



May 19, 2011

To: Planning Board, Town of Dover

Re: Referral: 11-162, Dover Village Shopping Center,
Expansion Concept Plan
Parcel: 7063-00-562258, 3042 Route 22, Dover Plains

PRELIMINARY COMMENT LETTER

The Dutchess County Department of Planning and Development is **currently reviewing** the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-l and 239-m). **We have attached the following preliminary comments for the Board's consideration.**

Action

The Applicant, Cedar Dover Plains, LLC, requests special permit, site plan, erosion and sediment control permit approvals to construct a +/-36,000 sq. ft. grocery store and associated site improvements on a parcel located on Route 22 in Dover Plains. The applicant has submitted a conceptual site plan, titled "Concept C" that reflects adjustments to the original conceptual site plans previously discussed with the Board.

Preliminary Comments

Overall, this proposal for a second grocery store at the southernmost section of the commercial district is at the farthest possible point from walkability to the hamlet center. It is even separated away from the Post Office and other commercial uses on the same property by the large intervening parking lot. None of the access drives along Route 22 in this area line up, creating confusing left turn traffic movements. This major site plan proposal should be considered an opportunity to repair this fragmented pattern, rather than just extending it.

The current proposal includes a new full access driveway 275 ft north of Seven Wells Road and 175 ft. south of the existing Post Office driveway with a center left turn lane on Route 22, located at a point on Route 22 where drivers are coming down the hill and around a slight curve at speeds often approaching 55 mph. The Board, working with NYSDOT, should consider traffic calming design elements on both sides of the new left turn entrance, such as a landscaped center median. This planted median could eventually be extended to the north, slowing traffic speeds, providing safer left turn pockets, and linking the southern commercial district to the hamlet center.

The proposed location of a second new entrance will also tend to isolate existing businesses at the opposite ends of the site. The Board should consider closing the northern entrance entirely and integrating the plaza with one main entrance and internal site circulation along the north-south access street. Changes to the

Dutchess County
Department of
Planning and
Development

William R. Steinhaus
County Executive

Kealy Salomon
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existing internal system would include extending this street from the bank to the front of the grocery store with street trees, sidewalks, and parallel on-street parking to encourage parking once and walking between buildings. Street trees and landscaping around the Post Office and along the Route 22 frontage would serve a similar purpose, pulling the site together from a fragmented grouping of separated buildings and parking lots.

We appreciate the opportunity to comment on this proposal while it is in the conceptual planning stage. We look forward to continuing our discussion of the proposal as the approval process continues and the plan evolves.

Kealy Salomon, Commissioner
Dutchess County Department of Planning & Development

By

A handwritten signature in cursive script that reads "Noela Hooper".

Noela Hooper
Senior Planner

Dutchess County Department of Planning and Development

FAX INFO ONLY
 To Town of Dover Date 5/19 # pgs 3
 Co./Dept Planning Bd From N Hooper
 Fax # _____ Phone # _____

Zoning Referral

2011 APR 25 PM 2:46
 DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT RECEIVED

Municipality: Town of Dover
 Referring Agency: Planning Board
 Tax Parcel Number(s): 7063-00-562258
 Project Name: Dover Village Expansion Subdivision & Site Plan CONCEPT
 Applicant: Cedar Dover Plains LLC
 Address of Property: 3042 Rt 22 Dover Plains, NY 12522

Please Fill Out This Entire Portion of the Form

Type of Action:

- Local Law / Text Amendment
- Rezoning
- Site Plan
- Special Permit
- Use Variance
- Area Variance
- Other: _____

Jurisdictional Determinant:

- State Road RT 22, Dover
- County Road _____
- State Property
- County Property
- Municipal Boundary
- Agricultural District

Date Response Requested (if less than 30 days): _____

If subject of a previous referral, please note County referral number(s): _____

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Project Withdrawn

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete — *municipality must resubmit to County*
- Incomplete with Comments — *municipality must resubmit to County*

Date of Submittal: <u>4/22</u>	Notes: <u>Preliminary Comments</u>	<input checked="" type="checkbox"/> Major Project	<input type="checkbox"/> Archive
Date Submittal Received: <u>4/25</u>			<input type="checkbox"/> Discard after 2 yrs
Date Report Requested: _____			<input type="checkbox"/> Discard after 7 yrs
Date Report Required: <u>5/20</u>		Referral #: <u>11-162</u>	
Date of Transmittal faxed: <u>5/19</u> mailed: <u>5/19</u>	Reviewer: <u>Noela Hooper</u>		

emailed