

# RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

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April 29, 2025

**RECEIVED**

*By Marilyn Van Millon at 3:24 pm, Apr 30, 2025*

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

Attn: Mr. Ryan Courtien, Chairman

**Re: Lands of Fila – Accessory Apartment  
Town of Dover  
Tax ID# 132600-7161-00-507209**

Dear Mr. Courtien and Planning Board Members,

The applicant is applying to the Planning Board to legalize an existing 2-bedroom ±725 SF accessory apartment located within an existing detached garage, which was renovated in 2021. As part of the aforementioned renovations, 2 bedrooms were added to the second floor of the existing structure, converting it into an accessory apartment. In a letter dated 11/18/2021 the Town of Dover Code Enforcement Officer, Paul Johnston, made note of the violation and mandated the applicant to go before the Planning Board to apply for a Special Use Permit for the accessory apartment. Site Plan and Special Use Permit approval was granted conditional approval for the apartment on August 21, 2023, as per the Planning Board resolution entitled "Resolution to Grant Special Use Permit and Site Plan Approval – Fila Accessory Apartment". See attached. Prior to the satisfaction of the conditions listed in the above-referenced resolution, the Site Plan approval expired. However, the Special Use Permit issued for the Project Site remains valid.

Response to the outstanding conditions of approval listed in the Site Plan have been provided below in the order listed.

1. The escrow account contains sufficient balance for this project. An additional Site Plan Application Fee of \$525 has been provided with this submission for the rereview of previously approved plans.
2. Dutchess County Department of Health has approved the proposed water supply and sewage disposal system. Copies of the approvals have been included with this submission.
3. The Site Plan has been amended to include the additional notations.

Now that we are able to adequately resolve the outstanding conditions stated in the above-referenced resolution, we are requesting reapproval of the Fila Accessory Apartment's Site Plan.

**Re: Lands of Fila – Accessory Apartment**  
**Town of Dover**  
**Tax ID# 132600-7161-00-507209**

Attached for your review please find 11 copies of the following project information:

- Planning Board Site Plan Applications
- Planning Board Site Plan/Special Use Permit Approval Resolution, dated 8/21/2025
- DCDOH Approval Letter, dated 3/24/2025
- Lands of Fila – Accessory Apartment Site Plan – Site Plan, dated 3/23/2023, revised 4/29/2025 (3-Full Size, 8-11"x17")
- Fila DCDOH Approved Plan Set, dated 6/1/2023, last revised 3/3/2025 (3-Full Size, 8-11"x17")
- Planning Board Site Plan Application Fee, \$525.00

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Sander", followed by a horizontal line extending to the right.

Peter Sander, AICP  
Senior Planner  
Encl.