

*Dutchess County
Department of Planning & Development
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Date: 9-18-08

To: Planning Board

Company: Town of Dover

Fax #: 877-4273

From: Noela Hooper

of Pages (including cover sheet): _____



Notes:

Referral No SQ-08-413 : Wind Rose
Scoping Document (Revised)

F A X

Dutchess County Department of Planning and Development

FAX INFO ONLY

To
Co./Dept.
Fax #

Date
From
Phone #

pgs

SEQRA Circulation Form

Please Fill Out This Entire Portion of the Form

Municipality: Town of Dover

Referring Agency: Planning Board

Tax Parcel Number(s): 695B-00-690892 & 705B-00-350990

Project Name: Wind Rose

Applicant: Wind Rose Dutchess, LLC

Address of Property: West Dover Rd

Type of Action:

- Lead Agency
- Scoping revised
- DEIS Review
- FEIS Review
- Other: _____

Location: Please indicate if this project is located within 500 feet of (check all that apply):

- State Road _____
- County Road CR 20
- State Property
- County Property
- Municipal Boundary
- Agricultural District

Date Response Requested (if less than 30 days):

If subject of a previous SEQRA Circulation or Zoning Referral, please note County SQ/Referral number(s): SQ 08-308

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

Disclaimer: Any response regarding SEQRA issues does not constitute a Zoning Referral response from the County. Projects must be resubmitted, as per General Municipal Law sections 239-l and 239-m, under separate cover to the County for the Zoning Referral process.

No Comments:

- Project Withdrawn
- County Takes No Position on Lead Agency
- No Comment

Comments Attached:

- Preliminary Comments
- Comments
- Incomplete
- Incomplete with Comments

Date of Submittal: 8/19

Notes:

Date Submittal Received: 8/20

Major Project

Archive

Date Report Requested: 9/24

Discard after 2 yrs

Discard after 7 yrs

Date Report Required: 9/24

SQ#: SQ 08-413

Date of Transmittal

faxed: 9/18 mailed: 9/18

Reviewer: Noela Hooper



September 18, 2008

Town of Dover Planning Board
Town of Dover Town Hall
126 East Duncan Hill Road
Dover Plains, New York 12522

Re: Wind Rose Proposal SQ 08-413 and SQ 08-308
West Dover Road
Towns of Dover and Pawling
Dutchess County, New York

Dear Members of the Planning Board:

Our Department offered its comments regarding the Wind Rose Proposal Scoping Document submitted previously for review (see Comment Letter dated July 24, attached). Our additional comment at this time concerns the absence of the Department of Planning and Development from the list of County agencies included in the table of Anticipated Approvals, Permits and Reviews on pages 1 and 2 of the Draft Scoping Document.

As we stated in our previous response, we believe that preliminary documents submitted by the Applicant demonstrate the intention of the Wind Rose group to be responsive to the needs and expectations of both the Town of Dover and the Town of Pawling as they have been expressed in a series of meetings with local officials and residents. This proposal offers opportunities for conservation-oriented design, open space preservation, and positive economic impacts for both Towns and for the County. We look forward to continuing our participation in the review of this project.

Roger P. Akeley, Commissioner
Dutchess County Department of Planning & Development

By

Noela Hooper
Senior Planner

**Dutchess County
Department of
Planning and
Development**

William R. Steinhaus
County Executive

Roger P. Akeley
Commissioner

Kealy Salomon
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Central Water and Wastewater

The DEIS should discuss long term ownership and maintenance of water and sewer infrastructure with the ability of the municipality to assume ownership or control of these systems with no cost or delay in the event of system failure or lack of adequate maintenance. The idea is to avoid future administrative and financial costs that can become municipal responsibilities if the private water and sewer corporations fail to function as planned. The Towns should consider the use of model agreements that other municipalities have used to require such transfers of operation and/or ownership to the Town or to the County Water and Wastewater Authority at the discretion of the Town should the need arise.

Workforce Housing

Consideration of the Wind Rose proposal offers both the Town of Dover and the Town of Pawling an opportunity to increase the diversity of its housing. The Towns should be clear in their intention to include workforce housing during their consideration of the positive impacts that this proposal can offer both communities. Even the idea of reserved lands for future senior or moderate income projects would be advantageous to the two towns, eastern Dutchess, and Dutchess County as a whole.

Consideration of Alternatives

The proposed development of 230 residential units in various configurations is significantly less than the density currently permitted on these eight parcels zoned RU and RC in the Town of Dover and R-2 in the Town of Pawling. Appropriately, the proposed residences in the Town of Dover have been concentrated around a proposed golf course, club, and spa; those in the Town of Pawling are located directly to the south of the intervening Appalachian Trail. Equestrian facilities are located throughout the proposed development area, primarily along West Dover Road.

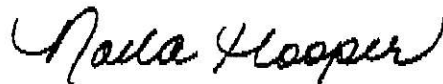
The goals of the SEQR process include the consideration of alternative development proposals. The proposed Site Plan shows the Applicant's intention to cluster development on the east side of West Dover Road to avoid impacts on sensitive acreage to the west. The concentration of development also permits the extensive conservation of open space on the remainder of the property. However, an alternative proposal should concentrate a greater proportion of residential development within a comfortable pedestrian circle around the club, spa, and equestrian facilities to shorten extended cul-de-sacs and reduce the overall footprint of the developed area.

Conclusion

The preliminary documents submitted by the Applicant demonstrate the intention of the Wind Rose group to be responsive to the needs and expectations of both the Town of Dover and the Town of Pawling as they have been expressed in a series of meetings with local officials and residents. This proposal offers opportunities for conservation-oriented design, open space preservation, and positive economic impacts for both Towns and for the County. We look forward to continuing our participation in the review of this project.

Roger P. Akeley, Commissioner
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