



## TOWN OF PAWLING PLANNING BOARD

160 CHARLES COLMAN BOULEVARD  
PAWLING, NEW YORK 12564

September 24, 2008

David Wylock, Chairman  
Town of Dover Planning Board  
Historic Tabor Wing House  
3128 Route 22  
Dover Plains, NY 12522

RE: Wind Rose

Dear Chairman Wylock:

The Planning Board appreciates the opportunity to offer comment on the "draft" scoping document developed on the above matter. In our review of the document, we believe that the following additional matters warrant discussion in the DEIS to be prepared on the application.

### **General**

**Project Phasing** - This area should identify all impacts to the layout/construction of all required infrastructure relevant to the completion of each phase, as proposed by the applicant, in order to assure their functionality.

**Permits** - We believe that FAA & NYS DOT will be involved in the required permitting of the proposed Helipad, and so these agencies should also be listed.

### **Zoning/Site Design**

As portions of the property currently in an agriculture district, the impacts of this change in land use should be described.

The applicant should evaluate "low-impact" development standards, that might afford less impervious surfaces, reduced water usage, water quality, and other non-traditional development concepts.

### **Visual Resources**

In the applicant's description of the project's visibility from surrounding local roads, the study area should be expanded beyond the 2-mile radius suggested so as to include potential visual impacts and necessary mitigation along the NYS Route 22 corridor. Any potential impacts to existing ridgelines within the developed portions of the site from the other various "resources" already noted in the scope outline should likewise be presented.

In the visual analysis done, the specific areas visible from the various "resources" studies should include a review of the types of project infrastructure which is visible from each (golf course, residential structures, maintenance facilities, etc.)

**Reference: Wind Rose**

### **Geology, Soils, and Topography**

In the analysis of steep slopes, and mitigation needed to avoid such disturbances, reference should specifically also be made to the requirements of the Town of Pawling Code.

The document should provide outline blasting procedures/protocol to be followed whenever blasting required (prior notification, pre-blast surveys, days of week & times of day, etc.).

### **Water Resources and Wetlands**

The document should provide in-depth discussion of proposed wetlands impacts and buffer disturbances including turf maintenance of proposed golf course as shown on current design plans. Discuss methods of minimizing and/or eliminating encroachments now proposed. Identify any wetlands creation and/or restoration proposed for the project.

Indicate the proposed means of identification and enforcement of protection of the projects environmentally critical areas, via Conservation Easements or other means.

### **Community Services/Facilities**

Any required maintenance agreements for all infrastructure proposed, easements and restrictions on property should be detailed.

The applicant should evaluate the ability to create pedestrian trails, bikeways or other private (non-public vehicular) access outside the limits of the West Dover R.O.W. to enhance inter-connectivity of various project elements, and/or mitigation needed to incorporate such connectivity.

Review inter-connectivity of on-site trails proposed within the larger regional trail system.

Evaluate proposed open space of development proposal, including an analysis of what portions encompass constrained lands vs. more buildable/usable areas suitable for public use, and of the relative "value" of the open space to be created.

### **Economic Conditions**

Evaluate potential long-term impacts on community if different occupancy (all year-round, occupied residences) is achieved by project than that currently envisioned by the applicant.

### **Noise**

Concerning the proposed Helipad, the applicant should identify expected flight path/landing route to be utilized; evaluate other locations further from project boundaries to minimize potential impacts to surrounding community; address expected operational issues (days/hours of use/number of flights daily or weekly, etc.). Identify what other existing helipads may exist in area, and whether shared use of the facility could be considered in lieu of creating another facility.

### **Infrastructure and Energy**

Discuss wastewater treatment options, and evaluate both on- and off-site impacts of each. Discuss the ability of the proposed on-site facility to service other area development.

**Reference: Wind Rose**

Impacts of 150,000 gpd wastewater discharge to the Swamp River watershed should be fully described and discussed.

Protection of area wells; develop protocol to be followed should impacts be reported during project build-out; as build-out will occur over several years, mandate re-testing/evaluation of potential area impacts by re-testing of on-site wells and monitoring of off-site wells at prior to full build-out (either at 50% or 75% complete), and 100% of project build-out. This would permit assessment of the initial technical evaluations which may come out of the water supply studies done, on which the DEIS will be based.

Analysis of expected GW withdrawals should incorporate evaluation of potential impacts to existing hydrology of on-site and area wetlands, and possible reduction of existing baseline flow into such regional hydro-geologically connected systems.

**ALTERNATIVES**

For the Pawling portion of the project, a residential subdivision was approved for the tract. The applicant should evaluate all possible impacts which result from the changes in land use, density and development concept now being proposed for this parcel.

We trust that this is adequate for your needs. If you have any questions, or seek clarification on any comments offered. please don't hesitate to contact the Planning Board office.

Very truly yours,



BJ Yankowich  
Chairperson

cc: Planning Board  
Ronald J. Gainer, P.E., Stantec  
Lewis Stadler, Esq.