



**TOWN OF DOVER  
PLANNING BOARD MEETING**

**Monday, June 16, 2025, 7:00 p.m.**

**126 East Duncan Hill Road**

**Dover Plains, NY**

**Members**

Chairman Ryan Courtien, Member Valerie LaRobardier, Member Paul Palmer, Member Tamar Roman, Member William Sedor, Member Michael Villano, Member Henry Williams, Secretary Marilyn Van Millon

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1. **AGENDA IS SUBJECT TO CHANGE**
2. **Call Meeting to Order/Pledge of Allegiance**
3. **Acceptance of the June 2, 2025 Meeting Minutes**
4. **Public Hearings**
  - a. **Lands of Fila-Accessory Apartment**
    - Parcel: 7161-00-507209
    - Plans Prepared by: Rennia Engineering Design, PLLC
    - Property Location: 72 Ramah Road, Wingdale NY
    - Application for: Renewal of an Expired Site Plan
5. **Old Business**
  - a. **198 Dog Tail Corner**
    - Parcel: 7160-00-927735
    - Plans Prepared by: Insite Engineering, Surveying and Landscape Architecture, PC
    - Property Location: 198 Dog Tail Corners Road, Wingdale
    - Applicant: Gentle Place LLC
    - Application for: Special Permit and Erosion and Sediment Control
6. **Request for Extension**
  - a. **Dover Estates Subdivision**
    - Parcels: 7060-00-777592;783563;785544;787526;790504
    - Applicant: Peter Rusciano
    - Plans Prepared by: Richard Pearson of John Meyer Consulting
    - Property Location: Route 22
    - Application: 5 lot subdivision- Erosion and Sediment Control

**b. Rusciano- Erosion and Sediment Control**

- Parcel: 7060-00-850712
- Applicant: Peter Rusciano
- Plans Prepared by: Richard Pearson of John Meyer Consulting
- Property Location: 236 and 246 Cricket Hill Road
- Application: Erosion and Sediment Control Permit

**7. Next Scheduled Meetings**

- July 7, 2025 (deadline June 18, 2025)
- July 21, 2025 (deadline July 2, 2025)

**8. Adjournment**