

DoverPlanningZoningARB

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Subject: Westchester Modular Application

Board Members,

First I would like to thank each of you for holding public participation meetings regarding this concern. During these meetings we have heard many reasons why Westchester Modular shouldn't build these four structures. Many were personal or opinions, some heightened with passion.

There are only a few that really can leave a major negative impact. I have spoken to several real estate professionals. Just the approval of the project could decrease the value of surrounding properties. Experiencing less than ideal real estate values to begin with, homeowners will take another economic blow. Residents will surely request reappraisals. Can any decrease in taxes multiplied by hundreds of home balance with the tax revenue generated by the new structures?

Secondly we have seen attractive illustrations of these buildings and heard of wonderful plantings to be installed around them. Living in Woodwinds I would have to drive between two buildings viewing them from the rear and sides. The view would include parking lots and sixteen refuse containers (8 each of trash and recycle bins). This does not include whatever may be kept outside. It will be a view of the backyards.

Finally, as you may have noticed I have yet to state what is actually being applied for. The approval to build four four-family homes. Westchester Modular is a successful, award-winning company. I applaud their history. Mr. Hatcher and his staff are smart builders and businessmen and women. I could only imagine the cost of this project. To take on this project for 16 (or less) employees seems unreal, The application is for 4-family homes. I, as well as many others, fear these will not be filled with nuclear families but by numerous employees, not related, not dependents of each other. This would become high density housing. What are the maximum number of occupants? How could that be verified?

Mr. Hatcher made it clear that if a renter's employment would cease, they would not be allowed to stay. He added that it isn't his concern where they would go. What if the building market suffers further and there needs to be layoffs? If Westchester Modular employees wish to move closer to work, they should do so on their own. The arrangement of living on the same property as your workplace where your landlord is your boss can easily lead to a situation of too much control over a person. Does Dover want to increase the possibility of homeless citizens? Can we take that risk? And the worse scenario would be that it is successful as we would now open the door for countless other "investors" that we could not say "no" to.

And please do not think that I have something personal against an immigrant workforce. I have family, friends and employees that are recent immigrants. The community will change because of one person.

Please keep in mind, "Each choice can add to or detract from the character of a village, town or city, and some decisions even have effects beyond municipal boundaries. Decisions the Board makes also sets precedents for future actions. These decisions should involve determining what is best for the community as a whole, rather than reacting to each proposal as if it were an isolated action".

The citizens have no guarantee that 16 families will live in these structures. We have no protection as to how many people will live there. We have no control over the stable residency that the community now experiences. Is Four-Family dwelling the proper application?

Many years ago the Planning Board approved the mentioned property for the construction of a factory. Not high density residential.

I appreciate your efforts, commitment and hard work.

Thank you,

Alex Camillone

1/7/2013