

IV. PROJECT PHASING

The Applicant proposes to develop the project in two phases (see Exhibit IV-1). The first phase would include a site plan application for development that includes land on both sides of Route 22. On the east side of Route 22, the site plan would include the proposed grocery store and adjacent buildings and parking; the parking area to south, which would serve the Main Street shops, the grocery store, the existing church and Smith Hall; and the Administration building and associated great lawn along Route 22. On the west side of Route 22, the first phase site plan would include the west Town Center area centered around the Power Plant and Storehouse; a replacement bridge across the Swamp River; the relocation of some of the existing golf holes; and the western residential neighborhoods. This phase would also include the supporting infrastructure improvements necessary to serve the new development. The second phase would consist of site plan applications for the remainder of the east side commercial and residential development.

In total, the first phase would include approximately 549 residential units and 200,000 square feet of commercial space, representing 40% of the project's total residential component, and 81% of the project's total commercial component. It is also noted that the Applicant is currently involved in restoration work on the Storehouse to allow for its reuse. The public amenities anticipated to be provided in the first phase include the upgraded golf course, the great lawn in front of the Administration building, the Swamp River boat launch, a recreation field on the west side, and the various greens/commons associated with the neighborhoods developed in that phase. In addition to the installation of roads and utility service lines through the neighborhoods to be developed initially, the first phase also includes substantial infrastructure work including the improvement of the Route 22/Wheeler Road intersection, reconstruction of the Wheeler Road bridge, well installation, upgrades of the water and wastewater treatment plants, and installation of utility service mains, which would also serve the second phase. The first phase is anticipated to occur over a period of approximately five years.

The second phase is currently anticipated to occur over a period of five years and would involve the build-out of the remaining 827 residential units and approximately 45,000 square feet of commercial space on the east side. Public amenities to be provided in the second phase include the establishment of the trail linkages to Boyce Park and the Appalachian Trail, access to the reservoir, potential reuse of Smith Hall, and the various greens/commons associated with the neighborhoods developed during that phase. A chart summarizing the projected construction sequencing for these phases is included in Section III.N.

The two phases have been sequenced as proposed in order to both establish the nucleus of the new community and Town Center, while allowing for the generation of revenue from residential units on the west side to help off-set the up-front infrastructure expenditures and address the costly demolition and redevelopment activities necessary on the east side.

Section III of this DEIS identified the potential impacts of the Project at full-buildout. The following section details the impacts that would be anticipated from Phase 1 of the Project.

A. Land Use and Zoning

1. Land Use

As the first phase of the project would establish much of the Town Center and a significant portion of the residential development, the relationship to, and compatibility with, surrounding land uses would be similar to that of the full build-out. The first phase would similarly be expected to create a positive land use impact by converting much of an unused and deteriorating facility into a mixed-use center that would provide a grocery store, commercial and office space, increased housing choices and diversity, and an array of publicly-accessible recreational and open spaces.

2. Zoning

As described previously in Section III.A, the MC (Mixed-Use Institutional Conversion Overlay District) overlay is mapped on the majority of the Project site, and the Project involves the extension of the MC overlay onto the parcel in the northwest corner of the site. The Project also proposes amendment of the current text of the MC Overlay in order to permit the development of a more integrated and balanced community, while not increasing the permissible density of the site.

Under the existing zoning, the site could potentially yield 1,524 residential units and 1,338,000 square feet of commercial space. As a result, both Phase 1 of the Project and the full build-out would be within the density limitations of the existing zoning regulations. The proposed zoning text amendments would allow for a maximum of 1,499 units on the site and a minimum of 200,000 square feet of commercial development. Both Phase 1 and the full build-out would comply with the proposed density regulations, as well.

3. Public Policy

As detailed in Section III.A, several planning and policy documents that include recommendations that relate to the site or that generally encourage the development/redevelopment/reuse of the property. The first phase of the project would meet and advance the same goals as discussed under the full build-out. While the first phase is necessarily at a smaller scale than the full build-out, it does include the bulk of the project's commercial space, the core of the Town Center, and several compact, walkable neighborhoods, and associated recreation and open spaces, which is expected to be significant enough to establish the sense of a new community.

B. Visual Resources

As discussed in the Land Use section above, Phase 1 of the proposed development would establish the core of the Town Center, create compact residential neighborhoods on the west side, and restore several significant historic structures along the site's Route 22 frontage. This would transform the site's current image and deteriorating, abandoning institutional character by establishing the heart of a new mixed-use community. The first phase would also establish the project's traditional neighborhood design aesthetic and be expected to eliminate the site's blighting influence.

Since the buildable areas encompassed by the first phase are less extensive than the full build-out, the potential visibility of development on the east side would be reduced. However, as described previously, visibility of the proposed development would largely be confined to areas on site or in close proximity to the Project site, and no significant views from identified publicly accessible scenic vantage points were identified.

Development of Phase 1 would also be consistent with the comprehensive set of Design Guidelines in order to ensure the visual character of the proposed development reflects traditional neighborhood design concepts.

C. Geology

The Phase 1 disturbance would include buildable areas on the west side of the site and the core of the Town Center development on the east side. For this phase of development, it is estimated that approximately 425,000 cubic yards of earthwork cut would be required on site with an estimated 500,000 cubic yards of fill. Disturbed areas would be protected with temporary and permanent stabilization measures to limit the potential for soil erosion and the Phase 1 would be developed in accordance with the Stormwater Pollution Prevention Plan. The area included within the Phase 1 limits contains relatively minimal steep slopes. Phase 1 development would result in disturbance of approximately 10 acres with slopes over 15%. Construction activities would be compliant with local municipal, state and federal regulations. As with the full build-out, rock removal in Phase 1 of the development would be performed in accordance with all local, state and federal regulations, including pre-blast surveys and blasting protocols and plans when explosives are required for rock cut.

D. Natural Resources

As discussed for the full build-out, the overall project has been designed to avoid areas of identified significant habitat or regulated wetlands. Given the existing conditions of the site, its history of prior disturbance, and the proposed compact development pattern, no significant impacts on natural resources were anticipated for the full build-out. As the overall disturbance from Phase 1 is reduced, no significant impacts on natural resources would be anticipated.

E. Water Resources and Wetlands

The Phase 1 development would be expected to impact approximately 2.4 acres of wetlands. However, a comprehensive wetland mitigation and restoration program has been developed for the project site. The areas of wetland mitigation are intended to be implemented in tandem with the occurrence of the impact. As a result, the Phase 1 development would include associated mitigation (wetland creation areas totaling approximately 2.8 acres and wetland buffer enhancement areas totaling 2.4 acres) sufficient to meet the regulatory replacement thresholds.

F. Community Services

Phase 1 of the Project would include an estimated population of 1,471, which is approximately 17% of the Town's reported population of 8,565. The increase in resident

population and employees would be expected to result in a proportionate increase in demand for community services such as police, fire, emergency services, and the library.

However, the first phase would also result in additional property tax revenue for the fire and library districts in order to offset potential incremental increases in service costs. Phase 1 would be anticipated to generate \$112,000 in annual property tax revenue for the fire district and \$39,600 for the library district.

The increase resident population would also be expected to increase demand for recreational services. However, the Phase 1 incorporates several recreation and open spaces, including numerous neighborhood greens, the golf course enhancement, a Swamp River boat launch, the great lawn, and extensive preserved open spaces on the west side and along the Swamp River. The increased demand for park and open space use would be mitigated by the recreation and open space provided within the first phase.

G. Economic Conditions

Phase 1 includes approximately 40% of the project’s residential component and 81% of the project’s commercial component. The table below provides an estimate of anticipated property tax revenue from Phase 1, assuming a proportionate reduction in tax generation.

**Table IV-1
Phase 1 Property Tax Generation**

Component	Town	School District	Fire District	Library District	Dutchess County
Residential	\$366,000	\$2,574,400	\$100,800	\$35,600	\$451,600
Commercial	\$41,200	\$289,600	\$11,200	\$4,000	\$50,800
Total	\$407,200	\$2,864,000	\$112,000	\$39,600	\$502,400

The Phase 1 would be anticipated to generate approximately 215 school children, using the same multipliers presented in Section III.G and accounting for the 204 age-restricted units in Phase 1.

**Table IV-2
Public Schoolchildren Generation – Rutgers University Multipliers**

Type of Unit	Number of Units	Public Schoolchildren per Household	Estimated Number of New Pupils
Single-family Detached			
3-br	49.33	0.64	31.6
4-br	49.33	1	49.3
5-br	12.34	1.23	15.2
Single-family Attached			
2-br	0	0.17	0.0
3-br	66	0.52	34.3
4-br	66	0.86	56.8
Multifamily -Own			
1-br	13	0.15	2.0
2-br	13	0.09	1.2
Multifamily - Rent			

2-br	66	0.43	28.4
Total	335		
Total Number of Estimated New Pupils			218.7

Source: Burchell, et al., Residential Demographic Multipliers: Estimates of the Occupants of New Housing for NYS, June 2006, Rutgers University, Center for Urban Policy Research

Using the per pupil program cost paid by the local property tax estimate of \$6,962, the local cost to educate the project-generated school children from this alternative would be approximately \$1,524,678. This is substantially less than the amount of school district taxes that would be paid by the project, creating a significant positive fiscal impact of approximately \$1,339,322 million annually for the public schools.

Assuming a proportionate employment share, the Phase 1 would be anticipated to include approximately 656 employees and 549 residences. The municipal cost to serve the Phase 1 has been estimated utilizing the same average per capita service cost approach used for the full-buildout. As indicated below, the average town cost to provide municipal services for a worker in a commercial development is estimated at \$56.76, and the average cost to service a household is estimated at \$352.33.

Table IV-3
Municipal Cost Estimate

Component	Population	Avg. Service Cost	Total Cost
Commercial	656 employees	\$56.76	\$37,235
Residential	549 dwelling units	\$352.33	\$193,429
Total			\$230,664

As indicated above, Phase 1 of the Project would be anticipated to result in a substantial fiscal benefit for both the Town and the Dover Union Free School District.

Table IV-4
Anticipated Fiscal Benefit

Jurisdiction	Property Tax Revenue*	Service Cost	Net Fiscal Surplus
Town	\$407,200	\$230,664	\$386,536
School District	\$2,864,000	\$1,524,678	\$1,339,322

H. Cultural Resources

Based on the Phase 1A and 1B testing, there is no anticipated potential for significant adverse impacts to archaeological resources as a result of the propose development.

Phase 1 of the proposed development does include demolition of some buildings considered eligible for listing on the National Register of Historic Places. As discussed under the full build-out, this would result in unavoidable adverse impacts to these historic resources. However, several buildings considered historically significant would be rehabilitated and restored as part of the Phase 1 of development, and would be located along the site's highly visible Route 22 frontage.

I. Stormwater Management

The Phase 1 development would increase the amount of impervious surfaces on-site. However, as with the full build-out, a comprehensive stormwater management plan would be instituted. Stormwater would be directed to the stormwater basins through underground piping and surface swales. Measures such as a wet extended detention pond, rain gardens, hydrodynamic separators, open channels, infiltration trenches/dry wells and catch basin sumps would also be used on site to manage stormwater. A Stormwater Pollution Prevention Plan would also be prepared and implemented on the Project site to mitigate the effects of stormwater runoff.

J. Traffic and Transportation

Trip generation volumes from Phase 1 would logically be smaller than that of the full build-out. Anticipated trip generation from Phase 1 is presented in Table III.J-1 in Section III. As indicated in the full-build out analysis, the Route 22/Wheeler Road intersection would be improved with additional turning lanes. This mitigation would occur in concert with Phase 1 development. For other intersections in the area, monitoring for potential future signalization was recommended. This same program of monitoring would be recommended for the Phase 1.

K. Air Quality

As detailed in Section III, no significant impacts related air quality would be anticipated from the full build-out. As the Phase 1 would reduce traffic volumes, no adverse impacts would be anticipated.

L. Noise

As detailed in Section III, no significant impacts related to noise would be anticipated from the full build-out. As the Phase 1 would reduce traffic volumes, no adverse impacts would be anticipated.

M. Hazardous Materials

There would be no change in the handling of potentially hazardous materials in Phase 1. As detailed in Section III, during demolition and rehabilitation, proper construction and abatement techniques must be employed.

N. Construction

Development of Phase 1 would lead to similar short term impacts to air quality, noise, traffic and erosion and sedimentation as detailed in Section III for the full build-out. The first phase is anticipated to have a duration of five years (see Exhibit III.N-2).

O. Infrastructure and Energy

As indicated in the Site Utility Report in Appendix --, the Phase 1 development would be expected to have an electric load ranging from 9,200 kilowatts to 12,400 kilowatts and a natural gas load of between 1,088 therms and 1,564 therms. With approximately 37% of the

residential total, Phase 1 would be anticipated to have a residential water demand of approximately 170,696 gallons per day. The commercial component would generate a water demand of approximately 17,600 gpd, and site irrigation would add an additional 190,050 gpd. As detailed in Section III, the combination of on-site wells and the reservoir is adequate to meet the water demands of the overall project. Similarly, the wastewater treatment proposal is adequate to accommodate flows from the overall build-out. Therefore, no adverse impacts related to Phase 1 would be anticipated.