



MEMORANDUM

TO: Jeff Jones

DATE: 6-5-08

FROM: Scott Blakely

JOB #: 07145.100

Theresa Ryan

RE: WIND ROSE PROJECT

COMMENTS

Below please find our preliminary allowable density calculations for the Wind Rose Project. The preliminary numbers were based on certain assumptions as follows:

Town of Dover:

- That the lot count can be based on the “Standards for flexible subdivisions, Net Acreage Method” outlined in Section 145-19 A. (1). This section of the code contains a method for determining allowable density by subtracting percentages of existing physical constraints such as wetlands, floodplains and steep slopes from the gross acreage.
- That all of the “Bonavenia” property and the northern portion of the “Starkdale” property on east side of West Dover Road fall within the RU Zone.
- That the “Starkdale” property on the west side of West Dover Road falls within the RC Zone.
- That 50% open space can be provided if all Dover properties are combined regardless of the Zone.

Town of Pawling:

- That the Zoning Code does not contain modified bulk requirements for the purposes of obtaining a lot count for “Cluster Subdivisions” and that in the R-2 Zone the minimum lot area is 2 acres and minimum road frontage of 200 feet.
- That all of the “Boniello” and “Cook” properties and the southern portions of the “Starkdale” property fall within the R-2 Zone.

Preliminary Concept Plan Lot Counts:

	<u>Dover:</u>	<u>Pawling:</u>	<u>Totals:</u>
• Dover – Bonavenia:	118 lots ¹	-	-
• Dover – Starkdale-East:	109 lots ¹	-	-
• Dover – Starkdale – West:	59 lots ¹	-	286 lots
• Pawling – Boniello & Donahue	-	62 lots ²	-
• Pawling – Starkdale East & Cook:	-	58 lots ²	-
• Pawling – Starkdale West:	-	<u>2 lots²</u>	<u>122 lots</u>
Total Lots	286 lots	122 lots	408 Lots

1. Based on “Net Acreage Method.”
2. The preliminary numbers established for the Pawling parcels were based on initial schematic subdivision layouts prepared by Insite. Refinement of these plans is required based on updated base mapping.