



## TOWN OF DOVER ZONING BOARD OF APPEALS MEETING

**Monday, December 9, 2024**

The Town of Zoning Board of Appeals held a regular meeting at 7:00 pm on December 9, 2024 with the following members present:

Debra Kaufman, Chair  
Joseph Tchorzyk  
Jacob Troupe  
Joanne Yager

In attendance: Zoning Board of Appeals Attorney Brendan Liberati, ZBA Secretary Marilyn Van Millon

**Call Meeting to Order/Pledge of Allegiance at 7:00 PM**

**Acceptance of the September 9, 2024 Meeting Minutes**

**Member Tchorzyk motioned to accept the September 9, 2024 Minutes; Second by Member Troupe; all in favor**

**Member Yager motion of Open the Public Hearing;  
Second by Member Tchorzyk; all in favor**

**42 Midfield Lane - Warehouse  
Parcel: 7063-00-580688**

**Plans Prepared by: Raymond Nelson, A/A- Earthwise Architecture Property  
location: 42 Midfield Lane, Dover Plains, NY 12522  
Application for: Use Variance**

Mr, Nelson was unable to attend. Chair Kaufman acknowledged a letter received from Mr. Nelson before the meeting this evening. With no questions from public, the Board or Counsel; Chairwoman Kaufman stated that because of the operation of SEQRA, the Zoning Board would want to have a negative declaration first adopted by the Planning Board for the project before we can vote . The Zoning Board can advise the applicant that while it can't vote.

**Motion to continue the Public Hearing Open was made by Member Yager; second by Member Troupe; all in favor.**

**Member Tchorzyk motion to adjourn at 7:05 PM;  
second by Member Yager; all in favor.**

**Respectfully Submitted  
Marilyn Van Millon, Secretary  
Zoning Board of Appeals**