



Memorandum from the Planning Board Secretary

June 21, 2012

To: **Mr. Hatcher**

From: **Betty-Ann Sherer**

Date: **6/21/2012**

Re: **Westchester Modular Homes**

Dear Mr. Hatcher,

As per your conversation with Mr. Wylock, here are the minutes from the March meeting regarding Westchester Modular Multi Family Dwellings. Please note I have also included our deadline and meeting schedule for you convenience. I spoke to Mr. Pissari and will be sending him the same documents.

Thank you so much for your time,

Respectfully

Betty-Ann Sherer

Betty-Ann Sherer
Secretary to the Planning, Zoning & Architectural Review Boards
126 East Duncan Hill Road
Dover Plains, New York 12522
PlanningARB@TownofDoverNY.US

VII. WESTCHESTER MODULAR HOMES - 7160-00-227678, 167667& 196673**Applicant** Paul Walter for Property Owner Charles Hatcher**Property located at:** 30 Reagan's Mill Road, Wingdale combined 4.042 acres in the CO district.**Application For** site plan special Permit & Subdivision to construct 4 multi family dwellings - 1 acre lot per unit

Paul Walter - How do we proceed, and move to a Public Hearing?

Chair- It may be a while before Public Hearing. In the letter submitted, it states the lots larger than existing lots in Woodwinds subdivision, some lots in Woodwinds are larger than 1 acre.

Attorney Polidoro- The real question is 'Does the board want you to proceed with the additional lot?'

A: We would prefer to go with this plan and not have to apply for a variance.

Chair - Noted the improvement of the access on to Reagans Mill Road.

Engineer Berger

Comments:

1. *The plans submitted are in sketch plan form and need to be completed in accordance with section 125-16 for subdivision and 145- 61 and 145-65 for special use and site plan.*

Not provided per checklist

- o *Deed for property*
 - o *Existing Conditions maps needs to be prepared by a Licensed land Surveyor and shall have a seal and signature along with the standards notes stating the work was done based on an actual field survey*
2. *The area being proposed to be disturbed appears to be greater then 1 acre of multi family housing thus a full SWPPP will be required.*
 3. *When the plan is developed further the use of rain gardens and best management practices that treat and control storm water runoff at the source is recommended.*
 4. *The proposed sanitary sewer and water services will need approval from Dutchess County Health Department.*
 5. *As plans are developed further additional information on landscaping and details for sewer, water, pavement and storm water practices will be needed.*

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
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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.
- *While working with the landscaping integrate it with the Storm water plan, the two should work together.*

In December, the Board declared Lead Agency and agreed to circulate, then this changed considerably, these new plans will need to be circulated and begin SEQRA.

This application is somewhat unique in that it is in the CO district, generally we don't see a lot in that district. The residential is to support industrial uses, this is a good example of that. There is the requirement that it not exceed 20% of the total floor area, we need that calculation on the plans.

The Woodwinds planned unit residential, this lot 227678, the records seem to point that this was be set aside as a Day Care use. Moving forward if the Board finds that this is a better layout, it should be explicit that the Day Care will no longer be required for that PUD. This was originally approved in 1993, almost 20 years ago. As a Multi family units, each unit will be subject to recreation fees unless there are recreational amenities on the site.

A: Each unit will have a gazebo and BBQ area in the back.

It was unsure if that would be enough, there really isn't enough space to provide adequate recreation area.

Was any thought given to green practices besides stormwater, like low impact building, low flush toilets?

A: This is an energy efficient company, we already use low flush, and they are just about LEED certified.

If that information can be provided to the Board, it can be considered in the SEQRA review.

What is the capacity of the sewer treatment plant?

A: Not known at this moment, it's not even 50% at the moment. Mr. Hatcher wanted it noted that there are going to be automatic transfer switches put in before summer, so the pumps will work incase of power outage.

Member- This has been called both "multi family "and "work force" housing is it one or the other?

A: It is multi family because there is more than one family living in it.

Q: But exclusively for workers?

A: Not exclusively, the majority of it will be, but if there are others in the area who would like to rent housing, then it will be open to them. It is not totally exclusive.

Looking at the floor plans they are mostly 2 bedrooms so that is really a couple and a child, it that the target?

A: Yes, not large families.

As it is phased, will it begin closer to the model and move towards the river?

A: Yes, as it fills up then next one will begin working towards the river. The people who currently live in those houses will be moves into the units and those house will be removed. There is the possibility of making the 3rd floor into another bedroom on the town house units for a total of 3 bedrooms

With the landscaping, native species should be used. That area falling within the Harlem Valley Limestone vein, you may want to test the soils for PH, before you plant azalea and rhododendron.

Circulation- to Fire, State Police, Sheriff, School, Dutchess County DEC, DOH

**SITE WALK SET for Wednesday March 14, 2012 @ 6:00
Houses to be flagged and flag edge of properties**

Town of Dover Planning Board

Town of Dover
 126 East Duncan Hill Road
 Dover Plains, NY 12522



(845) 832-6111 ext 100

The following is the tentative list of the Town of Dover Planning Board deadlines and meetings. This projected schedule was created by use of the guidelines the Planning Board has in place. This schedule can be changed only at a formal Planning Board meeting by way of a motion being made and a vote of the membership on record.

The standard formula is as follows:

The Planning Board Will Meet **THE 1ST & 3RD MONDAY OF THE MONTH** at 7:00pm at the Town Hall,

The **DEADLINE** FOR ANY AND ALL APPLICATIONS IS **NOON THE 2ND WEDNESDAY OF THE MONTH PRIOR TO THE MEETING DATE.**

****** APPLICANTS & CONSULTANTS-** If your application is reviewed at the 1st meeting of the month- there should be no expectation that you will be on the 2nd meeting of the month agenda

<u>DEADLINE for the next month</u>	<u>1st Meeting</u>	<u>2nd Meeting</u>
○December 14, 2011 for January	○January TBD, 2012 (Meeting Cancelled)	○ January 16, 2012 (meeting NOT cancelled) (Martin Luther King Jr. Day)
○January 11, 2012 for FEBRUARY	○February 6, 2012	○February 20, 2012 (President's Day No Meeting)
○February 8, 2012 for MARCH	○March 5, 2012	○March 19, 2012
○March 14, 2012 or APRIL	○April 2, 2012	○April 16, 2012(cancelled)
○April 11, 2012 for MAY	○May 7, 2012	○May 21, 2012
○May 9, 2012 for JUNE	○June 4, 2012	○June 18, 2012
○June 13, 2012 for JULY Extended to 6/20/12	○July 2, 2012 (Meeting Cancelled)	○July 16, 2012
○July 11, 2012 for AUGUST	○August 6, 2012	○August 20, 2012
○August 8, 2012 for SEPTEMBER	○September 3, 2012 (Labor Day No Meeting)	○September 17, 2012 (Rosh Hashanah)
○September 12, 2012 for OCTOBER	○October 1, 2012	○October 15, 2012
○October 10, 2012 for NOVEMBER	○November 5, 2012	○November 19, 2012
○November 14, 2012 for DECEMBER	○December 3, 2012	○December 17, 2012
○December 12, 2012* for JANUARY 2013		

* All meeting dates are subject to change Please call the Town of Dover Planning Board Office (845) 832-6111 ext 100 to confirm monthly dates or go to www.townofdoverny.us

Respectfully submitted,

Betty-Ann Sherer

Betty-Ann Sherer, Secretary to the Board