

APPROVED

Town of Dover Planning Board

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



(845) 832-6111 ext. 100

**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

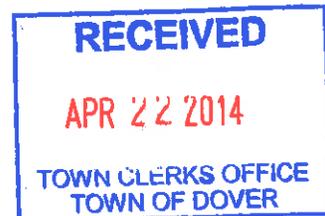
WHEREAS, the application was referred to the Dutchess County Department of Planning and Development pursuant to § 239-m of the General Municipal Law, which responded on March 6, 2014 that it was a matter of local concern; and

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.



Moved by: Michael Villano

Seconded by: Wm Sedor

David Wylock Y
 Valerie LaRobardier ABSENT
 Peter Muroski Y
 William Sedor Y
 Michael Villano Y

David Wylock
Planning Board Co-Chair David Wylock