

DOVER VILLAGE PLAZA EXTENSION-SUBDIVISION AND SITE PLAN PROPOSAL
Planning Board Hearing of June 18, 2012, Dover Town Hall

Comments by Sharon D. Kroeger, Ph.D.

As former Chair of the Ten Mile River Watershed Commission, I am concerned with the well being of our four towns and their waterways which lead to the Housatonic River. Although a number of issues are raised by this proposal, I shall only deal with two of these in my comments, and then shall make several recommendations to the Dover Planning Board, for their consideration. But first, let me make clear that this proposal is a Type I SEQRA Action and requires a full draft environmental review.

TRAFFIC ISSUES

Specific Location Problems: Because you are not dealing with a normal straight highway, you must concern yourselves with the unique geographic challenge of accomodating the changes which the railroad made in closing the industrial entry to your Andrun site, as well as the commercial traffic from the Murphy garage works as this has impacted the entry to the highway at the bridge from the Oniontown Road. Considering all the extra traffic related to Hannaford delivery vehicles, the current two lane road, and the fact the the bridge as constructed inhibits visibility, traffic study will certainly be needed in order to sort out the potential impact of this proposal. Your local law requires a traffic study.

Cumulative Geographic Concern: However, this Planning Board must also consider the fact that Hannaford has similar 36,000 sq.ft. Megastores, or plans for them all up and down Route 22 at least as far as ~~Highland~~ ^{Hilldale}, so that the regional impacts of these delivery vehicles will be substantial and road use will be increased. For those on the Planning Board who were not participants in the Dutchess County Route 22 Corridor Study, you may wish to review that. Its goals for these upper regions of the watershed in the Ten Mile River Area were to minimize use of autos and trucks, and to maximize use of railroad transportation, putting food stores within walking distances of homes and work..

STORMWATER RUNOFF ISSUES

Certainly the new roof and parking areas will add a great deal more impervious surface, and there will be a great deal more water runoff finding its way to the Stone Church Brook and/or the Seven Wells Brook, both of which are trout spawning streams. However, you are being asked to build on a former dump site, and you are not allowed to discharge storm water into a former dump site. So any resolution of these concerns will require a full "positive declaration" in order to gain enough information to sort this out. The dump site was absolutely unrestricted for many many years, according to the local citizens whom we questioned prior to this hearing.

RECOMMENDATIONS

From a public interest point of view, in rational planning terms, the Planning Board as lead agency might wish to consider how useful and necessary such a Hannaford might be if projected for the Wingdale section of town, since the planned increase in population will be down there. Also it may wish to be concerned about creating "blight" on the east side of Route 22, if this Dover Plaza expansion proposal is accepted. Also, there is no east/west transverse route here in Dover. Why a Megastore?

cc. Dutchess County Planning, NYSDEC, US Fish and Wildlife