

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



(845) 832-6111 Ext 100

LAND USE APPLICATION

Type of Application: Check all that apply

☒ Site Plan ☐ Special Use Permit ☐ with Erosion and Sediment Control Permit

Grid Number(s):

132600-7061-00-507209

Name of Project: Lands of Fila -

Property Address: Accessory Apartment

72 Ramah Road

Wingdale, NY 12594

Primary Contact Person:

Rennia Engineering Design PLLC

Address: 6 Dover Village Plaza, Suite 5,

P.O. Box 400, Dover Plains, NY 12522

Telephone: 845-877-0555

Email: psander@renniadesign.com

Name of Property Owner:

John Fila

Address: 72 Ramah Road

Wingdale, New York 12594

Telephone Number:

Name of Applicant (if different)

Address:

Telephone Number:

Email: jcf942@gmail.com

Relationship of Applicant to Owner

(e.g contract, vendee, option holder, lessee):

Plans Prepared by:

Name: Rennia Engineering Design, PLLC

Address: 6 Dover Village Plaza, Suite 5, P.O. Box 400

Dover Plains, NY 12522

Telephone Number: 845-877-0555

Email: psander@renniadesign.com

Zoning District: RU ☒, RC ☐, HM ☐, HR ☐, SR ☐, HC ☐,

CO ☐, M ☐,

Overlay District (if any): Floodplain ☐, Stream Corridor ☐,

Aquifer ☒, Soil Mining ☐

Current Use(s): Residential

Proposed Use(s): Residential w/ Accessory Apartment

Parcel Size: 3.32 acres

Type of Activity: New Structure ☐, Alteration of existing structure ☒, Expansion or use of structure ☐

Change of use in existing structure: ☒

Total square footage of structures:

Current +/- 7,390 SF Proposed +/- 7,390 SF

(Accessory Apartment: +/- 725 SF)

Footprint of Structures:

Current +/- 3,893 SF Proposed +/- 3,893 SF

(Accessory Apartment: +/- 725 SF)

Date of Discussion Meeting:

Date Stamp: to be filled in by Planning Department

← Received
April 30, 2025
M. Van Millon

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

Town of Dover Planning Board



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Does the project parcel cover applicant's entire holding?

☒ Yes ☐ No

Deed Reference: Liber 22016 _____

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Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district:

☐ Yes ☒ No

If yes, submit an Agricultural Data Statement, available from the Planning Office

Will the development be phased? ☐ Yes ☒ No

Is there an existing Special Permit and/or Site Plan approval for the Property?

☐ Yes ☒ No

The undersigned hereby makes application in accordance with applicable laws and other requirements of the Town of Dover, Dutchess County, New York. All owners of record must sign.

A handwritten signature in black ink, appearing to be "J. R. [unclear]", written over a horizontal line.

Signature of Record Owner

A horizontal line intended for a signature.

Signature of Record Owner

Date: 4/29/2025 _____

Date: _____

Signature of Applicant (if different)

Date: _____

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Lands of Fila - Accessory Apartment			
Project Location (describe, and attach a location map): 72 Ramah Road, Wingdale, New York 12594			
Brief Description of Proposed Action: The applicant is proposing to convert the second floor of a two-story +/-1,450 SF (+/-725 footprint) detached garage into a 2-bedroom accessory apartment.			
Name of Applicant or Sponsor: John Fila		Telephone: E-Mail: jcf942@gmail.com	
Address: 72 Ramah Road			
City/PO: Wingdale		State: New York	Zip Code: 12594
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Dover Planning Board: Site Plan Approval Approval, DCDOH Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.32 acres b. Total acreage to be physically disturbed? _____ 0.20 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.32 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Youth Camp <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>John Fila</u> Date: <u>4/29/2025</u>		
Signature: <u></u> Title: <u>Applicant</u>		

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Town of Dover Planning Board

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LETTER OF AGENT

I, John Fila, am the owner of the property

located at 72 Ramah Road, Dover, New York, identified as

Grid Number 132600-7061-00-507209.

I hereby authorize Rennia Engineering Design, PLLC

to act as my agent in an application to the Town of Dover Planning Board.

For Lands of Fila - Accessory Apartment
(Name of Project)

Print name John Fila

Signature 

Date 4/29/2025

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Disclosure of Interest

SECTION 809 OF THE GENERAL MUNICIPAL LAW provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application: petition, or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
 - (a) is the applicant, or
 - (b) is an officer, director, partner, or employee of the applicant, or
 - (c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "Applicant"). If none, insert the word "none" None


Signature of Applicant

4/29/2025

Date

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