

June 1, 2014

Hon. David Wylock, Chairman and Members  
of the Town of Dover Planning Board  
126 E. Duncan Hill Road  
Dover Plains, New York 12522

Re:

Project: 29 Lake Ellis Home Occupation  
Location: 29 Lake Ellis Rd, Wingdale, NY 12594  
Tax Map: 716000906995

Dear Chairman Wylock:

Enclosed please find an application and plot plan for a land use special permit in the town of Dover Plains to conduct a home occupation consisting of an aquatic animal diagnostic laboratory and office at 29 Lake Ellis Road, Wingdale, NY 12594. Also enclosed is a check in the amount of \$300 to cover the discussion (\$100) and special permit (\$200) fees.

I look forward to presenting this proposal to you and the board.

Regards,



Stephen A Frattini, DVM

Date:

6/1/2014

# Town of Dover Planning Board

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



((845) 832-6111 Ext 100

## LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan       Special Permit/Site Plan       with Erosion and Sediment Control Permit

**Grid Number(s):**

716000906995

**Zoning District(s):** RUXX RC\_\_, HM\_\_, HR\_\_, SR\_\_, HC\_\_,  
CO\_\_, M\_\_

**Name of Project:** 29 Lake Ellis Home Occupation

**Property Address:**

29 Lake Ellis Road, Wingdale, NY 12594

**Overlay District(s) (if any):** Floodplain\_\_, Stream Corridor\_\_,  
Aquifer\_\_, Mixed-Use Institutional\_\_, Soil Mining\_\_

**Current Use(s):** Residential/Home Occupation

**Proposed Use(s):** Residential/Home Occupation

**Parcel Size:** 1.00 Acres

**Primary Contact Person:**

Stephen A Frattini, DVM

**Type of Activity:** New structure \_\_\_\_, Alteration of existing  
structure XX, Expansion of use or structure \_\_\_\_,

**Address:**

18 Candleview Drive, Sherman, CT 06784

**Change of use in existing structure** Y

**Telephone Number:** 646 354 3673

**Email:** stfrattini@gmail.com

**Name of Property Owner:**

Nancy Swanson

**Total Square Footage of Structures:**

**Current** 1200      **Proposed** 1200

**Address:** 29 Lake Ellis Road

Wingdale, NY 12594

**Footprint of Structures:**

**Current** 30ftX40ft      **Proposed** 30ftX40ft

**Telephone Number:**

**Name of Applicant (if different):**

Stephen A Frattini, DVM

**Date of discussion meeting:** \_\_\_\_\_

**Address:**

18 Candleview Drive, Sherman, CT 06784

**Date stamp of submission**

(To be filled in by Land Use Coordinator)

**Telephone Number:** 646 354 3673

**Email:** stfrattini@gmail.com

**Relationship of Applicant to Owner (e.g. contract  
vendee, option holder, lessee):** \_\_\_\_\_

Buyer

**Plans Prepared By:**

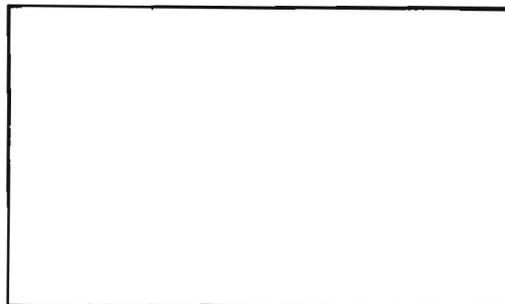
**Name:** Zarecki & Associates, LLC

**Address:** 11 West Main Street

Pawling, NY 12864

**Telephone Number:** 845 855 3771

**E-mail:** info@zarecki.com



# Town of Dover Planning Board

Does the project parcel cover applicant's entire holding?

yes       no

Deed Reference: Liber N/A  
Page N/A      Date N/A

Filed Map Reference: Lot # N/A      Map # N/A

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district:     

yes  no

*If yes, submit an Agricultural Date Statement, available from the Planning Office.*

Will the development be phased? Yes N/A      No N/A

Is there an existing Special Permit and/or Site Plan approval for the property? Yes           No XX

*The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Dover, Dutchess County, New York. All owners of record must sign.*

\_\_\_\_\_  
*Signature of Record Owner*

\_\_\_\_\_  
*Signature of Record Owner*

Date: \_\_\_\_\_

Date: \_\_\_\_\_

  
\_\_\_\_\_  
*Signature of Applicant (if different)*

Date: 6/1/2014

Applicant's Letter of Intent: 29 Lake Ellis Road, Wingdale, NY 12594

To: Town of Dover Planning Board  
Applicant: Stephen A Frattini, DVM  
Date: May 30, 2014

Grid Number: 716000906995

29 Lake Ellis Road is a flat 1.00 acre, parcel containing no known environmental constraints. It is currently sited with an approximately 1600sqft residence, detached 2-car garage, 2-story pole barn (40ft by 30ft) and an approximately 12ft by 6ft shed. All structures are in good order, requiring only modest repair to ensure longevity. It is the intention of the applicant to improve and use the pole barn to serve the purposes of an aquatic animal veterinary diagnostic laboratory.

This home occupation will be conducted in the improved pole barn and occupy the entire 1,200sqft of said building. Because this square footage is in excess of the maximum area allowed in §145-41, B(1)(a), this letter is written in support of the special permit to conform to §145-41, B(2)(a), allowing for a maximum area of 2,000sqft.

From the inception of this proposed project the current pole barn will be repaired and readied for interior improvements, consistent with the proposed use as an aquatic animal diagnostic laboratory and office. The office space will be improved with new and improved insulations, flooring, lighting as well as updated ventilation as well as heating and cooling. The laboratory space will be remodeled from the raw barn space to include finished flooring and full wall insulation. The walls will be closed in and a dropped ceiling will be installed to carry lighting, ventilation and heating and cooling. The finished interior lab space will also require full casework and worktop installation including chemical and biological fume hoods, storage for chemicals and flammables. The case work and worktops will also include the addition of two new sinks. In addition to the laboratory space proper, the finished barn will include a custodial closet and cold storage areas (refrigerators, freezers). Additionally, the barn will be outfitted with an automatic generator system in the event of total power failure.

The exterior improvements to the pole barn will be minimal and not alter the current cosmetics of the barn and will not give the outward appearance of a business. In addition, the proposed activities will not alter the character of the neighborhood or infringe upon the neighboring residents right to peacefully enjoy their current dwellings. Nearly all of the work to be engaged in will be inside the proposed barn and not produce noise in excess of the current ambient level. Normal business hours will be approximately 8am to 8pm.

There is no proposed signage to be posted.

Parking will be adequate since there will only be, at most, one nonresident employee. Two fulltime employees will reside on site and all nonresident employees will park in the current paved driveway. No business vehicles in excess of 10,000 pounds gross vehicle weight. Also automobile and truck traffic will be limited to van sized home/business delivery.

Any materials stored for use in conjunction with the home occupation will be stored indoors or screened from the road and adjacent properties.

The proposed home occupation will result in no offense to the neighborhood, no safety hazards and no pollution.

# Town of Dover Planning Board

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



(845) 832-6111 Ext 100

## AGRICULTURAL DATA STATEMENT

**! Name and address of applicant:**

Stephen A Frattini, DVM  
18 Candleview Drive  
Sherman, CT 06784

Applicant's telephone number: 646 354 3673

3. Type of application:  Subdivision  Special Permit  Site Plan  Erosion Control

4. Description of proposed project:

Improvement of existing pole barn for use as an office and laboratory for aquatic animal diagnostics.

5. Location of project:

29 Lake Ellis Road, Wingdale, NY 12594

Names and addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (use additional sheet if more space is needed): No such operations exist within 500ft of the boundary line.

(a) N/A

(c) N/A

(b) N/A

(d) N/A

7. Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described in Item 6 above.

  
\_\_\_\_\_  
Signature of Applicant

6/1/2014  
\_\_\_\_\_  
Date

# Town of Dover Planning Board

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



(845) 832-6111 Ext 100

## Disclosure of Interest

SECTION 809 OF THE GENERAL MUNICIPAL LAW provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application, petition, or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

(a) is the applicant, or

(b) is an officer, director, partner, or employee of the applicant, or

(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or

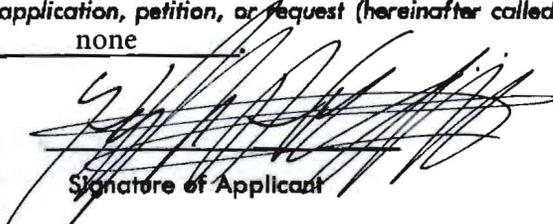
(d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

*In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "Applicant"). If none, insert the word "none"*

none

  
Signature of Applicant

6/1/2014  
Date

617.20  
Appendix B  
Short Environmental Assessment Form

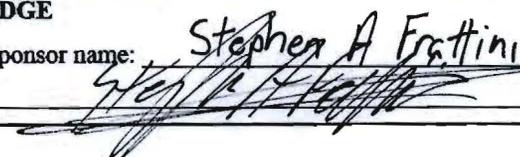
**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Center For Aquatic Animal Research and Management			
Project Location (describe, and attach a location map): 29 Lake Ellis Road, Wingdale, NY 12594			
Brief Description of Proposed Action:  The proposed action is to acquire a special permit for a home occupation. The proposed home occupation is that of an aquatic animal diagnostic laboratory and office. These proposals will result in no change or alteration of the site or exterior of the structure.			
Name of Applicant or Sponsor: Stephen A Frattini, DVM		Telephone: 646 354 3673	
		E-Mail: sfrattini@gmail.com	
Address: 18 Candleview Drive			
City/PO: Sherman		State: CT	Zip Code: 06784
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.00	acres
b. Total acreage to be physically disturbed?		0.00	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.00	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Stephen A Frattini</u>	Date: <u>6/1/2014</u>	
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

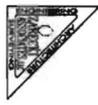
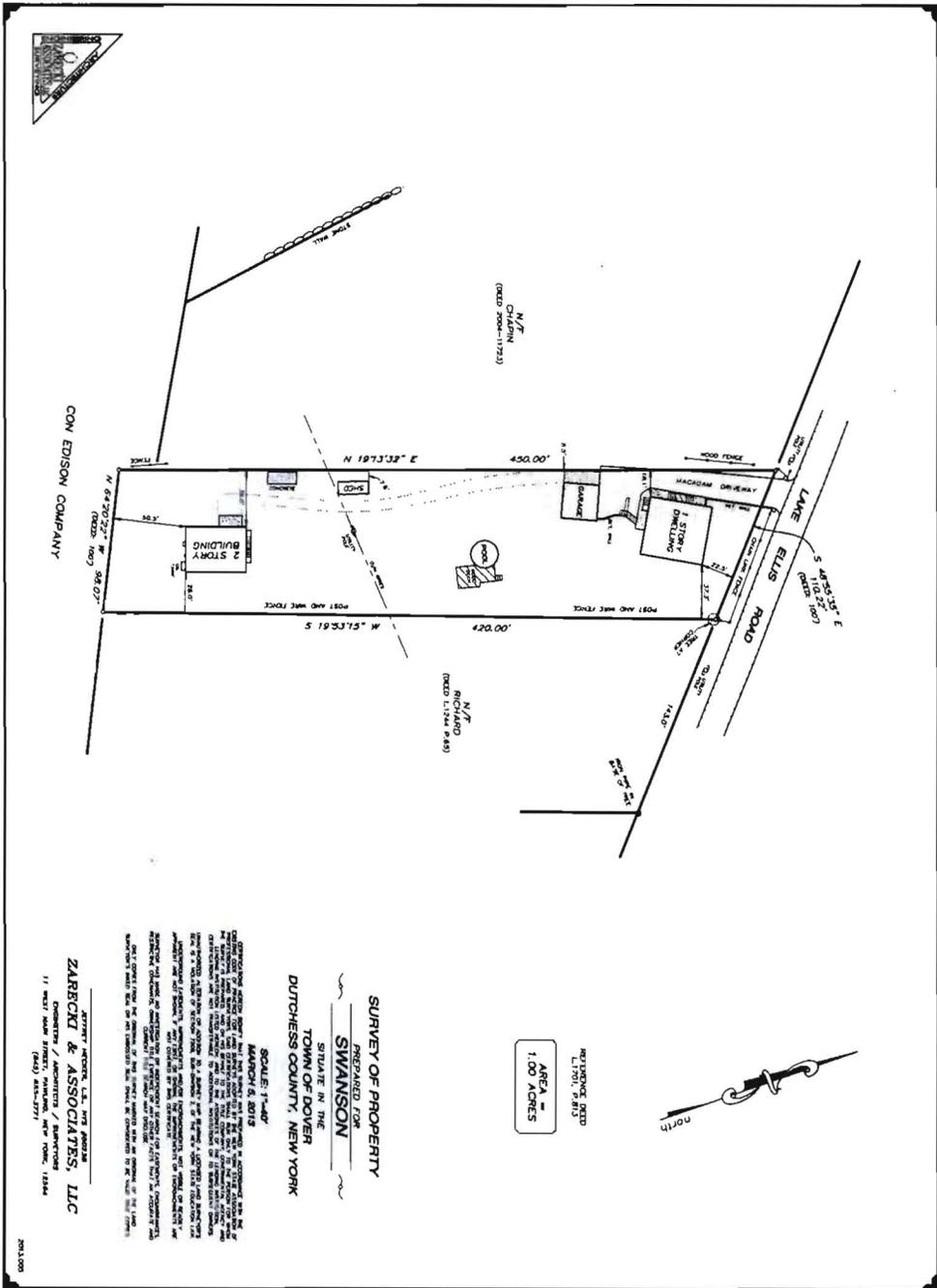
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<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 may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**



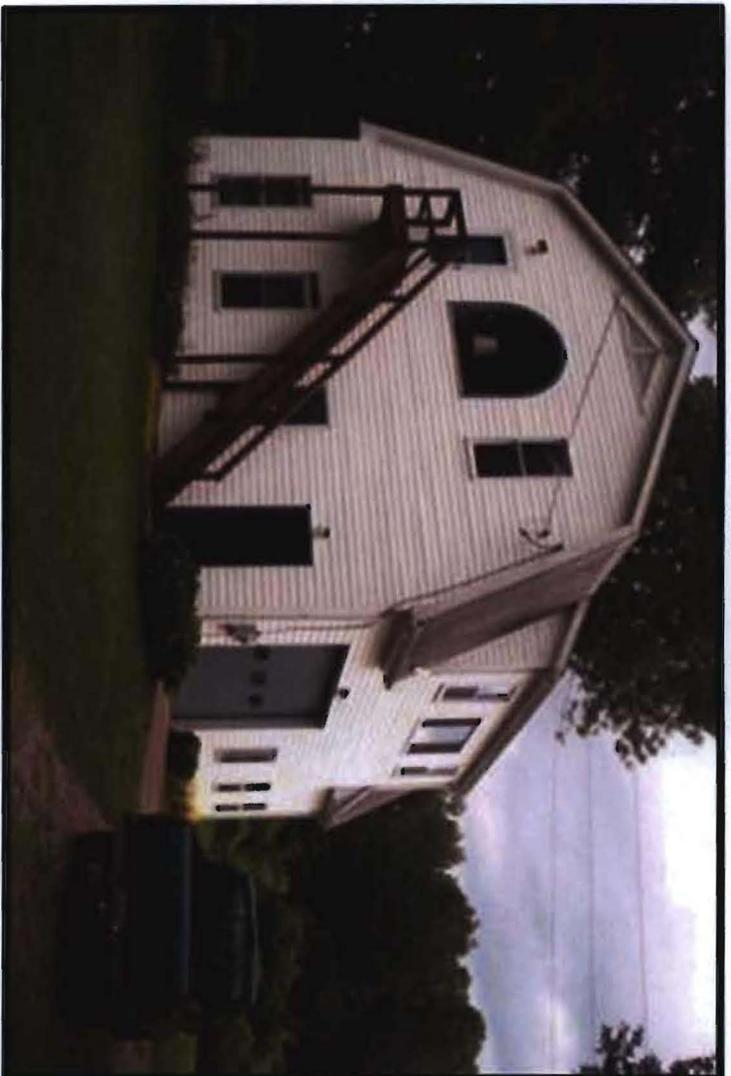
REFERENCE GRID  
 L1701, P. 813  
 AREA =  
 1.00 ACRES

**SURVEY OF PROPERTY**  
 PREPARED FOR  
**SWANSON**  
 SQUARE, INC. TRS.  
 TOWN OF DOVER  
 DUTCHESS COUNTY, NEW YORK

SCALE: 1"=40'  
 MANOR & 2015  
 THIS SURVEY WAS MADE BY MEASUREMENTS OF THE BOUNDARIES AND AREAS OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF DOVER AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE TOWN OF DOVER AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE TOWN OF DOVER AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THE PROPERTY DESCRIBED HEREIN.

AGENT: JACQUELLE L.L. VAN PARSSEL  
**ZARBCNI & ASSOCIATES, LLC**  
 CONSULTING / ADMINISTRATION / SURVEYORS  
 11 WEST MAIN STREET  
 (845) 851-2771

CON EDISON COMPANY



**Barn for proposed use**



**View of Barn from House**



**View of Barn from Road**



**View of House from Road**



**Parcel Access View**

**Google Map View**

