

To: The Dover NY Planning Board
From: The Coalition for the Responsible Growth of Dover
Re: Scoping Comments for Wind Rose
Date: September 24, 2008

Having reviewed the Draft Scoping Document, attended the Pawling Scoping Session and publicly commented at the Dover Scoping Session, the Coalition wishes to begin by expressing our appreciation to both the developer and AKRF for such an extensive and detailed document, and to the developer for demonstrating an interest in environmentally sensitive development.

Please find below the issues we believe should be further explored or addressed. Some, like a proposed Joint Sewer Commission, will require ongoing cooperation between the towns of Pawling and Dover beyond the current efforts by the two Planning Boards to see the project through.

Geology, Soils and Topography: Construction should be restricted to slopes at or below a 15% grade, in keeping with generally accepted practices, for proper stormwater management and in the best interests of maintaining the viewshed. We very much appreciate your decision to keep the steep slopes to the west clear of construction.

Vegetation and Wildlife: What are your plans to monitor disruption to the indigenous species of plant and animal life both during construction and after the project is complete? As many of the golf course holes cross wetland areas, this is of primary concern. We would defer to the Scoping Comments of Professor James Utter of Friends of the Great Swamp and Elaine LaBella of the Housatonic Valley Association who will address environmental concerns in much greater detail than we are currently equipped to do, and which is why we relied on their Scoping Comments for the nearby Dover Knolls project.

We would like to see the Pawling Conservation Advisory Board and the Dover Conservation Advisory Commission work together to produce plans to monitor the disruption to the footprint's tremendous biodiversity.

Wetlands and Water Resources: We expect a project of this size to raise many water and wastewater issues. Again, deferring to the expert opinions of Professor Utter and Ms. LaBella on the details, we would very much like to see a Joint Sewer Commission formed between the two towns.

The Swamp River is a sensitive body of water that is extremely slow-moving. Along certain stretches of its 26 mile distance it has been measured to drop a mere foot in elevation over a distance of 8 miles. Naturally the velocity with which effluent is discharged and the quality of that effluent will be of major concern to all stakeholders, including those well downstream in Connecticut. These concerns grow exponentially when considering the much larger Dover Knolls development downstream; the two projects must be taken together when assessing the impact on the river and its

wetlands, hence the proposed joint monitoring body. This group could serve as the basis for a much needed Inter-municipality Water Agreement with our neighbors to the south of Pawling and to the north of Dover.

We would like to see Wind Rose redesign the development plans on the Dover side of the project as if we too had the same 100' wetland buffers Pawling requires due to a town ordinance so wisely passed many years ago. In addition, we would like to see the contiguous development design on the Dover side abide by the MS4 regulations guiding the design in the southern, Pawling segment. Because the south flow of the Great Swamp is in the Croton Watershed, much of Pawling is regulated by the New York City Department of Environmental Protection, and as a result has already adopted MS4 regulations ahead of the town of Dover.

Noise: The anticipated noise from the helipad is of concern to neighbors of the project. We would like the natural acoustics of the location to be considered when proposing a flight plan that will not amplify the noise, but perhaps even dull it.


In addition, we expect arrivals and departures to take place during limited times of the day to keep the disturbance to a minimum. Our fellow citizens and neighbors will certainly feel the negative effects of this proposed amenity for the residents of Wind Rose; visitors to the area who now take advantage of our abundant natural resources which provide ideal hiking, fishing, hunting, birding, camping, kayaking, canoeing and biking conditions may choose to buy a primary or secondary residence further north if experiencing frequent and noisy comings and goings overhead.

Preservation of Open Space: We would prefer that the developers work with a land trust prior to finalizing the project's design to provide for maximum input and flexibility in placing of easements. Organizations such as the Dutchess Land Conservancy, the Oblong Land Conservancy, the Trust for Public Land, The Nature Conservancy and the Open Space Institute all have well established histories of working with property owners and developers.

In general, we would like to see as few roads as possible to lessen the negative impact on the wildlife corridors, the Great Swamp, the surrounding wetlands both state, county and town.

In conclusion, the Draft Scope has raised our expectations of the final outcome of the project, and the Coalition looks forward to continuing the current open dialogue with the developers of the Wind Rose project.

Sincerely,



Carolyn B. Handler

President

The Coalition for the Responsible Growth of Dover

www.growsmartdover.org