

**TOWN BOARD OF THE TOWN OF DOVER, SPECIAL WORKSHOP MEETING,
JANUARY 21, 2009**

The Town Board of the Town of Dover held a special workshop meeting at 6:30 pm at the Town Hall, 126 East Duncan Hill Road, Dover Plains, New York with the following members present:

Present: Supervisor Ryan Courtien
Councilwoman Catherine Frame
Councilman Christopher Galayda
Councilman Richard Hawthorne
Councilwoman Kathryn Palmer-House

Others present: Caroline Reichenberg, Dover Town Clerk; Michael Ligouri, Attorney for the Town; Graham Trelstad, Planner for the Town; nine(9) members of the Dover Knolls Development Group and six interested citizens.

CALL TO ORDER

TOWN BOARD - DOVER KNOLL'S DEVELOPMENT DEIS

Supervisor Courtien called the workshop meeting to order at 6:30 pm. He mentioned the workshop meeting is held to discuss the Dover Knolls Draft Environmental Impact Statement (DEIS). Mr. Trelstad, Planner for the Town, spoke of the Town Board's responsibility, as Lead Agency, to review the DEIS document for completeness, with respect to the Scoping document. He mentioned that SEQRA allows the town forty-five days (45) from the day of receipt of the DEIS to respond to the developer. He mentioned that his office will send an assessment of the original review issues memo, he added that he could include any issues that come up at this workshop in the review. Mr. Trelstad noted that it is not necessary for us to agree with this entire document. He added, that it is important to be sure that everything that is in the scope is included in this DEIS for the public to understand it and for the Town Board, as decision makers, to understand.

Councilman Hawthorne asked if the DEIS should be questioned at this phase rather than later to be considered complete. It was mentioned a public hearing for the Final Environmental Impact Statement is not necessary. Councilman Hawthorne pointed out all interested parties are not included in the document. Mr. Trelstad indicated they would be included.

Councilwoman Palmer-House mentioned she hoped for a table of the project in the Executive Summary data at the end to view at a glance about the facilities and by phases of the project. The Planner mentioned there are tables included to break down by housing type. The Supervisor mentioned he is asking for the numbers we are looking for.

Councilman Galayda expressed concerns about air quality because of the chemicals in the building materials. The Planner mentioned there are construction phases and in the operations period, there would be mitigation for a negative impact. It is then when more information is requested from the developer.

Ryan Courtien asked for resources, wetlands and more detail about the disturbance. Mr. Trelstad spoke of a disturbance in construction, after completion of construction it returns to its natural state.

Mr. Courtien also asked about an access from Boyce Park to the Appalachian Trail.

Councilwoman Palmer-House requested tables for the commercial area in the town center, the design and the residential space. The Planner agreed to ask for the narrative by residential and commercial type for a tabular view. Everyone agreed the information is included, but for the organization to be type residential and commercial. There was a brief discussion, about the possibility of Smith Hall being operated by the Town, with the consideration of operating cost.

There was a discussion about putting all of the figures at the end of each chapter. Mr. Trelstad mentioned the tables for the amenities would describe them.

Councilwoman Palmer-House questioned the workforce section, if this is a first time homebuyer. She questioned how many homes would be designated in each phase.

Mr. Trelstad spoke of making rules for how these homes are assigned, to discuss the process. The Supervisor mentioned that fishing and canoeing would be available in the Swamp River according to the DEIS document and questioned the river access. The Supervisor also wants to know of a management plan for the reservoir. Mr. Trelstad replied that when looking at the site plan, he would ask the developer about the vision for that site and managing the reservoir. There was a brief discussion to question about certain roads to be primary or collector roadways. Councilman Galayda questioned the possibility of the train station being moved and questioned the size of the platform. The Planner mentioned he would ask the developers for details and then enter into discussions with Metropolitan Transit authority (MTA).

The Planner spoke of asking the developer to make a red line version for changes in the DEIS. Councilwoman Palmer House mentioned a site walk at Smith Hall to determine if the town would be interested or if a not-for-profit would have interest.

The Town Board members would like tables to provide plan details at a glance. The Planner will ask the developer to indicate how the phasing of the project would be done and if they will begin another phase while one previous phase of construction is incomplete. Also, to ask the developer to detail the boundaries in each phase area. The Supervisor asked if the developer would be demolishing buildings and then rebuilding on that same site. Councilman Hawthorne mentioned it would seem the demolition would be done right away. The Planner will ask the developer about the environmental impact to demolish the buildings. The Supervisor spoke of the benefit of maps to show the plan for buildings to be removed and a map to show the proposed plan and roads. The Planner agreed to ask for a drawing or map. The Supervisor also asked about the restoration work mentioned in the DEIS for the storehouse and wanted to know details. He asked when the temporary housing with the State of New York would end. More tables in the DEIS were requested to provide detailed information for the historic buildings specific in the document. There was a brief discussion about speed bumps in the roadways, but mentioned they would not work with the service providers and the plow operators. The Planner spoke of slowing speed, such as narrowing a road. Councilwoman Palmer-House spoke of the mitigation measures mentioned to be a case to consider zoning amendments. The Planner responded, that the document impact speaks of how they

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compare with Zoning and the Master Plan. He also stated this document is supposed to identify all levels of potential impacts of the proposal and that it is up to this Town Board to make that decision. Councilwoman Palmer-House addressed the geology section asking if it would be mitigation not to develop on steep slopes. Mr. Trelstad remarked the way to have less impacts is to minimize the disturbances and that retention ponds are located in the plans. Steep slope maps are shown with a 25 % slope. The Councilwoman asked how steep is a slope to be buildable?

All Town Board members questioned the same steep slope disturbances. Mr. Trelstad replied he will request the developer to provide a table to identify the disturbance of the steep slopes.

Mr. Trelstad mentioned the steep slopes map, up to 25 % being buildable and spoke of 17 % would have disturbance. The question is the disturbance that would be in the wetlands. The Planner will ask for a table to be provided to the Town Board to show disturbances by category. There was a brief discussion about the tree plantings in the project. Councilwoman Frame spoke of having some protection for any damage to homes that have been purchased from continuing construction phases. The Planner will ask for more detail where the blasting will take place and review Chapter 69 in the town's code book. Mr. Trelstad mentioned that the Town Board could ask for monitoring on a regular basis. At this point it was questioned if the Town Board's intention, talked about tonight would be enforceable. The Planner responded that this development would be an impact on the community's ability for staffing of the community services. There was a discussion to have the wetlands monitored at certain points; one is for monitoring following a rainstorm. A table was requested for the plants & animal species. Mr. Hawthorne wanted a 350' buffer in a bog turtle area from construction. Ms. Palmer-House spoke of looking at the specific habitat. The Planner will review this with his experts. Mr. Hawthorne spoke of construction, with the foot traffic for the construction and to consider the larger buffer area. Mrs. Palmer-House spoke of needing mitigation for security. It was also mentioned a home owners association could address the security matter. Additionally a local police force may be something for the future. The Planner mentioned it is good to point out all of the conditions discussed in review so we can see if they are enforceable. Mr. Ligouri, Counsel for the Town, mentioned a project of this size could cripple the Building Department to monitor the project. The Planner agreed it is not an impact on the natural resources, it is an impact on the town's ability to properly review the project, staffing, etc. Ms. Palmer-House questioned maintaining services, while in construction, if we have to do better for mitigation in those areas, such as host a sheriff's substation on the Dover Knolls location. Mr. Galayda spoke of having it a condition for the security on their location during construction. The Planner responded to ask the developer to quantify the population to measure the security needed. The Supervisor asked about the need for more volunteers for the fire department and wanted more details for mitigation to recruit volunteers.

Sprinkler systems were questioned for a single residence and multi-family. It was asked to quantify the annual tax revenues. Further questioned is the number of emergency calls that may be taken. Ms. Palmer-House asked about some storage on the site. Ms. Palmer-House spoke of our library and other facilities being at peak capacity now, so that we would need more facilities. The Planner asked the Town Board if they wanted to look for space for town facilities in locations like Smith Hall. Mr. Trelstad informed the Board they have to make those plans now, to find out if the developer would share space, to be given to the town or finding what they would charge the town. It was also mentioned to talk about the schools input for their mitigation measures and ask them to respond. Ms. Frame spoke of the school busing at capacity now in Woodwinds subdivision. Mrs. Palmer-House wanted to know what happens when the Home Owners Association and the town become partners. Another question is to anticipate the expected student population in the school district. Mr. Trelstad thinks there is a fear that the development would overwhelm the school district. He mentioned we should not create artificial restrictions that prevent a potential buyer from a purchase. An example could be when an adult child or disabled adult child lives with the parents. The Planner wanted the Town Board to concentrate on the different body types of housing that satisfy the needs of residents. Mr. Hawthorne mentioned we do not know the number of students in the future. Mr. Ligouri reported that the NYS Legislature requires that a school district may not turn away a student. We need some clarification from the school whereby if we are now at capacity of students in the district, whereby we would create the need for a new school. You can create impacts, but the school district has to review the long-term impact. It was mentioned the need to have a meeting with the Superintendent of schools for this discussion for more information. The discussion continued about the various expenses to the taxpayers for added students. The Planner mentioned that while evaluating the project, you may find there are significant impacts that you can't do anything about, and it is a part of the SEQRA process that you weigh the benefits against the potential impacts. *Attachment 1 Pages 1-3*

At 9:50 pm the discussion concluded. The next review will include a site plan discussion and continue with Section F in the Dover Knolls DEIS.

Respectfully submitted,

Caroline Reichenberg
Dover Town Clerk

Notes from Councilwoman Katie Palmer-House for January 21, 2009 Meeting to review the completeness of the Dover Knolls Preliminary DEIS- from Executive Summary to Section III. F.

Executive Summary- (first page)
Section B. Proposed Action-

Please include a table that includes:

- 1) approximate no. of housing types (single, duplex, townhouses and flats) that comprise 1,376 units (could transport Table II-1 on p. II-9 portions “Unit Type and Total No. of Units” to this area to cover housing types
- 2) types and approx. sizes of community facilities and recreational space that comprise 77,000 sq. feet
- 3) types and general sq. footage of facilities designated for commercial space (e.g. grocery store)

II. C. Project Description and Site Design (p. II-9)

1. Overall Configuration Add column in Table II-1 to include no. of Age-Targeted
2. Town Center and Neighborhood Descriptions

Add table with breakdown of commercial space and loft/housing units (p. II-10) to help explain “...west of the Route 22 is proposed to have 79,500 square feet of commercial space. It would also include approximately 26 lofts that would be converted from space within the Power Plant and Storehouse, and 233 units in the new construction lining Wheeler Rd.”

on p. II-11 (last sentence), give breakdown of the sentence, “In total, the Town Center includes 611 units and 245,500 sq. feet of commercial space.” - give table of unit types for 611 units in Town Center

Outer Neighborhood- Eastern Side and West Side Neighborhoods –

Please put narrative in each section no. of houses (units) and types into a table (could incorporate with the Town Center) so we can see all housing (by neighborhood) in one table

Open Space, Recreation Facilities and Amenities

Please provide a table with list of proposed open space, recreation facilities and amenities with the following:

- name of facility, amenity
- approx. sq. footage
- access to public (yes or no)
- proposed phase of construction

Workforce Housing- is approx. 10% of residential units mean 10% of 1,376- if so, indicate

Request more detail- currently states “units would be mixed throughout the neighborhood in both Phases 1 and 2- think this is too ambiguous. The narrative suggests that workforce housing would be “young people”- however I think we need a broader and specific definition of who would qualify for workforce housing (can refer to other communities that have done this).

6. Building Preservation- would like narrative to be compiled in a table with the following:

name of building, plan for usage (commercial, residential or community facility) and sq. footage

8. Common Facilities and Site Improvements-

sentence “the plan contemplates the restoration of Smith Hall...could possibly be available to the public or transferred to the Town or a nonprofit entity (e.g. Boys and Girls Club...) that provides recreation services.

Request that DEIS state definitively if Smith Hall will be donated to Town or a nonprofit and in what condition (as is or with some upgrades)

9. Landscaping, Signage and Lighting-

Should include that signage will be presented to ARB for review and seek to incorporate signage guidelines as developed by the ARB

E. Phasing Plan (p. II – 21)- would like two phase broken down into subphases for each phase

Narrative should include table of proposed activities for Phase 1 – first five years to include:

Name of proposed development, component (residential/commercial/amenity), number of units, sq. footage, order of development, percentage of component

Note: at bottom of p. II-21 “potential reuse of Smith Hall”- think this should be in Phase 1 and resolve as “reuse” instead of “potential reuse”

Would also like restrictions about subphase completion before moving to subsequent phases included

F. Project Purpose and Need - correct typo in second paragraph – 245,800 to 245,500

III. Environmental Impacts

A. Land Use and Community Character, Zoning and Public Policy

Historic Preservation (p. III A-16)

Would like a table of all historic buildings (is church included in this?) to be restored with the following information:

Name of building, proposed re-use, square footage, phase of project, if residential, no. of units

B. Visual Resources

3. Mitigation Measures (III. B-7) Until trees are mature and above street lights (as portrayed in Bird's Eye View illustrations), light pollution may be problematic. Also in winter, lighting may also be extreme. I don't agree with the conclusion of no significant adverse impacts and mitigation measures should be better investigated.

C. Geology

4. Mitigation Methods (p. III C-12)

c. Steep Slopes

Think a mitigation measure should be not to develop on steep slopes with more than ____ % grade (propose 20%)

d. Rock removal- Think there should be a specific blasting regulation referred to – too ambiguous to state “local, municipal, state and federal regulations” when they may overlap or conflict

D. Natural Resources

4. Mitigation Measures (p. III. E. 81) - I think mitigation measures should be contextualized to varying degrees based on individual wetland and habitats with minimum and maximum required buffers based on studies done by Dr. Klemens. The document includes 50+ pages of potential water resource and wetlands impacts and one page of generic mitigation measures. This needs more substantive explanation of mitigation measures.

F. Community Services- I believe Town-based services (building, Town Clerk, highway, town recreation, will also be affected in addition to others cited. Suggest additional category of “Impact on Town Services” be added and mitigation measures presented.

2. Police Protection- think applicant should consider hosting a Sheriff subsection on the site as a mitigation measure.

3. Fire Protection- development will increase need on services immediately but may/may not increase volunteer staffing and tax revenue. Other communities have received support from new development including new equipment and expanded facilities. Think applicant should propose these as potential mitigation measures.

4. Emergency Services- Town will experience immediate increased need for services. Think applicant should consider propose specific measure to mitigation increased service demands.

5. Parks, Recreation and Library- Town will experience increased use of recreational facilities. Statement on p. III F. 6 – “open space would increase from 108 acres per 1,000 residents to 120 acres per 1,000 residents” does not clearly explain increase (whether increased facilities are wetlands, steep slopes, golf course and if this includes open space not open to the general public) Think applicant should propose more proactive measures to mitigate increase demand on these services besides project will generate revenue.

6. Schools- School district will have some immediate impact as well as over time. Suggest mitigation measures might be to help defray costs of additional bus route and school staffing increases. Also some data state information that refers to the Town of Amenia instead of Town of Dover.