



Environmental and Planning Consultants

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Memorandum

To: Town of Dover Planning Board
From: Susan Jainchill, AICP
Date: February 29, 2012
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:

- Letter of intent, dated 2/7/2012
- Sketch Plan Application dated, 2/7/2012
- Short EAF, dated 2/7/2012
- Location map
- Disclosure of Interest form, dated 2/7/2012
- Letter of Agent, dated 2/7/2012
- (5) 11x17 Drawing Sheets, dated 1/26/2012
 - Existing Site Conditions
 - Proposed Subdivision
 - Proposed Site Plan
 - Preliminary Quad-plex Plans and Elevations
 - Preliminary Townhouse Plans and Elevations

PROJECT DESCRIPTION

The Applicant appeared before the Planning Board on December 5, 2011. Since that time the Applicant has revised the Subdivision Sketch Plan Application package. The current application is for the combining of three existing lots and the subdivision of the new lot into four separate lots. The four lots are proposed to be developed as factory worker housing, with one multi-unit residential structure on each lot. It appears that the proposed lots and buildings would comply with the dimensional regulations of the Code. Residential use is permitted by special permit in the Commercial/Industry/Office Mixed Use district where compatible and intended to support the primary use.

COMPLETENESS OF INFORMATION PRESENTED*Issues Addressed in Previous Comments*

- The plans now show the curb line for the adjacent right-of-way including the intersection of Riverdale Drive and Reagans Mill Road as recommended in AKRF's 12/6/11 memo.
- Additional information about the proposed structures has been provided as recommended in AKRF's 12/6/11 memo.
- The plans indicate the large trees to remain and to be removed as recommended in AKRF's 12/6/11 memo.

New Comments

- The 100 year flood line is not clearly shown on the drawings
- A Landscape Plan should be submitted as part of the site plan application

SITE PLAN CONSIDERATIONS*Issues Addressed in Previous Comments*

- The applicant has reduced the number of parking spaces to two spaces per residential unit. This is an appropriate for this type of use.
- The applicant has provided elevations showing the façades of the proposed structures. It is the opinion of AKRF, Inc. that the scale of the proposed building is appropriate and suitably designed to fit with the character of nearby residential neighborhoods.
- The applicant has shown pedestrian walkway access from the Factory Employee housing to the existing factory should be shown on the site plan as recommended in AKRF's 12/6/11 memo.