

Scoping Comments (Refer to March 08 proposed scope)

1. pg. 2, paragraph 2....The March 2008 new application does not “respect” constraints or natural features of the site. Please refer to the Klemens et al studies.
2. pg 2, paragraph 4 “less intense residential neighborhoods” might also be considered stand alone residential subdivisions since they are not w/in a ½ mile walkable radius. They will be primarily dependent upon vehicular transportation, particularly those neighborhoods that are located on the hillsides and steep slopes. They are not easily walkable, particularly for senior citizens and children.
3. pg. 2. Paragraph 5...”distinct neighborhoods” They might also be described as distinct subdivisions.
4. pg. 3, paragraph 5.....Please reinsert the deleted text in order to facilitate the technical review of the project
5. pg 4, Para 1, Please delete the word “typical” and insert “proposed”.
6. pg. 5, A4...Please explain why new text has been added.
7. pg. 5, A6....Why delete the inclusion of a full title report? Please restore the original language.
8. pg. 6, D1d.....Development on sensitive areas should be avoided pursuant to the Klemens et al baseline environmental assessments done to date.
9. pg. 7, 2a...Please restore deleted text. The Town Board is required to do the minimum under the law, but can protect the future of our public and ask for maximum protections of resources.
10. pg. 7, b (i) ...Please restore the original text. Why not be clear about the rules that shall apply to this resource in the future?
11. pg. 7, f.....Please restore to the original text. How will the Town Board truly assess impacts without this data?
12. pg. 8, 3a....The Town should be given any information on file and/or in the developers’ possession. Please restore the word “construction” and delete consideration.
13. pg 9,4iii...Please restore to original language. The Town Board needs a plan for the entire campus, including the buildings in order to assess the true environmental impacts.
14. pg 10, b...What does the word “extent” mean in the context of assessing environmental impacts?
15. pg 10, 5c...What percentage of workforce/affordable housing will there be and where will it be located? What will the affordable price range be?
16. pg 10, 6....A discussion of and reference to existing HVPC tunnels are removed from this section. Why?
17. pg 11, 8 Why remove references to deed restrictions & easements? The Town needs to have this information to understand the project. Please restore all of the original language to this paragraph.
18. pg 11, 9...Please restore the reference to the form based code. Joel Russell, Planner, believed it to be a necessary and valuable tool in assessing the impacts to the project.

19. pg 11, E Please restore the deleted language. It is necessary information in attempting to evaluate true environmental impacts and possible mitigation measures.
20. pg 12, Please restore the last sentence to this section. It needs to remain in the scope to protect the Town's future. The issue must be addressed.
21. pg 13, d (i) – (iii) Please restore the original language. We need to know how this project is consistent with other plans, policies etc. A description does not meet the same goal.
22. pg 14, 2b...Using the word "potential" appears to conflict with information contained in the EAF. Please explain.
23. pg 15 Please include an assessment of the impacts on the night-time sky, a visually sensitive resource.
24. pg 16, 4 Please assess larger sections of Rt 22 & 21, not just the Wingdale Hamlet. The project site is very visible from Rt 21 coming over Wingdale Mountain and parts of Rt. 22.
25. pg 16, 4 Please put Wingdale Hamlet back in. Portions of the site will be seen from the hamlet.
26. pg 16, 5 Please restore the original text, "line".
27. pg 16, 5b Please restore to original language. Secondary impacts are environmental impacts and should be assessed. I agree that site lighting impacts in leaf on and leaf off conditions should be assessed.
28. pg 17, C The word suburban is critical to this discussion. The Master Plan refers to Dover's rural community character. The neighborhoods on the perimeter of the new plan are suburban in nature. The DEIS should address this.
29. pg 17, D1a(i)[a] Please restore to original language. A clear breakdown and assessment is necessary to understand and mitigate impacts.
30. pg 18, a (iv) Please restore to original language. 25 % is an unacceptable threshold, and an overview is meaningless. How do we assess real impacts using an overview?
31. pg 18 The changes generally take the substance out of the requirements of the scope and/or relieve the developer of providing the kind of detailed information on which the Town can truly make a reasoned assessment and decision.
32. pg 19, 2a(i) Please restore to original language. The developer should not be allowed to ignore inclusion of data that is already available and/or on file. The Town Board should insist that the project design respect the natural resources and habitats of the site. Those resources and/or habitats are home to the wildlife we find so important to the community. They provide us with the quality of life that we enjoy.
33. pg 19, 2a (iv) Please remove the words "if any" The flooding issues are well documented.
34. pg 20, b (i) Please restore to the original language. This information is important to understanding the real impacts that will result from this project. It is also important to assessing mitigation strategies.

35. pg 21, c (v) and (vi) Please restore original numbering and language. A project of this size and in this environmentally sensitive location should have plans to address enforcement and monitoring. The developer should consider avoiding and/or disturbing environmentally sensitive areas of the site. These measures result in protection of resources that will ultimately benefit the public.
36. pg 21, 3(ii) Please restore to the original language. This recommendation was made by Dr. Klemens. This information is necessary to evaluate the impacts of the project and to identify potential mitigation measures.
37. pg 22, c (iii) Please restore original language. This was recommended by Dr. Klemens and its actual implementation has the potential to benefit the applicant as well as the habitat. This would be a positive environmental impact.
38. pg 23, 1st & 2nd paragraph Please restore the original text. A thorough evaluation of our water resources is crucial to our future since virtually all of the water in the valley bottom comes from one source, the aquifer. While the former HVPC campus has its own reservoir, the rest of the public in the valley bottom have no secondary source. The impacts to the aquifer must be thoroughly assessed and mitigated.
39. pg 24, c(iv) Who defines “excessive”. This word is too subjective. Standards should be defined.
40. pg 25, 3c Please restore original language. The words “any necessary” lack meaningful definition.
41. pg 28, e (I) Please restore to the original language. The word “critical” lacks a meaningful definition.
42. pg 28, 2. “speculative” is undefined. Cumulative impact assessment should be included.
43. pg 29, 3a Please return to the original language. The scope is critical to our understanding of the project, its impacts and mitigation measures.
44. pg 29, G1a&b Ignoring the comments from the Fire Chief is unacceptable. The Chief understands the emergency response needs of Dover and his concerns are important to address.
45. pg 30 G Same as above.
46. pg 31, 3a(iv) Please return to the original language. Why not use real data from Dover to assess potential impacts?
47. pg 31, b (i) Please return to original language. Why not consider a range?
48. pg 32, 4b (ii) Please restore to original language. There is a **current** deed restriction on file in the Dutchess County Clerk’s Office. It is only a “potential” deed restriction if the developer seeks to amend the restrictive paragraph and the Town Board votes to amend it. Why has the word “potential” been inserted here regarding solid waste disposal? Is the developer planning to dispose of any components of the solid waste stream, including C & D anywhere on site?
49. pg 33, 5b (vi) Please restore the original language.
50. pg34, 6c (ii) Please restore the original language. The scope of the project is important to understand in order to truly assess potential impacts.

51. pg 36, 3e ...again, the scope is important...
52. pg 36, Ia(I) Why not map areas of environmental concern so that we all know where they might exist for current and future reference?
53. pg 37, J1 Please return to original language. Understanding the costs to the Town from partial completion of the project is important in order to protect existing residents and taxpayers quality of life and to assess socioeconomic and other impacts.
54. pg 39, Generally, the Alternatives Section is lacking. Please return to original language. For example, why not study an alternative project size?
55. pg 39, D For another example, removing proposed units from hillside and sensitive environmental areas are options that need to be explored.
56. pg 40 Please restore original language. This is important to the quality of life and health safety and welfare of the public and environment.
57. pg 40, E1, Removal of the word "initial" would make one conclude that the commercial development will not occur early in the construction process. Please reinsert the word.
58. pg 40, E2 Please restore to the original language. Why not focus on commercial uses that reduce impacts such as traffic and noise? We do not want the impacts of big box commercial development.
59. pg 40, VIIC Please restore to the original language. There is no definition of non-speculative.