



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Susan Jainchill, AICP
Date: December 6, 2011
Re: Westchester Modular Homes, Inc. Subdivision and Site Plan Proposal (7160-00-167667 and -196673)

AKRF, Inc. has reviewed the following documents and plans for the above referenced project:

1. Subdivision Sketch Plan Application package
2. Sheet 2011-31-01, Existing Conditions Plan, prepared by Anthony S Pisarri, PE, dated 10/25/2002
3. Sheet 2011-31-02, Proposed Subdivision Plan, prepared by Anthony S Pisarri, PE, dated 10/25/2002
4. Sheet 2011-31-03, Proposed Factory Housing Plan, prepared by Anthony S Pisarri, PE, dated 10/25/2002

The Applicant has submitted a Subdivision Sketch Plan Application package along with 11" x 17" drawing for two existing lots to be combined and subdivide into four non-conforming lots with a multi-unit residential structure on each lot. After a preliminary review of the application, AKRF offers the following which were discussed briefly at the December 5, 2011 Planning Board Meeting. It should be noted that these are only preliminary comments and are not comprehensive:

COMPLETENESS OF INFORMATION PRESENTED

- The plans do not show all curb lines for the adjacent right-of-way. Streets including intersection of Riverdale Drive and Reagans Mill Road should be illustrated.
- The scale of the building footprints shown appear to fit with the scale of the residential neighborhood to the north, but additional information about the structures will be required to fully understand the proposed project.
- The plans do not show existing vegetation. The plans should indicate the vegetation to remain and to be removed.

SITE PLAN CONSIDERATIONS

- The applicant has provided an excess of parking, which is approximately twice the minimum requirement of the Town Code. The applicant should provide an explanation of why this amount of parking is warranted, and should consider a reduction in paved area if deemed unnecessary.

- The site plan suggests that the primary entrance for the structures will not be toward the public right-of-way. The treatment of the facades facing Reagans Mill Road should be considered during development of the site plan.
- Pedestrian access from the Factory Employee housing to the existing factory should be shown on the site plan.
- We question whether the subdivision into four individual, non-conforming lots is necessary. It seems that the same objectives could be achieved by creating two conforming lots with two multi-unit structures on each.