



September 15, 2011

To: Planning Board, Town of Dover

Re: **Referral: 11-306, Site Plan and Special Permit**
Parcel: 7063-00-562258, 3042 Rt. 22, Dover Plains
Dover Village Expansion

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-l and 239-m). After considering the proposed action in the context of countywide and intermunicipal factors, the Department finds that the Board's decision involves a matter of some concern and offers the following comments.

Action

Applicant seeks a special permit and site plan approval for a +/-36,000 sf retail grocery store on a 5.1-acre portion of an existing 11.9-acre parcel in the Highway Commercial (HC) zoning district. The proposed use is allowed by special permit.

Comments

Based on discussions with the Town, we are aware of the topographical factors determining the location and orientation of the proposed building. However, our preliminary comment letter dated May 19 expressed our concerns regarding the addition of a new full access driveway on Route 22 north of Seven Wells Road and south of the existing entrance to the site as well as the lack of an integrated auto and pedestrian circulation system within the shopping center. We have noted the changes that have been made to the current rendition. However, as the basic site plan is essentially unchanged, please consider the attached preliminary comments as still valid.

In addition to comments previously submitted, we have several concerns regarding the proposed landscaping plan. Although the landscaping plan incorporates native plantings and trees between the highway and the building to lessen the visual impact of the structure from Route 22, the photo simulations submitted demonstrate far more dramatically than the site plan that more extensive landscaping and other screening mechanisms are necessary to mitigate these impacts. For example:

- The roof of the proposed building is highly visible to drivers as they come down the hill into Dover Plains. Installation of a parapet or other screening mechanism would obstruct the view of the HVAC equipment located on the roof.

- Street trees should be placed at shorter intervals along Route 22 and should be a mix of evergreen and deciduous adjacent to the blank side and rear walls of the grocery store; the current rendering would provide no screening at all along the highway during winter months.
- Within the shopping center, the trees should be located along the post office parcel between the sidewalk and the street to shelter pedestrians and encourage them to walk rather than drive within the site.

Recommendation

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Kealy Salomon, Commissioner
Dutchess County Department of Planning & Development

By



Noela Hooper
Senior Planner

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
Commissioner

Eoin Wrafter
Assistant Commissioner

27 High Street
Poughkeepsie
New York
12601
(845) 486-3600
Fax (845) 486-3610



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 9/15 # pgs 3
 Co./Dept. Planning From N. Hooper
 Fax # PlanningARB@TownofDoverNY.us Phone # 486-3600

Zoning Referral

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

2011 AUG 18 PM 12:47
 DEPARTMENT OF PLANNING & DEVELOPMENT RECEIVED

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 NYS 22
 County Road _____
 State Property
 County Property
 Municipal Boundary
 Agricultural District

Date Response Requested (if less than 30 days): September 10, 2011

If subject of a previous referral, please note County referral number(s): 11-162 (Preliminary)

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

<p>No Comments:</p> <input type="checkbox"/> Matter of Local Concern <input type="checkbox"/> No Jurisdiction <input type="checkbox"/> No Authority <input type="checkbox"/> Project Withdrawn	<p>Comments Attached:</p> <input checked="" type="checkbox"/> Local Concern with Comments <input type="checkbox"/> Conditional <input type="checkbox"/> Denial <input type="checkbox"/> Incomplete — municipality must resubmit to County <input type="checkbox"/> Incomplete with Comments — municipality must resubmit to County
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Date of Submittal: <u>8/17</u>	Notes: <u>Preliminary Comments attached (11-162, 5/19/11)</u>	<input type="checkbox"/> Major Project <input type="checkbox"/> Archive <input type="checkbox"/> Discard after 2 yrs <input type="checkbox"/> Discard after 7 yrs
Date Submittal Received: <u>8/18</u>		
Date Report Requested: <u>9/10</u>		
Date Report Required: <u>9/15</u>		
Date of Transmittal faxed: <u>9/15</u> mailed: <u>9/15</u>	Referral #: <u>11-306</u>	Reviewer: <u>Noela Hooper</u>