

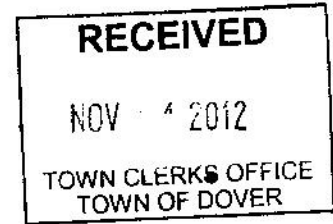
MARCUS J. MOLINARO  
COUNTY EXECUTIVE



KEALY SALOMON, AICP  
COMMISSIONER

TOWN CLERKS OFFICE  
TOWN OF DOVER

**COUNTY OF DUTCHESS**  
DEPARTMENT OF PLANNING AND DEVELOPMENT



COPIED FOR:

- Supervisor
- Town Board
- Others *Atty ✓*
- Planning, ZBA, ACB ✓*
- Planner ✓*

November 14, 2012

To: Town Board, Town of Dover

Re: Referral: 12-412, Cricket Valley Energy, Site Plan and Special Permit  
Parcels: 7061-00-465190/580190/585063/7060-00-493989  
NYS Route 22

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

Applicant Cricket Valley Energy seeks Special Permit and Site Plan approval for construction of a 1,000 megawatt electric generating facility and interconnection substation to be located on a 193.5-acre property in the vicinity of an existing Consolidated Edison Company of New York electric transmission line and the Iroquois Pipeline, located north of the project development area. In general, the proposed project is to be located between Route 22 on the east and the Swamp River to the west.

Comments

As we have stated in previous comments, we agree that the site for the proposed facility is appropriate for the intended energy generation complex. The Cricket Valley Energy proposal provides the Town an opportunity to rehabilitate a derelict industrial site at a location that is relatively isolated visually and functionally from residential and commercial development. The proposed site also takes advantage of the energy infrastructure provided by the Iroquois Pipeline and Con-Ed transmission facility. The proposed project will increase the region's capacity for energy generation at the same time that it provides local opportunities for job creation and additional economic benefits in the Town and the Harlem Valley.

During the comprehensive SEQR process conducted by the NYS Department of Environmental Conservation in its capacity as Lead Agency, the applicant has provided the extensive analyses required to insure that potential impacts of the project have been minimized to the extent possible. The entire 79-acre portion of the property located west of the Metro-North Railroad track that transects the property from north to south and is bordered by the Swamp River, will remain undisturbed during both construction and operation of the proposed facility. The acquisition by the applicant of the "former Rasco parcel," a 57-acre property directly south of the proposed CVE site, has allowed the applicant to decrease the impacts of its original plans by providing temporary parking and storage during construction of the complex, with the added benefit to the Town of stabilizing a second derelict industrial site.

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



Noela Hooper  
Senior Planner

**Dutchess County Department of Planning and Development**

|           |               |         |           |       |   |
|-----------|---------------|---------|-----------|-------|---|
| To        | Town of Dover | Date    | 11/14     | # pgs | 3 |
| Co./Dept. | Town Board    | From    | N. Hooper |       |   |
| Fax #     | 845-832-3188  | Phone # |           |       |   |

**Zoning Referral**

Municipality: Town of Dover

Referring Agency: Town Board

Tax Parcel Number(s): 7061-00-465190/580190/585063/7060-00-493989

Project Name: Cricket Valley Energy- Site Plan Special Permit

Applicant: Cricket Valley Energy Center LLC

Address of Property: NYS Rt 22 Dover, NY 12522

**Type of Action:**

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

**Jurisdictional Determinant:**

- State Road NYS RT 22
- County Road \_\_\_\_\_
- 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): SQ09-557, SQ10-199, SQ11-223, SQ12-284

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: 10/16

Date Submittal Received: 10/17

Date Report Requested: \_\_\_\_\_

Date Report Required: 11/14

Date of Transmittal faxed: 11/14 mailed: 11/14

Notes:

- Archive
- Major Project
- Discard after 2 yrs
- Discard after 7 yrs

Referral #: 12-412

Reviewer: Nancy Hooper