



**Town of Dover  
Planning Board Regular  
Meeting  
Monday, July 17, 2017  
126 East Duncan Hill Road  
Dover Plains, NY  
Town of Dover**

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

---

**1. Call Meeting to Order**

**2. Pledge of Allegiance**

**3. Public Hearings**

**A. DOVER SOLAR, LLC 7061-00-730320-0000 - CONTINUED**

Applicant: Cricket Hill Solar, LLC  
Plans Prepared By: Cypress Creek Renewables, LLC  
Property Owner: Ann M. Edge  
Property Location: Route 22, Dover Plains, NY  
Application For: Solar Farm

**4. New Business**

**B. MEADOW FARM – SPECIAL PERMIT 7061-00-320837-0000**

Applicant: Chris Vincent  
Plans Prepared By: Steven Vincent  
Property Owner: Christopher Vincent  
Property Located At: Dover Furnace Rd  
Application For: A Craft Workshop

**5. Old Business**

**A. FRANKLAND / LEONARD LOT LINE ADJUSTMENT 7059-04-777288-0000 & 7059-04-790299-0000**

Applicant: Kim Lapierre, Executor  
Survey Prepared By: Bambi Terrell Meunier  
Property Owner: Albert Frankland  
Property Located At: 31 Sprague Rd  
Application For: Lot Line Adjustment

**6. Presentations**

**A. GROWING HEART FARM – SPECIAL PERMIT 7059-00-580575-0000**

Property Owner: Lewis Kofsky  
Property Located At: 25 Jeans Dr., Pawling, NY  
Application For: Farm Retreats, Wedding and Event Venue

**7. Minutes**

**A. Accept Minutes of June 19, 2017 Planning Board Meeting**

**8. Agenda Item #1**

**A. RUSCIANO ESC 7060-00-850712-0000**

Applicant: Peter Rusciano

Plan Prepared by: Richard Pearson of John Meyer Consulting

Property Located at: 236 & 246 Cricket Hill Road on 12.95 acres in the RU district

Application for: Erosion Control Permit

Request - Extension of Erosion Control Permit to fill and level property.

**B. DOVER ESTATES SUBDIVISION- 7060-00-788552 & 7060-16-779491**

Applicant: Peter Rusciano

Plans prepared by: Richard Pearson of John Meyer Consulting

Property Owner: Josephine Rusciano

Property located at: NYS Rt.22 and Rural Avenue, Dover, NY

Application For: A 6 lot subdivision - Request Extension

**9. Adjournment**