

PH. Project Phasing

Comment 1

The Town Board understands that flexibility will be necessary to anticipate and meet market demands for successful development. However, changes and modifications to the plan will be based on empirical data and discussed and agreed upon within a limited scope of variance. Specific thresholds for completing earlier phases must be identified before later phases can be started.

(Graham Trelstad, AKRF, Memorandum to Town Board, 7/30/09, Pg. 3)

Response 1

Comment noted; this language can be added to the Environmental Findings Statement.

Comment 2

It seems awkward to include the north side of the proposed Main Street (Wheeler Road east of Route 22) in Phase 2A. It would be more appropriate to have this area constructed as part of Phase 1B so that a complete Main Street would be created initially.

This entire development is premised on its Main Street character. Without commercial and residential development on both sides of Main Street east of Route 22, this area will appear and function as a car-oriented big box shopping center with no main street character, and no destinations for pedestrian activity out on sidewalks. No additional expensive demolitions are necessary to include this section into Phase 1B. By delaying this section of the development, the Applicant risks undermining its primary marketing theme.

(Graham Trelstad, AKRF, Memorandum to Town Board, 7/30/09, Pg. 3; Noela Hooper, Senior Planner, Dutchess County Department of Planning and Development, Letter, 6/30/09, Pg. 2)

Response 2

The Phasing Plan has been amended to include both sides of Main Street east of Route 22 in Phase 1B (see Exhibits II.PH-1 and II.PH-2).

Comment 3

If you build the Town Center first, it will create jobs that will draw people to the area, which will then require housing.

(Judy Baker, Letter, 6/30/09, Pg. 1-2)

Response 3

The economics required for commercial tenants require a trade area that includes some residents proximate to the stores. However, if tenants are identified early-on, retail development could occur as part of Phase 1A.

Comment 4

The majority of the Planning Board recommends that the grocery store be constructed as part of Phase 1A. The Planning Board also recommends that more detailed information on the phasing of the remediation and demolition/restoration of existing buildings be provided. Where possible, Phase 1A and 1B should be more integrated.

(Town of Dover Planning Board, Letter, 7/20/09, Pg. 4)

Response 4

Please refer to responses 2 and 3.

Comment 5

The phasing of the proposed project should be clarified. In recent months, the Planning Board has heard a number of build-out years discussed. The anticipated time for build-out should be explained.

(Town of Dover Planning Board, Letter, 7/20/09, Pg. 9)

Response 5

The market study presented with the DEIS relied on recent sales trends to determine the absorption rate of 50 to 60 units for a conventional residential project. However, given the unique mix of uses, the residential demand analysis indicated that an absorption rate of roughly 140 units per year would be a realistic long-term sales goal for the project. This average rate would translate to an overall 10-year period for absorption.

However, the timeframe for the build-out will ultimately be determined by the market. The project's phased approach allows for the project to be constructed in coordination with real estate market and financing conditions, with the pace of sales dictating the pace of construction. A 10-year construction period represents a manageable and reasonable construction sequence. It is possible that the construction period may be shortened (for example, the Applicant completed the redevelopment of a comparably sized psychiatric center project in approximately 5 years or may be extended given current economic conditions and sluggish demand.

Comment 6

One of the more positive aspects of this proposal has been the rehabilitation and conversion of existing institutional structures and their integration into the mixed use neighborhood proposed for the east side of Route 22. Of equal importance to the Town is the demolition of deteriorating institutional infrastructure. The current proposal calls for demolition of four institutional buildings during Phase 1b (within 4 years), and demolition of agricultural structures during Phase 1C (year 5). A total of 18 institutional buildings are not scheduled for demolition until Phases 2A (years 6-8) and 2C (years 9-10). Under the best of circumstances, this schedule allows continued deterioration of these already dismal structures that would seem counterproductive to creating vibrant and welcoming neighborhoods, businesses, and community facilities in their midst.

(Noela Hooper, Senior Planner, Dutchess County Department of Planning and Development, Letter, 6/30/09, Pg. 2)

Response 6

Demolition of the three former youth detention buildings will occur prior to or as part of Phase 1A, given the approval of a RESTORE New York grant that the Town and Applicant had sought from New York State. Additional early action demolition would occur if State or Federal grants are secured. Phase 1A also includes the restoration of the storehouse, power plant, and the U-building on Wheeler Road.

Comment 7

There is insufficient information on the progress of the phases and little if any justification as to why the core area of HVPC, the corridor along Route 22 and the existing buildings, are not in the very first phase of redevelopment. If the overriding goal of the Town is to remove the blighting influence of the decaying structures they should be in the area that is redeveloped first. We found nothing in the supporting reports from ERA that support a determination that it is necessary to develop other areas of the property first and delay the redevelopment of the core area to a later date. Furthermore, if some of the buildings are slated for demolition and the property not slated for new development until the future, the demolition of those buildings should occur early in the process and not later so as to improve the aesthetics of the area and improve the attractiveness of the development that will proceed in the core area

(Jeffrey Baker, Young Sommer Ward Ritzenberg Baker & Moore LLC, Letter, 6/3/09, Pg. 5-6)

Response 7

Comments noted. However, the Phasing Plan includes considerations for the cost of infrastructure and remediation as well as market potential for development of housing and commercial uses.

Comment 8

In the event that, despite the intentions and assurances of the applicant that all phases of the proposal will be completed, the development is delayed or halted prior to the completion of Phases 2A, B and C, the Town would be left to contend with the derelict campus. We would strongly suggest that a much greater proportion of demolition be incorporated into Phase 1 to ensure that the extraordinary site and the development of the proposed community are not compromised.

(Noela Hooper, Senior Planner, Dutchess County Department of Planning and Development, Letter, 6/30/09, Pg. 2)

Response 8

See Response 6 above.

Comment 9

Given the ambitious nature of the project and the recognized uncertainty of the market, there must be assurances that future phases will be completed. In particular those related to the

existing core of the HVPC. The applicant must identify and the Town Board must require financial guarantees that the project will be completed.

(Jeffrey Baker, Young Sommer Ward Ritzenberg Baker & Moore LLC, Letter, 6/3/09, Pg. 6)

Response 9

The Applicant's investment in infrastructure for early action phases will provide an assurance that subsequent phases with lesser amounts of infrastructure costs would logically proceed.

Comment 10

The Planning Board recommends that the planned Town of Dover Economic Development Committee initiate collaboration between Dover Knolls and the existing nearby plaza tenants to ensure a sustainable retail mix within the hamlet.

(Town of Dover Planning Board, Letter, 7/20/09, Pg. 4)

Response 10

Comment noted. The Applicant will agree to discuss this further with the Town Board and actively engage with local businesses.

Comment 11

While it is stated that 9.10 acres of state-regulated adjacent area will be impacted, it is not shown on a map and there is no information on how much area will be impacted in Phase 1.

(Jeffrey Baker, Young Sommer Ward Ritzenberg Baker & Moore LLC, Letter, 6/3/09, Pg. 6)

Response 11

Phase 1 impacts are 0.33 acres for wetlands regulated by NYS DEC. There are no proposed impacts to NYS DEC regulated wetlands in Phase 2. Buffer area (100' adjacent area to NYS DEC regulated wetlands) impacts for Phase 1 total 6.54 acres, with 0.49 acres of buffer area impacts will occur in Phase 2.

Impacts to ACOE regulated wetlands for Phase 1 total 1.46 acres, which includes the 0.33 acres of proposed impacts to NYS DEC wetlands. Impacts to ACOE regulated wetlands for Phase 2 total 1.22 acres. There are no regulated buffer areas associated with ACOE wetlands,