



**Town of Dover  
Planning Board Regular  
Meeting  
Monday, March 20, 2017  
126 East Duncan Hill Road  
Dover Plains, NY  
Town of Dover**

David Wylock, Chair  
Valerie LaRobardier, Member  
Michael Villano, Member  
William Sedor, Member  
James Murphy, Member  
Kelly Fusco, Secretary

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**1. Call Meeting to Order**

**2. Pledge of Allegiance**

**3. Public Hearings**

**A. 6955 Route 55 Bed and Breakfast 7260-00-224025**

Applicant: Michael Papa  
Plans Prepared By: Zarecki & Associates, LLC  
Property Owner: Vasile V. Negrea  
Property Location: 6955 Route 55, Wingdale, NY  
Application for: Site Plan for a Bed & Breakfast

**4. Old Business**

**A. Holomakoff Erosion Control 7163-00-396362**

Applicant: George Holomakoff  
Plans Prepared By: Bruce Donohue  
Property Owner: George & Michael Holomakoff  
Property Location: 150 McCarthy Rd., Dover Plains  
Application for: Erosion Control for Maintenance on Pond

**B. Bauer ESC 7059-00-722112-0000& 7059-00-720014-0000**

Applicant: Robert Bauer  
Plans Prepared by: Joe Zarecki  
Property Owner: Robert Bauer & Jennifer M Muller  
Application for: ESC Permit

**5. New Business**

**C. WOA\_Pleasant Ridge Rd.- 7060-00-481445-0000**

Applicant: World Olivet Assembly- KBERS Center  
Plans Prepared by: Steve Wilson/Bohler Engineering  
Property Owner: World Olivet Assembly, Inc.  
Property Location: 3438 Pleasant Ridge Rd., Wingdale, NY  
Application for: Site Plan

**D. WOA\_Dover Furnace Rd.- 6961-00-686830-0000, 6961-07-746846-0000, 7061-00-357420-0000, 7061-00-062121-0000 and 7061-00-182280-0000**

Applicant: World Olivet Assembly  
Plans Prepared by: Steve Wilson/ Bohler Engineering  
Property Owner: World Olivet Assembly, Inc.  
Property Location: 115 Dover Furnace Rd., Dover Plains, NY  
Application for: Special Permit/Site Plan

- 6. Presentations**
- 7. Minutes**
  - A. Accept Minutes of March 6, 2017 Planning Board Meeting**
- 8. Entertain Requests for Extensions: None**
- 9. Adjournment**



ATTACHMENTS:

Description

- ❏ draft March 6, 2017 Planning Board Mtg. Minutes



**TOWN OF DOVER PLANNING BOARD MEETING  
WEDNESDAY, MARCH 6, 2017**

The Town of Dover Planning Board held a regular meeting at 7:00 pm on Monday, March 6, 2017 at the Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, NY with the following members present:

Chairman David Wylock  
Member Valerie LaRobardier  
Member Peter Muroski  
Member William Sedor  
Member Michael Villano

Others in attendance were Mr. Joseph Berger, Town Engineer, Ms. Victoria Polidoro, Attorney to the Planning Board, Laure Wassen, Town Planner, and Kelly Fusco, Planning Board Secretary.

**CALL TO ORDER**

Chairman Wylock called the meeting to order. Everyone stood for the Pledge of Allegiance to the flag.

**22 WEST PROPERTIES – SITE PLAN APPROVAL  
CONTINUATION OF PUBLIC HEARING  
7059-04-716410-0000**

**Applicant:** John Kalin PE for Shawn Goff property owner  
**Located at:** Rock Hill & Route 22, Wingdale NY  
**Application for:** Site Plan Approval

The applicant had received a letter from Dutchess County Planning. The letter was reviewed and the applicant was able to discuss and explain the nature of the project. DCP has minor concerns about the merging of the driveways and the traffic circulation. A comment letter from DCP is expected. The applicant will conduct fact finding on the easement at the south end of the property and will provide additional information on landscaping. A previously submitted map, C-3-10, contains information on the landscaping. A copy will be made available.

**A motion to open the public hearing was made by Member LaRobardier, and seconded by Member Muroski.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Michael Villano	Voting <u>Aye</u>
William Sedor	Voting <u>Aye</u>

**TOWN OF DOVER PLANNING BOARD MEETING  
March 6, 2017 (CONTINUED)**

The resolution was thereupon adopted on March 6, 2017.

There were no public comments.

**A motion to continue the public hearing until April 3, 2017 was made by Member Villano, and seconded by Member Sedor.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Michael Villano	Voting <u>Aye</u>
William Sedor	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

**SPRAY SITE PLAN - 7061-00-496990-0000**

**Applicant:** The Randolph Williams Spray Trust  
**Plans Prepared by:** Rennia Engineering Design, PLLC  
**Property Owner:** The Randolph Williams Spray Trust  
**Property Location:** 2553 Route 22  
**Application for:** Site Plan Amendment

The board was addressed by Rich Rennia, Engineer. Mr. Rennia stated that a site walk had been held and he had the opportunity to speak with Mr. Berger, Town Engineer. Mr. Berger requested additional dimensions to be added to the plan. Mr. Rennia presented the site plan with the closest point to the stream identified – 74'3". Ms. Polidoro stated that circulation will end on March 22 and action could not be taken until the April meeting. There was discussion of the containers being painted a neutral color. A final drawing will be submitted.

**A motion to set the public hearing for April 3, 2017 was made by Member LaRobardier, and seconded by Member Muroski.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Michael Villano	Voting <u>Aye</u>
William Sedor	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

**TOWN OF DOVER PLANNING BOARD MEETING  
March 6, 2017 (CONTINUED)**

**6955 ROUTE 55 BED and BREAKFAST - 7260-00-224025-0000**

**Applicant:** Michael Papa  
**Plans Prepared by:** Zarecki & Associates, LLC  
**Property Owner:** Vasile V. Negrea  
**Property Location:** 6955 Route 55, Wingdale, NY  
**Application for:** Site Plan for a Bed & Breakfast

Kurt Johnson from Zarecki & Associates spoke on behalf of the applicant. A site walk was conducted with Mr. Papa. There is a second parcel attached to this property and is not land locked. There are two separate tax parcels. A 20 foot strip of land divides the two parcels. Mr. Johnson made an unofficial submission that are available for circulation. Mr. Wylock commented on the site walk and mentioned the sign on the property would need approval. Ms. Polidoro, Town Attorney said SEQR was not required at this point. A notice of the public hearing will be sent to the Town of Sherman. The applicant was informed to obtain signs from the office.

**A motion to set a public hearing on March 20, 2017 was made by Member LaRobardier, and seconded by Member Villano.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Michael Villano	Voting <u>Aye</u>
William Sedor	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

**STONY BROOK ESTATES – ESC – 7062-00-442492-0000**

**Applicant:** Randallo Inc.  
**Property Location:** NYS Route 22, Dover Plains  
**Application for:** 28 Condominium Units on 38.01 acres of land in the RC District

Ms. Polidoro, Town Attorney, informed the board that the erosion control permit was good until September and did not need to be renewed at this time.

**TOWN OF DOVER PLANNING BOARD MEETING  
March 6, 2017 (CONTINUED)**

**HOLOMAKOFF EROSION CONTROL – 7163-00-396362-0000**

**Applicant:** George Holomakoff  
**Plans Prepared by:** Bruce Donohue  
**Property Owner:** George and Michael Holomakoff  
**Property Location:** 150 McCarthy Road, Dover  
**Application for:** Erosion Control for Maintenance on Pond

The applicant, George Holomakoff, addressed the board. The applicant is seeking approval to remove silt that has been becoming a problem for animals. He proposes returning it to the original state. The Building Inspector placed a stop work order on the pond. Mr. Holomakoff provided information on the history of the property. Ms. Polidoro suggested classifying the action and referring the application to the County Department of Planning and Development. A site walk was set for Saturday, March 18, 2017 at 10:30.

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION  
TO THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

The following Resolution was offered by Member LaRobardier, and seconded by Member Muroski, to wit:

**WHEREAS**, the applicant, George Holomakoff, has submitted an application for erosion and sedimentation control permit approval to perform maintenance and pond habitat enhancement on a .61 acre pond located on a 92 acre parcel at 150 McCarthy Road, Dover, in the RU and RC Zoning District, and identified as Tax No. 7163-00-396362 (the “Property”); and

**WHEREAS**, the applicant was served with a Notice of Violation dated November 30, 2016, regarding maintenance performed on the pond without a permit; and

**WHEREAS**, a portion of the Property is located within 500 feet of a farm operation in Agricultural District 20; and

**WHEREAS**, the application was accompanied by a Short Environmental Assessment Form (“EAF”) dated February 8, 2017; 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 determines to conduct an uncoordinated review; and

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

**TOWN OF DOVER PLANNING BOARD MEETING  
March 6, 2017 (CONTINUED)**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Member Sedor	Voting <u>Aye</u>
Michael Villano	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

**A motion to refer the application to New York State Department of Environmental Conservation was made by Member Sedor, seconded by Member LaRobardier.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Member Sedor	Voting <u>Aye</u>
Michael Villano	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

Chairman Wylock informed the board of an upcoming application from Bauer on Route 22 for Erosion Control Permit and a site walk was set for Saturday, March 18 at 11:30. There was discussion of an easement agreement so the lots could be sold separately. Ms. Polidoro stated if the lots were being merged there would need to be a subdivision application.

**MINUTES**

**A motion to accept the minutes of the February 6, 2017 Planning Board Meeting was made by Member Villano, seconded by Member Sedor.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Member Sedor	Voting <u>Aye</u>
Michael Villano	Voting <u>Aye</u>



**TOWN OF DOVER PLANNING BOARD MEETING  
March 6, 2017 (CONTINUED)**

The resolution was thereupon adopted on March 6, 2017.

**ADJOURNMENT**

**A motion to adjourn the meeting at 7:42 p.m. was made by Member Villano, seconded by Member Sedor.**

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting <u>Aye</u>
Valerie LaRobardier	Voting <u>Aye</u>
Peter Muroski	Voting <u>Aye</u>
Jay Murphy	Voting <u>Absent</u>
Member Sedor	Voting <u>Aye</u>
Michael Villano	Voting <u>Aye</u>

The resolution was thereupon adopted on March 6, 2017.

**UPCOMING MEETINGS**

March 20, 2017  
April 3, 2017  
April 17, 2017

**SITE WALKS**

March 18, 2017  
Holamakoff – 10:30 - 150 McCarthy Road, Dover  
Bauer – 11:30 – Route 22

Respectfully submitted,

Patti Zangle,  
Minutes Recorder