

**Dutchess**

TOWN CLERKS OFFICE  
TOWN OF DOVER

DOVER KNOLLS – DEIS  
COMMENT PERIOD  
ENDING ON 6/30/09

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Supervisor

Town Board

Others

*Planner for town*  
*Highways*

*Conrad - Fox*  
*Vicks*

June 10, 2009

To: Town Board, Town of Dover

Re: Referral: 09- 231, LL: Knolls of Dover Amendment to Ch. 145-16  
Parcel Nos. 7059-00-555750, -814768, -502949, and 7159-00-162702

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

Proposed Text Amendment to Dover Code re: Knolls of Dover, Amendment to Chapter 145-16, and zoning map revision to change the zoning of the former Dykeman's Farm parcel from SR to MC Overlay for inclusion in Knolls of Dover Master Development Plan.

Comments

This draft text amendment is included in the DEIS (III A-17 to A-21), for which the Department will be submitting written comments. The comments which follow are included here because of the direct or indirect impacts the provisions cited could have on the Dykeman property specifically.

The Department has no objections to including the Dykeman property in the overall MC Overlay District. However, as we have noted in previous comments, we do object to a disproportionate emphasis on residential development proposed beyond the central high density development area located closer to the train station. The point of transit-oriented development, especially as it presented in the context of a pedestrian-friendly, mixed use, town center, should be to locate a higher proportion of residential development in or near the transportation and commercial/civic center, rather than the currently proposed ratio of outlying single family homes to higher density residential development in the new center.

146-16. C. (2):

The statement that "Project-specific guidelines shall consider and refer to the Hamlet Design and Building Form Guidelines produced by the Dutchess County Department of Planning and Development to the extent applicable" should also

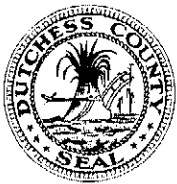
Dutchess County  
Department of  
Planning and  
Development

William R. Steinhaus  
County Executive

Roger P. Akeley  
Commissioner

Kealy Salomon  
Assistant Commissioner

27 High Street  
Poughkeepsie  
New York  
12601  
(845) 486-3600  
Fax (845) 486-3610



include a reference to consideration of Greenway Connections and the Greenway Guides.

146-16 C (2) (c):

Although in general the ten percent threshold for flexibility enumerated in this section is reasonable, item (c) indicates that an additional 137 residential units could be substituted for non-residential development without supplemental review. Our concern is not directed at the addition of housing density within the center, which we encourage. We are concerned, however, that these 137 additional units or a proportion of them could be located beyond the central mixed use district in the outlying "hamlet" areas. An overall increase in density of up to 10% should be subject to a hearing and revised site plan approval, especially if the additional housing units were proposed for areas such as the Dykeman Farm parcel.

D. (1) (a):

The proposed 1.6 ration would allow 1,499 units. We suggest limiting the proposed ratio to 1.47 for the proposed units or a maximum of 1.5 dwelling units per gross acre of land.

E. Non-Residential Development

This provision sets a minimum of 200,000 s.f. of non-residential development, appropriately located within the mixed use hamlet center. It is unclear, however, whether that total square footage of non-residential development includes all community or civic facilities, in which case the actual commercial component could be far less. The Town should agree to a firm minimum square footage of commercial development to ensure a truly mixed-use project.

F. Protection of Open Space Resources

In addition to "traditional neighborhood design concepts," development in the MC District should also follow transit-oriented development concepts to the maximum extent practical.

We generally consider the steep slope threshold to be 20%, rather than 25%; federal wetlands and floodplains should be included in the list of open space of conservation value.

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.

Roger P. Akeley, 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 style with a large, sweeping initial "N".

Noela Hooper  
Senior Planner