

Dutchess County Department of Planning and Development

FAX INFO ONLY	To	Betty-Ann Sherer	Date	10/23	# pgs	3
	Co./Dept.	Dover Planning	From	N. Hooper		
	Fax #	845.832.3188	Phone #	486-3600		

Zoning Referral

Please Fill Out This Entire Portion of the Form

Municipality: Town of Dover

Referring Agency: Planning Board

Tax Parcel Number(s): 7160-061080

Project Name: Dover Mobil & Dunkin Donuts

Applicant: Quality Petroleum

Address of Property: 1782 NYS RT 22, Wingdale

2012 OCT - 5 PM 1:59

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT RECEIVED

Type of Action:

- Local Law / Text Amendment
- Rezoning
- Site Plan
- Special Permit
- Use Variance
- Area Variance
- Other: ESC Permit

Jurisdictional Determinant:

- State Road NYS rt 22
- County Road RT 55/ Pleasant Ridge
- State Property
- County Property
- Municipal Boundary
- Agricultural District

Date Response Requested (if less than 30 days):

If subject of a previous referral, please note County referral number(s):

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Project Withdrawn

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete — *municipality must resubmit to County*
- Incomplete with Comments — *municipality must resubmit to County*

Date of Submittal: 10/4

Date Submittal Received: 10/5

Date Report Requested: _____

Date Report Required: 11/2

Date of Transmittal
faxed: 10/23 mailed: 10/23

Notes:

RECEIVED

OCT 23 2012

Reviewer: Noela Hooper

Major Project

Archive

Discard after 2 yrs

Discard after 7 yrs

Referral #: 12-399

Print Form

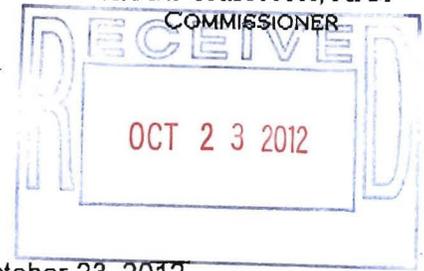
Reset Form

MARCUS J. MOLINARO
COUNTY EXECUTIVE



COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

KEALY SALOMON, AICP
COMMISSIONER



October 23, 2012

To: Planning Board, Town of Dover

Re: Referral: 12-399, Dover Mobil/Dunkin Donuts, Site Plan and Special Permit
Parcel: 7160-00-061080, 1782 NYS RT 22, Wingdale

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

The applicant seeks a Special Permit and Site Plan Approval to demolish an existing diner and replace it with a gas station and convenience store that would include a drive-through for a possible Dunkin Donuts franchise.

Comments

The proposed gas station/convenience store is located on a three-sided site that provides limited opportunity to adjust or relocate the proposed disposition of gasoline pumps, commercial structure, parking, drive-through, or entrance and exit. However, there are several opportunities to mitigate the impacts of the proposed facility.

Landscaping that is at least as extensive as the landscaping proposed on the Route 55 side of the complex should be installed in the area along Route 22 and around the corner along Pleasant Ridge Road, where the visual impacts will be most pronounced. The site plan already shows limited plantings at the Route 22 access/exit, and additional landscaping area can be negotiated with NYSDOT.

To the extent possible, the buffer between Pleasant Ridge Road and the proposed structures and parking areas should be increased.

The monument sign proposed at the intersection of NYS Route 55 and Pleasant Ridge Road is appropriate and attractive. However, the proposed 22 foot 2 inch "flag style" Mobil retail sign proposed for the Route 22 frontage, with its lowest panel beginning more than 8 feet above ground level, is unnecessarily high and conspicuous. We also suggest that the Board require that the electronic portions of the flag sign be dimmable and brightness limited to lowest levels.

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

A handwritten signature in black ink that reads "Noela Hooper". The signature is written in a cursive, flowing style.

Noela Hooper
Senior Planner