



COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

April 10, 2012

To: Planning Board, Town of Dover

Re: **Referral: 12-095, Site Plan and Special Permit**
Parcel: 7160-00-227678, 767667, 196673

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 Westchester Modular Homes seeks a special permit and site plan approval for removal of two existing homes and construction of four new multi-family homes on four separate parcels. Three existing parcels will be reconfigured into four.

Comments

Our concerns regarding this proposed project are related to site plan details:

- A sidewalk should be included from the corner of Route 22, along Reagans Mill Road, and around the corner along Sycamore Boulevard to the factory entrance.
- We are very pleased to see that the garages and parking areas are located behind each of the buildings, but would suggest that walkways be installed from the sidewalk on Reagans Mill Road to each of the residences to facilitate pedestrian circulation throughout the neighborhood.
- Street trees should be installed at regular 30-40' intervals along the Reagans Mill Road frontage and additional landscaping should be included for each residential building.

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

Planning ARBE@TownofDoverNY.us

FAX INFO ONLY	To: <u>Bethyden</u>	Date: <u>4/10</u>	# pgs: <u>2</u>
	Co./Dept: <u>Planning</u>	From: <u>N. Hooper</u>	
	Fax #	Phone #	

Zoning Referral

Municipality: Town of Dover

Referring Agency: Planning Board

Tax Parcel Number(s): 7160-00-227678, 767667, 196673

Project Name: Westchester Modular Homes Employee Housing

Applicant: Charles Hatcher

Address of Property: Reagans Mill Road

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DUTCHESS COUNTY
DEPARTMENT OF
PLANNING & DEVELOPMENT
RECEIVED

Please Fill Out This Entire Portion of the Form

Type of Action:

Local Law / Text Amendment

Rezoning

Site Plan

Special Permit

Use Variance

Area Variance

Other: _____

Jurisdictional Determinant:

State Road _____

County Road Rt 6

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

<p>No Comments:</p> <p><input type="checkbox"/> Matter of Local Concern</p> <p><input type="checkbox"/> No Jurisdiction</p> <p><input type="checkbox"/> No Authority</p> <p><input type="checkbox"/> Project Withdrawn</p>	<p>Comments Attached:</p> <p><input checked="" type="checkbox"/> Local Concern with Comments</p> <p><input type="checkbox"/> Conditional</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Incomplete — <i>municipality must resubmit to County</i></p> <p><input type="checkbox"/> Incomplete with Comments — <i>municipality must resubmit to County</i></p>
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Date of Submittal: <u>3/20</u>	Notes:	<input type="checkbox"/> Major Project <input type="checkbox"/> Archive <input type="checkbox"/> Discard after 2 yrs <input type="checkbox"/> Discard after 7 yrs
Date Submittal Received: <u>3/20</u>		
Date Report Requested: _____		
Date Report Required: <u>4/18</u>	Referral #: <u>12-095</u>	
Date of Transmittal faxed: <u>4/10</u> mailed: <u>4/10</u>	Reviewer: <u>Nobela Hooper</u>	