present	

II. Pledge of Allegiance

Everyone stood for the Pledge of Allegiance to the flag.

III. Public Hearings:

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

Motion to open the Quartararo Public Hearing

RESULT: ADOPTED [UNANIMOUS]

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

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

There were no Public comments

Motion to close the Quartararo Public Hearing

RESULT: ADOPTED [UNANIMOUS]

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

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

Discussion on condition of 7-c. '**No building permit shall be issued for a residential dwelling unit unless such dwelling unit includes a sprinkler system due to the length of the driveways**'.

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING
MONDAY, APRIL 21, 2014**

Engineer Rennia explained there was no NYS Building code which supported the Planning Boards request for this condition. There are options in building construction such as increasing the hour rating (as well as other options)

Other questions that came up were: What is the Fire Company response time? Does this condition pertain to all of the lots created or just for lot 2?

This concern did not come up while reviewing SEQRA and this is a non-realty subdivision, the property owner has no plans to build right now.

The Applicant's Attorney did not feel the Planning Board had the jurisdiction to request this condition of approval.

Mr.Quartararo's Attorney is to contact Attorney Polidoro and discuss the Planning Boards position

The Planning Board Chair will contact the Fire Chief to further discuss this item of concern.

The Planning Board will entertain re opening SEQRA at the next meeting

Motion to Table the John Quartararo Conditional Subdivision Approval

RESULT: ADOPTED [UNANIMOUS]

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

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

IV. New Business

a. None

V. Old Business:

a. **Dover Plains Plaza- FreshTown 7063-00-509295**

The Public Hearing for this Application was closed at the April 7, 2014 meeting. A member of the public wanted to know what the plan was for the store and an application overview was reviewed

RESOLUTION GRANTING SITE PLAN APPROVAL

Site Plan Amendment to Divide Existing Retail Space

April 21, 2014

Property Address: 3081 NYS Route 22

WHEREAS, the applicant, Dover Acquisition, LLC, has submitted an application for approval of an amended site plan to re-divide existing retail space and to modify the previously approve drive-up window canopy at an existing shopping center located at 3081 Route 22, Dover Plains, Tax Grid No. 7063-00-509295 (the "site"), located in the HC and AQ Districts; and

WHEREAS, the applicant has submitted a site plan entitled, "Dover Plaza, Amended Site Plan", prepared by Rennia Engineering Design, PLLC, dated 2/14/14; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), undated; and

WHEREAS, on March 3, 2014, the Planning Board classified the proposed action as a Type II action, construction of an accessory non-residential structure or facility involving less than 4,000 sq. ft.; and

WHEREAS, on February 24, 2014, the Architectural Review Board approved the proposal; and

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING
MONDAY, APRIL 21, 2014**

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development pursuant to § 239-m of the General Municipal Law, which responded on March 6, 2014 that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on April 7, 2014 during which all those who wished to speak were heard; and

WHEREAS, the applicant has proposed additional signage which requires further review by the Architectural Review Board.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the site plan amendment entitled, "Dover Plaza, Amended Site Plan", prepared by Rennia Engineering Design, PLLC, dated 2/14/14, last revised 3/3/14 and elevations entitled, "Front Elevation Concept Rendering", prepared by Rennia Engineering Design, PLLC, dated 2/14/14 and authorizes the Chair to sign the plan after compliance with the following conditions:

1. **Payment of all fees and escrow.**
2. **ARB approval of the revised signage.**

Motion adopting the resolution

RESULT: ADOPTED [UNANIMOUS]

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

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

VI. Entertain Request for Extensions

- a. **None**

VII. Minutes:

- a. **Minutes of April 7, 2014**

RESULT: ADOPTED [UNANIMOUS]

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

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

VIII. Adjournment

The meeting was closed at 7:23 PM

1. **Motion to Adjourn**

RESULT: ADOPTED [UNANIMOUS]

MOVER: Peter Muroski, Board Member **SECONDER:** Michael Villano, Board Member

AYES: David Wylock, Peter Muroski, William Sedor, Michael Villano

ABSENT: Valerie LaRobardier

Betty-Ann Sherer

Recorder