

Town of Dover Planning Board

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



(845) 832-6111 Ext 100

SPECIAL PERMIT AND SITE PLAN APPLICATION COVER SHEET/FEE SCHEDULE

Attached is the application packet required for your project. Please provide **ALL** information requested.

Twelve (12) sets of ALL paperwork and maps are required.

Please provide one original set and eleven (11) copies. Each set should contain:

1. An application form.
2. A checklist. The checklist must be completely filled out and accompany your application. Any requests for waivers for items on the checklist, and/or for additional materials requested by the Board, must be in writing.
3. An Environmental Assessment Form. Only Part 1 of the Short or Long Form should be filled out by the applicant. For a full explanation of the State Environmental Quality Review Act please refer to the following NYS DEC webpage: <http://www.dec.state.ny.us/website/dcs/seqr/index.html>.
4. The disclosure statement. This statement must be signed. The name, address and the nature and extent of the interest in this application of any state officer and any officer or employee of the Town of Dover and/or the County of Dutchess must be stated; if there is none, the word "none" should be inserted in the appropriate space when signing the document.
5. A Letter of Intent. This is a brief narrative of your project.
6. An Agricultural Data Statement if the property contains a farm operation within an agricultural district or the property boundary is within 500' of a farm operation within an agricultural district.
7. If you are authorizing someone else to represent you, include the Letter of Agent. This letter must also be signed by **all** owners of the property if not already on the application form.
8. The set of map(s), each set put together in the order of these instructions (do not copy this application cover/instruction sheet). Please fold maps with the name of the project/applicant showing.
9. **Five (5) additional copies of the site plan with sign details, architectural plans and elevations, should be provided to the Planning Board for submission to the Architectural Review Board.**

All submittals are required by NOON, the 2nd Wednesday of the month, clearly marked to the attention of the Planning Board. Applications with missing information will be returned for completion. New applicants may be contacted to have a pre-discussion meeting with the Planning Coordinator to review application for completeness. Please be sure to provide a Primary contact phone number and address that is valid.

The Planning Board's regular monthly meeting is the 1st & 3rd Mondays of each Month at 7PM in the Dover Town Hall.

Town of Dover Code is available on the Internet at www.generalcode.com. You may also contact the Town Clerk at (845) 832-6111 ext 102 to obtain a copy of the zoning laws for a fee. Tax grid numbers (on property tax bills) and zone districts can be obtained from the Town Assessor's office @ (845) 832-6111 ext 105.

For your convenience, you can contact the Planning Board by: Leaving a message at (845) 832-6111 ext 100 or emailing to: LandUse@TownofDoverNY.us

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FEE SCHEDULE

The following fee schedule is for the Town of Dover Planning Board. Please make checks payable to the Town of Dover. Application and discussion fees are due at the time of the **application submission**. **Applications with unpaid fees will not be heard.** There may be additional fees for consultants during the review process.

Discussion Fee	\$100.00
Subdivision	\$200.00
Lot fee for each new lot created	\$50.00
Initial Escrow	\$500.00
Special Permit	\$200.00
Site Plan	\$200.00
Consultant Fees	To be set at meeting
Erosion Control	\$ 75.00
GIS EAF Fact Check	\$ 75.00
Recreation Fee 3or more lots	\$ 3,000.00/per lot or unit
Recreation Fee less than 3 lots	\$ 2,000.00 per lot or unit
(Due at Final approval signing)	

**** Fee schedule subject to change ****

MAJOR OR MINOR SPECIAL PERMIT/SITE PLAN CRITERIA

Your project is a Major Project if the following criteria **are exceeded** (over a three-year period):

- Construction of four multifamily dwelling units or a lodging facility with six bedrooms.
- Construction of facilities or structures for a nonresidential use covering 3,000 square feet of building footprint.
- Alteration of existing structures or expansion of such structures by 1,000 square feet.
- Conversion of existing structures totaling 5,000 square feet to another use.
- Alteration and active use of 10,000 square feet of land, with or without structures.
- Soil mining that does not require a Department of Environmental Conservation permit.
- Construction of a structure that is 80 feet or higher above the average grade level.

For review by the Planning Board, the only difference between a Minor and a Major project is the requirement of a Long-form environmental assessment form for Major projects (although, the Board may also require a long-form for Minor projects and always requires a long-form for Type I actions).

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SPECIAL PERMIT AND SITE PLAN PROCEDURE

The purpose of this information sheet is to guide you through the application process. The application packet that you have received needs to be thoroughly reviewed and completely filled out. The **minimum** requirements to have the first meeting with the Planning Board are outlined in the Special Permit/Site Plan Discussion Checklist.

The Special Permit regulations can be found in §145-60 of the Town Zoning Code. Site Plan regulations can be found in §145-65 of the Town Zoning Code. All applications need to have the minimum materials outlined in the Special Permit/Site Plan **Discussion** Checklist in order to meet with the Planning Board. The Special Permit/Site Plan Checklist includes all materials needed for a complete application. The only exception to this is if you request a waiver of a requirement in writing, in which case the Planning Board *may* waive some site plan requirements. You may also request to have an informal meeting with the Planning Consultant prior to submission to discuss the process.

Discussion Meeting:

The first meeting with the Planning Board will be to review and discuss the plan submittal. At this meeting, comments will be provided to the applicant concerning the proposal. Comments from the Planning Board will be given verbally. There may also be verbal and/or written comments from the Planning Board's Attorney, Engineer, Planning Consultant, and/or other Town Officials. It is in the applicant's best interest to bring note taking materials. A determination as to the type of action under the State Environmental Quality Review Act will be made at this time. If it is a Special Permit application, the discussion will include the appropriateness of the use, in consideration of the surrounding area and the purposes of the district under Town Zoning Code. All Special Permit applications will include a site plan (some requirements *may* be waived by the Planning Board). The discussion phase will not be held until there is sufficient information in order to make an informed review (see Discussion checklist).

Special Permit/Site Plan:

In order to proceed to review of the Special Permit and/or Site Plan application, you must submit all items on the Special Permit/Site Plan Checklist, and provide all additional information requested at the discussion meeting. Any items not included must be addressed by the applicant in writing. You will be notified if the application is not accepted due to incompleteness.

You should become familiar with the process by reviewing the Town's Comprehensive Plan and Town Zoning Code, especially Article IX, Special Permits and Site Plan Review.

Some projects require consultant review by the Town Board's engineer, planner, and/or attorney. In this instance, the reasons will be explained to you by the Board, and the process of establishing an escrow account to cover the additional costs will be initiated. The application may also be referred for comment from the relevant town, and other, jurisdictional agencies. If the State Environmental Review process requires comment from an expert consultant, of the Board's choosing, the need for this review will be

explained and the appropriate escrow fees for this review initiated. The escrow account will be reconciled during the review process and prior to final approval.

If the Planning Board determines that additional matters need to be addressed before a public hearing can be scheduled, the application will be tabled as incomplete to allow you time to develop the responses to the Board's questions and return to a subsequent meeting. The Planning Board office will remain in contact with you during this period. It is important to note: the more timely you submit the requested materials, the more expedient the process will be.

Public Hearing:

If everything is in order and all questions of the Board are satisfied, the Board will direct the Planning Board Secretary to schedule a public hearing for your project for the next regular monthly meeting. You will be instructed to place a sign, obtained from the Planning Board office, on the subject property containing the public hearing date and time.

At the public hearing, abutting property owners may appear pursuant to a notice sent to them by the board office; other members of the public are also allowed by law to attend and may introduce information to the record, or simply request information about the project.

The application may need to be sent to Dutchess County Planning Department, which will have thirty (30) days to provide comments to the Planning Board.

If there are additional matters to address pursuant to the opening of the public hearing, discussion will be tabled and the hearing will be extended to allow you time to address the matters and return to the board at a subsequent meeting.

If no adverse environmental impacts or other impediments are discovered, the Board will close the public hearing and a vote will be taken.

Action:

The Board shall grant, deny, or grant subject to conditions the application within 62 days after the hearing. In granting an application, the Planning Board may impose any conditions which it considers necessary to fulfill the purposes of Town Zoning Code.

Within six months after receiving approval of a Special Permit and accompanying site plan or Site Plan, with or without modifications, the applicant shall submit multiple copies of the plan(s) to the Planning Board for stamping and signing. All fees must be paid prior to the chairman signing the plan.

For information on expiration dates, revocations and enforcement please see §145-63.H. for Special Permits and §145-69.E. for Site Plans.

We hope this brief summary helps you to understand the process. If at any time during the process you have questions, you are invited to contact the Planning Board office. We will do our best to assist you.

NOTES: IF YOUR APPLICATION IS INCOMPLETE, YOU WILL NOT BE PUT ON THE AGENDA.

IF YOUR APPLICATION IS NOT RECEIVED BY NOON OF THE DATE GIVEN TO YOU FOR SUBMISSION, YOU WILL NOT BE PUT ON THE AGENDA. SUPPLEMENTAL OR APPLICATION MATERIALS WILL NOT BE ACCEPTED AT MEETINGS.

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LAND USE APPLICATION

Type of Application: Check all that apply

O Site Plan *Special Permit/Site Plan* *with Erosion and Sediment Control Permit*

Grid Number(s):

132600-7061-00-357420-0000, 182280,
356245, 062121, 199931, 686830, 726850 & 746846

Name of Project: World Olivet Assembly

Property Address:

115 Dover Furnace Road
Dover Plains, NY 12522

Primary Contact Person:

Tony Chiu/ World Olivet Assembly

Address: 115 Dover Furnace Road
Dover Plains, NY 12522

Telephone Number: (845) 202-7755

Email: tonyc@olivetassembly.org

Name of Property Owner:

World Olivet Assembly, Inc.

Address: 115 Dover Furnace Road

Telephone Number:

845-202-7755

Name of Applicant (if *different*):

same

Address: _____

Telephone Number: _____

Email: _____

Relationship of Applicant to Owner (e.g. *contract vendee, option holder, lessee*): _____

Plans Prepared By:

Name: Steve Wilson/Bohler Engineering

Address: 17 Computer Drive West
Albany, Ny 12205

Telephone Number: 518-438-9900

E-mail: steven.wilson@bohlereng.com

Zoning District(s): RU , RC , HM __, HR __, SR __, HC __,
CO __, M __

Overlay District(s) (if any): Floodplain , Stream Corridor __,
Aquifer __, Mixed-Use Institutional __, Soil Mining __

Current Use(s): Former Hunting Camp

Proposed Use(s): Religious and camp

Parcel Size: 283 Acres

Type of Activity: New structure __, Alteration of existing structure , Expansion of use or structure __,

Change of use in existing structure

Total Square Footage of Structures:

Current _____ Proposed _____

Footprint of Structures:

Current 77,000+/- Proposed 79,500+/-

Date of discussion meeting: _____

Date stamp of submission

(To be filled in by Land Use Coordinator)



Town of Dover Planning Board

Does the project parcel cover applicant's entire holding?

yes no

Deed Reference: Liber 22016
Page 801 Date 2/12/16

Filed Map Reference: Lot # _____ Map # _____

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 all applicable laws and other requirements of the Town of Dover, Dutchess County, New York. All owners of record must sign.



Signature of Record Owner

Tony Chiu, Director of Development for WOA, Inc

Date: 11/2/17

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

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APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: World Olivet Assembly

DATE: November 2, 2017

GRID NUMBER: 132600-7061-00-357420-0000, 182280,
356245, 062121, 199931, 686830, 726850
&746846

INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...).

WOA proposes to renovate and re-purpose 21 buildings on Dover Furnace, Ore Bed Road and Green Acres Road for its religious and camp use. This use will include various components including a chapel, administrative offices, 69 residential units (in 8 buildings consisting of two twelve-unit and one eighteen-unit lodges, a 14-room hotel, two single-family residences, one three-unit residence and a newly constructed eight-unit residence) and associated recreational and religious uses such as a children's Bible camp, accessory children's day care, equipment and maintenance shops, laundry building, a playground, resurfaced basketball and tennis courts, a refurbished beach on Sharparoon Pond, two dining halls, two fire pits with adjacent outdoor grilling areas, a pavilion and screen house, parking lots and access roads and utilities.

WOA will repave Ore Bed Road, an existing gravel/paved road, two existing gravel-parking lots and an existing gravel access drive to Birch Lodge. The rest of the access drives on the project site will remain as gravel drives. The paving of these areas will result in a net reduction in impervious surfaces following completion of Phase II of the Project because unnecessary gravel parking and road area will be removed and replaced with lawn.

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AGRICULTURAL DATA STATEMENT

1 Name and address of applicant:

Tony Chiu/ World Olivet Assembly
115 Dover Furnace Road
Dover Plains, NY



Applicant's telephone number: (845) 202-7755

3. Type of application: Subdivision Special Permit Site Plan Erosion Control

4. Description of proposed project:

Reuse of existing buildings for conference, administration, and retreat center

5. Location of project:

115 Dover Furnace Road

Names and addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (use additional sheet if more space is needed):

(a) No parcels within 500'
are within Ag District

(c)

(b)

(d)

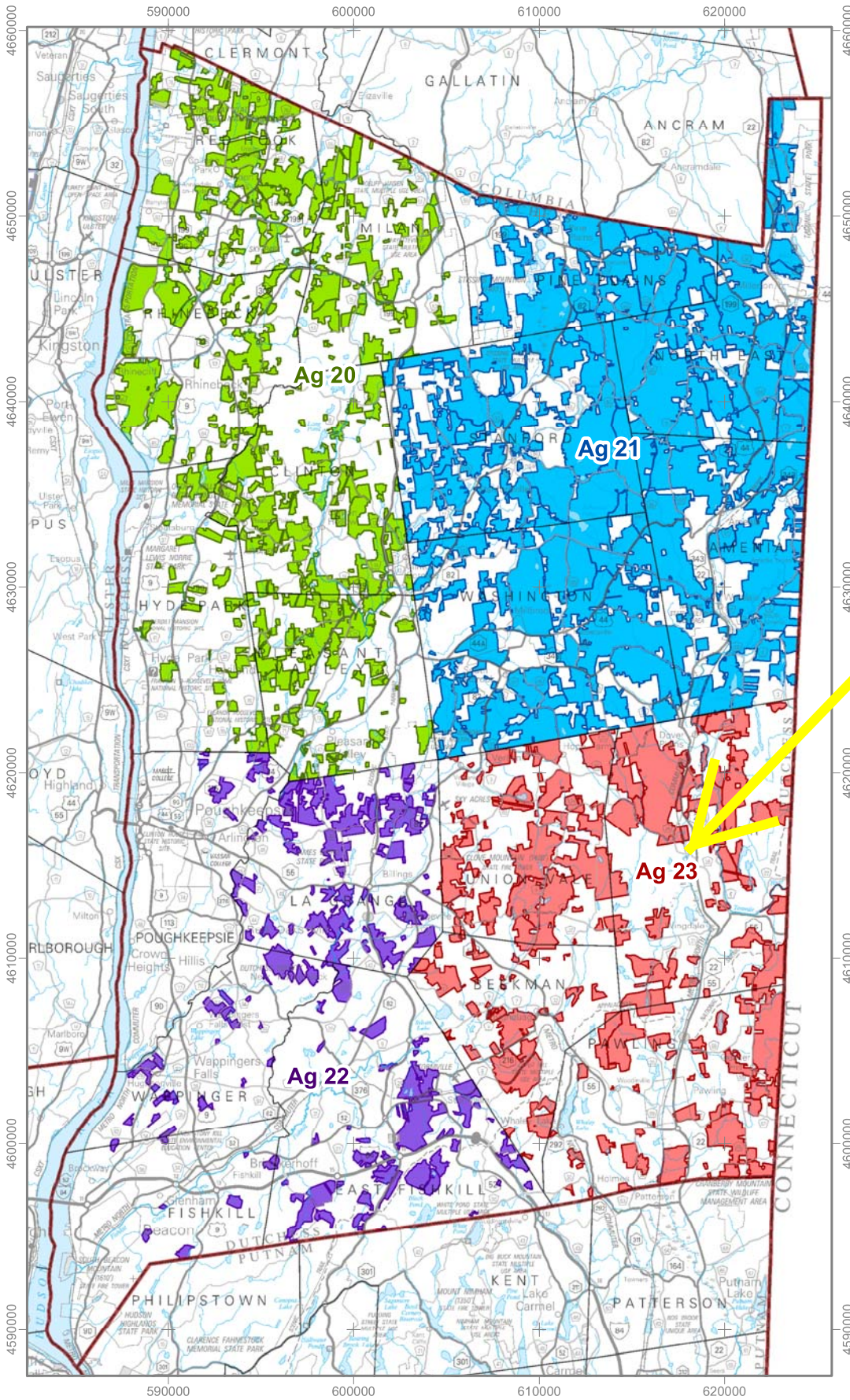
7. Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described in Item 6 above.

A handwritten signature in black ink, appearing to be 'Tony Chiu', written over a horizontal line.

Signature of Applicant

11/2/17

Date



KEY

- Ag. District 20
- Ag. District 21
- Ag. District 22
- Ag. District 23

DISTRICT CERTIFICATIONS and TOWNS

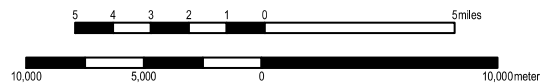
DISTRICT 20
 CERTIFIED 4/16/2008
 Clinton Pleasant Valley
 Hyde Park Red Hook
 Milan Rhinebeck

DISTRICT 21
 CERTIFIED 4/16/2008
 Amenia Stanford
 Northeast Washington
 Pine Plains

DISTRICT 22
 CERTIFIED 4/16/2008
 East Fishkill Poughkeepsie
 Fishkill Wappinger
 LaGrange

DISTRICT 23
 CERTIFIED 4/16/2008
 Beekman
 Dover
 Pawling
 Unionvale

MAP PROJECTION
 UTM Zone 18, NAD83 meters



LETTER OF AGENT

I, Tony Chiu/World Olivet Assembly, am the owner of the property

located at 115 Dover Furnace Road, Dover, New York,

identified as Grid Number 32600-7061-00-357420-0000, 182280, 356245, 062121, 199931, 746846, & 686830

I hereby authorize Dave Everett/ Whiteman Osterman & Hanna Steve Wilson/Bohler Engineering to act as my

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

For World Olivet Assembly Center
(Name of Project)

Print name Tony Chiu

Signature 

Date 11/2/17

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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"

Signature of Applicant

Date