

**SPECIAL PERMIT FINDINGS REQUIRED BY TOWN CODE § 145-63**

**WORLD OLIVET ASSEMBLY, INC.**

**World Olivet Assembly Center**

**March 6, 2017**

Revised November 7, 2017

**PROPOSED ACTION**

The World Olivet Assembly (“WOA”) submits this application for a special permit approval to the Town of Dover Planning Board (the “Planning Board”) to develop a religious training center and camp on Tax Parcel Nos. 7061-00-357420, 7061-00-356245, 7061-00-182280, 7061-00-062121, 7061-00-199931, 7061-00-686830, 7061-00-746846, 7061-00-726850 (the “WOA Center” or “Project Site”), located at 115 Dover Furnace Road and Ore Bed Road and 30 Green Acres Road. Physical improvements, as described below, are proposed only for lots 7061-00-357420, 7061-00-356245 and 7061-00-182280. The balance of the lots will be the subject of an application for lot consolidation/merger. The Project Site is the location of the former New York City Mission Society summer camp and conference center complex.

It bears note that one building at the Project Site, Hayden Hall, already has an existing special permit to operate a conference center and dining hall. This permit was approved by the Planning Board in 2009. This use will not change under this application. It has been included in the present special permit application for the sake of completeness and to enable assessment of any overall impacts from the WOA Center now proposed.

As the Project will also constitute a “camp, Type 1”, pursuant to Section 145-45 of the Zoning Law of the Town of Dover and contain more than five accessory facilities, a Master Development Plan has been submitted as part of the special permit and site plan application. Additionally, because WOA anticipates its annual general assembly meeting may result in a gathering of approximately 500 people, a Large Event Management Plan (the “Event Plan”) has been submitted. The Event Plan will govern the General Assembly and any other large public events held at the Project Site, although no other large public events are contemplated at this time. Note that while the Project will constitute a “camp, Type 1”, portable shelters, such as tents, trailers and recreational vehicles are not expected to be utilized at the Project Site.

There are approximately fifty existing buildings on the Project Site. WOA proposes to utilize twenty-one of these buildings, thirteen of which are located on the “Chapel Green” area of the Project Site and eight of which are located on the “Hayden Center” area of the Project Site. Additionally, a new 2,500 square foot eight-unit residence will be constructed on Chapel Green. With the exception of the construction of the new residence, the footprints and floor areas of all existing structures will not be increased. WOA has no present intention to use the remaining twenty-nine buildings. Likewise, WOA has no present intention to utilize the parcels referred to as the “Cooperstown Road Site” in its March 6, 2017 submittal and is withdrawing its prior application related to that site. If WOA in the future decides to use any of the buildings or sites

that are not the subject of this application, application will be made to the Planning Board for modification of the master development plan, special permit and site plan.

The Project will proceed in two phases, as reflected on the Master Development Plan. Phase I will consist of: i) minor building improvements to thirteen buildings, as summarized on the chart below, ii) the addition of directional road signs, iii) identification for each building, iv) installation of a wayfinding map, v) installation of an outdoor playground, vi) resurfacing of basketball and tennis courts, vii) installation of an ADA compliant illuminated sidewalk connecting the Chapel parking lot to buildings on Chapel Green, viii) improvements to certain existing pedestrian pathways, ix) installation of a new sign and landscaping at the WOA Center roadway entrance, x) upgrades as necessary to water supply and septic systems in coordination with the Dutchess County Department of Health and xi) submission of an application for lot merger/consolidation of the various lots owned by WOA.

Following acceptance of the Master Development Plan WOA will submit a Phase I site plan to the Planning Board for its approval as part of the special permit.

### Phase I

<b>Building</b>	<b>Existing Use</b>	<b>Proposed Use</b>	<b>Improvements</b>
1	Main Office/Chapel	No Change	Upgrades as necessary to achieve ADA compliance.  Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.
2	Birch Lodge  18 Residential Units	No change to unit count.  An accessory daycare facility for up to 70 children is proposed.	Upgrades as necessary to achieve ADA compliance and any applicable standards for day care.  Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.
3	Mountain View Lodge  12 Residential Units	No Change	Upgrades as necessary to achieve ADA compliance.  Upgrade water supply/septic if

			necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health..
4	Lake View Lodge 12 Residential Units	No Change	Upgrades as necessary to achieve ADA compliance.  Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.
5	Shop	No Change  The Shop will be used for general buildings and grounds maintenance and repair.	Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.
6	Shed	No Change  The shed will be used for storage of building and grounds maintenance equipment and materials.	None proposed.
7	Single Family Home	No Change  Will serve as director's house	Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.
10	Screen House	No Change  The Screen House will host outdoor	Cosmetic building improvements including painting and general cleanup.

		dining, meetings and events.	Upgrades as necessary to achieve ADA compliance.
11	Pavilion	No Change The Pavilion will host outdoor dining, meetings and events.	Cosmetic building improvements including painting and general cleanup. Upgrades as necessary to achieve ADA compliance.
14	Lodging Hall 14 Residential Units	No Change The Lodging Hall will be known as Elmwood hotel.	Upgrades as necessary to achieve ADA compliance.
16	Equipment Garage	No Change The Equipment Garage will store maintenance vehicles and equipment.	None Proposed
18	Hayden Hall Dining Hall	No Change	Upgrades as necessary to achieve ADA compliance.
24	Water Treatment Plant	No Change	None Proposed.

Phase II will consist of: i) more substantial building improvements to eight buildings, ii) construction of a new eight-unit residence on Chapel Green, iii) installation of streetlights, iv) resurfacing of gravel driveways and parking areas with asphalt and v) installation of ADA compliant parking spaces on resurfaced parking areas. Following approval of the Master Development Plan, special permit and Phase I site plan, WOA will submit a Phase II site plan to the Planning Board for approval.

**Phase II**

<b>Building</b>	<b>Existing Use</b>	<b>Proposed Use</b>	<b>Improvements</b>
8	Single Family Home	Three Unit Residence	<p>Renovations needed to convert a single-family residence to a three-unit residential building including kitchen and bathroom upgrades, the installation of new walls, improved electrical and plumbing systems, new doors and windows and upgrades to achieve ADA compliance.</p> <p>Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.</p>
9	Laundry Building	No Change	<p>Upgrades as necessary to achieve ADA compliance.</p> <p>Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.</p>
15	Office	No Change	<p>Upgrades as necessary to achieve ADA compliance.</p> <p>Requires new septic system or connection to the Hayden Hall system and coordination with the Dutchess County Department of Health.</p>
17	Cottage	Office	<p>Requires new septic system or connection to the Hayden Hall system and coordination with the Dutchess County</p>

			Department of Health.
19	Cottage	President's Office	Requires new septic system or connection to the Hayden Hall system and coordination with the Dutchess County Department of Health.
28	Cottage	Office	Requires new septic system or connection to the Hayden Hall system and coordination with the Dutchess County Department of Health.
32	Single Family Residence	No Change	<p>Renovations will include kitchen and bathroom upgrades, improved electrical and plumbing systems, new doors and windows and upgrades to achieve ADA compliance.</p> <p>Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.</p>
33	Single Family Residence	Dining Hall	<p>Renovations needed to convert a single-family residence to a dining hall including kitchen and bathroom upgrades, the installation of new walls, improved electrical and plumbing systems, new doors and windows and upgrades to achieve ADA compliance.</p> <p>Upgrade water supply/septic if necessary upon confirmation of capacity and coordination with the Dutchess County Department of Health.</p>

New Construction	N/A	Eight Unit Residence	Requires new septic system and new well or connection to existing well and coordination with the Dutchess County Department of Health.
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The proposed Project is described in detail in the Revised EAF narrative accompanying WOA’s Revised application for a special permit. The terms identified with initial capital letters in the Revised EAF narrative shall have the same meaning in this narrative. In granting special permits, the Planning Board is required to consider general criteria addressed in Section A, below, as well as make specific written findings on the items in Section B, below. Due to the proposed conversion of existing structures totaling over 2,500 square feet to new uses, the project qualifies as a major project under Town Code § 145-60.

**A. General Criteria**

The Planning Board must consider:

**1. The scale of the proposed project.**

WOA proposes to renovate and repurpose twenty-one of the approximately fifty existing buildings on the Project Site for its religious and camp use as summarized above. These buildings were once used by the New York City Mission Society as a large summer camp. WOA’s religious and camp use will include various components including a chapel, administrative offices, sixty-nine residential units (in eight buildings consisting of two twelve-unit and one eighteen-unit lodges, a 14-room hotel, two single-family residences, one three-unit residence and a newly constructed eight-unit residence), and associated recreational and religious uses such as a children’s Bible camp, children’s day care, equipment and maintenance shops, laundry building, a playground, resurfaced basketball and tennis courts, a refurbished beach on Sharparoon Pond,, two dining halls, two fire pits with adjacent outdoor grilling areas, a pavilion and screen house, parking lots and access roads and utilities .

Only one new building is proposed on the WOA Center --an eight-unit residential hall containing approximately 2,500 square feet. Other than this structure, no new construction of buildings is proposed, but instead, WOA will undertake renovations and repairs to the existing structures on the Project Site as summarized above, keeping the same footprint and floor area for each structure. WOA will repave Ore Bed Road (a private road), an existing gravel/paved road, two existing gravel-parking lots and an existing gravel access drive to Birch Lodge. The rest of the access drives on the Project Site will remain as gravel drives. The paving of these areas will result in a net reduction in impervious surfaces following completion of Phase II because unnecessary gravel parking and road area will be removed and replaced with lawn. These areas will be identified on the Phase I and Phase II site plans. Beyond the new residential hall, new construction will be limited to a sidewalk in a previously disturbed area along Ore Bed Road from the main entrance to the dining hall, installation of an ADA compliant illuminated sidewalk connecting the Chapel parking lot to buildings on Chapel Green and certain recreational

accessory uses such as a playground and a fire pit area in each of the Chapel Green and Hayden Center areas. WOA anticipates that approximately 70 staff members and 120 attendees will use the WOA Center at any one time. Given the reuse of this former summer camp and the limited amount of new construction being proposed, the scale of the project is considered minimal.

**2. The possible impact of the proposed project on the functioning of nearby farm operations, and**

The Project will not cause significant adverse impacts on agricultural resources, including consideration of prime or otherwise important farmland soils. In particular, based on a review of the Dutchess County Agricultural Districts Map, dated 2012 (included with the Application), the Project is not located within an agricultural district. There are no farming operations presently being conducted on the Project Site. See Appendix 1.

Further, the proposed use of the Project Site as a religious training facility and camp with the rest of the Project Site in forest limits its potential for a viable farming operation. No agricultural operations are located within 500 feet of the Project Site boundary, but to be conservative, WOA has completed an agricultural data statement, included with the Application. See Appendix 1.

Based on the foregoing, no significant adverse environmental impacts to agricultural resources are anticipated from the Project.

**3. In rural areas, the tradition of freedom of land use where such use does not interfere with or diminish the value of adjoining property.**

The proposed religious and camp use is located in a rural area on the site of a former summer camp and shooting range. It is set back a substantial distance from other nearby properties. In accordance with our Country's longstanding tradition of permitting religious organizations to set up facilities to carry out their religious and mission-driven purposes (where such uses will not negatively impact surrounding properties), religious and camp uses are permitted in the RU and RC zoning districts subject to a special permit issued by the Planning Board. WOA will rehabilitate and renovate the existing buildings on the Project Site to reuse them in a manner compatible with the surrounding area and made possible by the unique rural setting where the Project Site is located. No interference with or diminishment in value of surrounding properties is anticipated. Rather, by reviving the former charitable use of this site and by renovating the existing buildings and recreational facilities, WOA will prevent this property from falling into abandonment and neglect.

**4. Any proposed conservation easements, architectural restrictions, or other measures that would tend to mitigate potential adverse impacts and preserve or enhance the scenic and historic character of the town.**

Not applicable. All existing and proposed improvements are set back from neighboring properties and are buffered on all sides by a well-established vegetative buffer, which will remain in place.



5. **No special permit shall be granted for any property on which there exists a violation of this chapter, including a violation of any condition of a previous municipal approval, unless the Planning Board finds that the applicant has no legal right or ability to remedy the violation or that the grant of a special permit is necessary to remedy a condition that poses a risk to public health or safety.**

The Town's Code Enforcement Officer has issued Notices of Violations ("NOVs") and Stop Work Orders for the Project Site. Specifically, open NOVs and Stop Work Orders exist for the following properties: 30 Green Acres Rd. (Tax Parcel No. 7061-00-182280) and 115 Dover Furnace Rd (Tax Parcel No. 7061-00-357420) relating to construction without site plan approval, lack of an occupancy permit, and certain other violations related to electrical, paint, fire code, and occupancy issues. However, the grant of a special permit is necessary to remedy these NOVs and Stop-Work Orders. As noted in the Orders, no construction or corrective work can proceed on the Project Site without Planning Board approval. If necessary, WOA suggests that certificates of occupancy for individual structures may be made contingent on rectifying the conditions noted in the Notices of Violation. It must also be noted that the Notices of Violations and Stop-Work Orders have not been adjudicated and determined to be violations by a court.

**B. Specific written findings required (Town Code § 145-63)**

The Planning Board must make specific written findings that the Project will meet the following standards. The Project:

- (1) **Will comply with all land use district, overlay district, and other specific requirements of this chapter and other local laws and regulations and will be consistent with the purposes of this chapter and of the land use district in which it is located.**

As demonstrated by the enclosed Master Development Plan, EAF, EAF Narrative and other application materials, WOA is seeking special permit approval for a religious use and camp in the RC and RU districts, as is permitted by the Town Zoning Code. The Project will also comply with the requirements of the Floodplain Overlay District because no new septic tank, leach field or other sanitary system will be located therein, except as necessary to replace existing facilities as permitted under Town Code § 145-13.C. WOA will obtain all applicable permits and approvals from federal, State and local agencies to undertake the Project.

- (2) **Will not result in excessive off-premises noise, dust, odors, solid waste, or glare or create any public or private nuisances.**

The WOA Center will make use of existing buildings for religious and camp uses and include construction of one new eight-unit residential building. These buildings are set back from neighboring properties and are buffered on all sides by a well-established vegetative buffer, which will remain in place. Construction noise from building renovation and construction work and paving operations will be temporary and short-term duration. No operational noise is expected from WOA's proposed religious and camp use. The absence of the former shooting range will reduce noise impacts formerly associated with gunfire from the Project Site.

New, dark-sky-friendly and energy-efficient lighting will be used adjacent to the existing buildings, parking areas, ADA compliant illuminated sidewalk connecting the Chapel parking lot

to buildings on Chapel Green, and roadway to enhance pedestrian safety and security. Exterior site lighting has been designed to be minimal while ensuring a safe and secure facility. All proposed lighting will be downward facing and will minimize light glare and spillage from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The fixture locations have been sited to minimize light trespass onto adjacent properties. These measures have been incorporated to minimize otherwise potential adverse impacts from site lighting of the buildings and parking areas.

Solid waste generated by the WOA Center will be temporarily stored in an appropriate dumpster or compactor out of sight. On a regular basis, a private carter will collect the solid waste for removal and disposal (including recycling) at an approved facility. No odors will be created by WOA's proposed religious and camp use of the Project Site. No adverse dust will be created by the Project. In fact, the proposed paving of Ore Bed Road and the access drive to the Birch Lodge and their related parking lots will eliminate any dust impacts from these roads.

**(3) Will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.**

The WOA Center will be used by about 70 staff and 120 attendees at any one time, operating from 8 a.m. to 5 p.m. Monday through Friday, with a lighter schedule on weekends. Some staff is expected to live on-site, while the rest may live locally in the surrounding communities. Most attendees will live on-site for 3 to 6 month periods or commute to the WOA Center. On-site day care for 50 to 70 children of staff and attendees will be provided at the daycare center at Birch Lodge in Chapel Green. The daycare center will be accessory to the religious and camp use and utilized solely by staff and attendees. The seasonal summer day camp attendees will stay either on-site or in the community and will be shuttled over daily as a group from the Metro North train station or a central meeting place. This day camp is anticipated to operate from 8 a.m. to 7 p.m.

New York State Department of Environmental Conservation State Environmental Quality Review Act ("SEQRA") guidance considers a project generating fewer than 100 peak hour vehicle trips per day to not be a significant increase in traffic. The WOA Center will generate traffic significantly below that amount with maximum onsite population of about 360, including children in day care or attending summer camp, and the majority of people living on-site or arriving via carpool or shuttle from the Metro North Railroad Station. As such, it is not expected that the Project will have negative impact on levels of services and surrounding road network.

Annually at the end of each October, the WOA Center will host a General Assembly meeting over the course of three days, which may be attended by as many as five hundred people. WOA has submitted an Event Plan as part of its application to the Planning Board. Most of the attendees for the event will arrive by shuttle van or by the nearby train. Attendees arriving by train will be driven to the site in shuttle vans. Traffic impacts from the General Assembly will be minimal given the operation of WOA shuttle vans and the encouragement of carpooling for those not staying overnight at the WOA Center. The Event Plan addresses how WOA will handle the approximately 175 vehicles traveling to and from the WOA Center during such three-day period. The additional daily trips associated with this annual event are temporary and will

not serve to create significant traffic congestion, impair pedestrian safety or overload existing roads.

**(4) Will be accessible to fire, police, and other emergency vehicles.**

To assist with emergency vehicle access and response time, directional signage will be installed throughout the Project Site. Further, WOA will maintain an all-terrain vehicle on site in the event transport of person from a remote location is required. WOA will also meet with J.H. Ketcham Hose Co. to review emergency access and procedures.

**(5) Will not overload any public water, drainage, or sewer system, or any other municipal facility.**

The Project will use private wells and septic systems, and the Town is not anticipated to extend water or sewer service to the Project Site in the near future. Therefore, no public water or sewer system will be affected.

***Water Supply***

Some of the existing buildings at the WOA Center are presently served by existing water supply systems. The water supply systems were designed to provide water to the Project Site when it was being used as a conference facility and shooting club. There are three separate water distribution systems, each with its own water source. The Town of Dover currently does not have, nor is expected to develop central water or central wastewater systems to serve the project area.

The first system, known as the Minisink System, provides water to the central part of the campus, known as Hayden Center and is reported to have good quantity and quality of water. All buildings located in Hayden Center that will be reused as part of this Project are currently connected to the Minisink System. The system was previously certified to serve 100 people for seasonal use, and additional evaluation will be performed to determine its capacity to meet the projected 5,065 gallons per day water demand for the Hayden Center portion of the WOA Center. Its source is a groundwater well located approximately 600 feet south of Sharparoon Pond and at least 200 feet northeast of NYSDEC Wetland DP-22. A water treatment plant for the Minisink Well on Parcel No. 7061-00-182280 is shown on the Hayden Center Master Development Plan, and is expected to continue service without interruption. The Minisink Well is currently approved for use by Dutchess County and no additional permitting or engineering is required.

The projected water demand for the Hayden Center portion of the WOA Center is 5,065 gallons per day. A 24-hour pump test performed in September 2009 demonstrated the Minisink Well has a minimum capacity of 31 gallons per minute for a 24-hour period without causing impacts to the water source. At this rate, it is anticipated that the existing well can fully supply the projected demand for the Hayden Center portion of the WOA Center. WOA knows of no adverse environmental impacts reported from the existing water supply system. The Minisink System well historically provided good quality water, with only chlorination required and negative results for samples of E. coli and total coliform.

The second system, known as the Zaccara System, provides water to the Chapel Green portion of the campus. The Zaccara System consists of two wells, Well No. 1 and Well No. 4—one with UV disinfection and the other with an existing waiver for disinfection. The projected water demand for the Chapel Green portion of the WOA Center is 12,750 gallons per day. A four-hour stabilized pump test of Well No. 1, demonstrated the well has a capacity of 10 gallons per minute. Inspection of Well No. 1 determined that the 1” steel discharge pipe requires replacement. A four-hour stabilized pump test of Well No. 4 demonstrated the well has a capacity of 12 gallons per minute. Inspection of Well No. 4 determined that it will require several repairs including replacement of the pitless adapter and check valve.

Because as-built or record drawings are not available for the Zaccara System, it is not yet possible to conclusively determine which buildings are connected to each well. As part of the public water supply permitting process with the Dutchess County Department of Health, water supply for each building in Chapel Green that is part of the Project Site will be identified, sufficiency of flow rates will be confirmed, and disinfection requirements identified

The third system, The Tapawingo System is a single well installed to serve one building, but was identified in 2009 as suitable for non-potable use only due to high iron and turbidity. An existing water tower located in Hayden Center that no longer serves the water system will be removed.

There are no known off-site residential wells or other wells nearby, and thus no impacts to such wells from the projected 17,815 gallons per day withdrawal are anticipated. Moreover, only one new eight-unit structure is being proposed. WOA will submit information necessary for approvals from the Dutchess County Department of Health in regard to this water supply.

Water supply requirements are summarized on the following charts for Chapel Green and Hayden Center:

### Chapel Green Water Supply Requirements

Building No.	Sq.Ft.	Use	Flow Rate Per Day <sup>1</sup>	Total Anticipated Peak Usage per Day
1	8,992	Main Office/Chapel	3/seat	360
2	6,030	Daycare/18 Unit Residence	20/child 130/unit	3,740
3	3,316	12 Unit Residence	130/unit	1,560
4	3,316	12 Unit Residence	130/unit	1,560
5	2,080	Shop	15/employee	120
6	800	Shed	N/A	N/A
7	2,300	Director’s House	130/bedroom	520
8	2,200	3 Unit Residence	130/unit	390
9	1,900	Laundry Building	580/machine	2,320
10	784	Screen House	N/A	N/A
11	1,872	Pavilion	N/A	N/A

32	1,700	Single Family Residence	130/bedroom	390
33	8,200	Dining Hall	10/seat	750
New Construction	2,500	8 Unit Residence	130/unit	1,040
			<b>Total Anticipated Peak Usage Per Day</b>	<b>12,750</b>

<sup>1</sup>Based on NYS Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014

### Hayden Center Water Supply Requirements

Building	Sq.Ft.	Use	Flow Rate Per Day	Total Anticipated Peak Usage per Day
14	7,336	14 Room Hotel	130/Unit	2,340
15	450	Office	15/employee	45
16	1,118	Equipment Garage	N/A	N/A
17	874	Office	15/employee	60
18	5,733	Dining Hall	10/seat	2,500
19	1,963	President's Office	15/employee	60
28	1,166	Office	15/employee	60
<b>Total Anticipated Peak Usage Per Day</b>				<b>5,065</b>

### *Septic*

The existing buildings on the WOA Center are presently served by private on-site septic disposal facilities. The Town of Dover currently does not have, nor is expected to develop a central wastewater system to serve the Project area. Each system serving buildings on Chapel Green will require a new permit or permit amendment from the Dutchess County Department of Health. As part of this permit process, each system will undergo a complete engineering evaluation to determine its ability to support the proposed use. Upgrades and repairs will be completed as required by the Dutchess County Department of Health. Further, a new system will be required for the proposed eight-unit residence.

Below is a summary of the Chapel Green septic systems.

### Chapel Green Septic System Summary

Building	Use	Type of System	Tank Size (in gallons)	Condition/Comments
1	Main Office/Chapel	Leach Field	1,000	Functioning

2	Daycare/18 Unit Residence	Seepage Pit	1,000	Functioning
3	12 Unit Residence	Seepage Pit	2,500	Crushed outlet pipe
4	12 Unit Residence	Seepage Pit	1,000	Functioning
5	Shop	Leach Field	1,000	TBD
6	Shed	N/A	N/A	N/A
7	Director's House	Drop Box	1,000	Functioning
8	3 Unit Residence	TBD	1,000	TBD
9	Laundry	TBD	1,000	TBD
10	Screen House	N/A	N/A	N/A
11	Pavilion	N/A	N/A	N/A
32	Single Family Residence	Seepage Pit	1,000	Functioning
33	Dining Hall	TBD	1,000	TBD

The Hayden Center septic system was evaluated in an engineering report in 2010 and showed no visible signs of failure.

In 2010, the Dutchess County Department of Health approved a new sewage disposal system as part of the Hayden Hall renovation. The system includes a 750-gallon grease trap and a 3,500-gallon septic tank. A single distribution box distributes grey water equally to 1,260 linear feet of leaching chambers. The system is designed to accommodate 3,000 gallons per day for a 150-person dining facility.

The Hayden Center sewage disposal system will require a permit amendment since the facility is expected to serve up to 250 people. The system will also be evaluated to allow connection by Buildings 15, 17, 18, 19 and 28.

Assessment of the existing Hayden Center system and connection to additional buildings will be overseen by the Dutchess County Department of Health. Upgrades will be done in accordance with the county's review and approval.

The 14 Room hotel is on a separate system that relies on a series of seepage pits. This system will have to be evaluated to confirm compliance with Dutchess County Department of Health requirements. Projected demand for wastewater treatment capacity is limited to the religious and camp uses proposed for the WOA Center, estimated to be 17,815 gallons per day. No water-intensive uses are proposed. Thus, there should be no impacts to water supply systems from the use of the existing septic systems, and WOA is not aware of any adverse impacts from the existing septic system.

**(6) Will not materially degrade any watercourse or other natural resource or ecosystem or endanger the water quality of an aquifer.**

The Project Site presently includes approximately fifty existing buildings (of which twenty-one are proposed to be utilized by WOA as part of the Master Development Plan), recreational areas, and associated parking, with existing private on-site septic disposal facilities and limited or no stormwater management or treatment controls. A new eight-unit residence with associated septic facilities is proposed in Chapel Green along with the other improvements summarized above. The proposed action will pave certain existing parking and access roads and reduce impervious surfaces where possible and appropriate. Following completion of Phase II, there will be a net reduction in impervious surfaces on the Project Site because unnecessary gravel parking and road areas will be removed and replaced with lawn. No impacts to wetlands are proposed or anticipated. Indeed, the net reduction in impervious surfaces will materially improve conditions at the Project Site.

***Wetlands/Streams***

There are federal and State regulated wetlands and protected streams on the Project Site. Parcel No. 7061-00-357420 (115 Dover Furnace Road), shown on the Master Development Plan, contains NYSDEC-regulated freshwater wetland DP-22, located primarily to the southeast of the parcel, based on the online NYSDEC Environmental Resource Mapper. See Appendix 6. This wetland also appears in the National Wetlands Inventory (NWI) and is regulated by the U.S. Army Corps of Engineers (ACOE). See Appendix 7. The on-site pond also appears on NWI maps and is regulated by the ACOE. No construction or disturbance within these wetlands or buffers is proposed.

Parcel No.7061-00-356245, shown on the Hayden Center Master Development Plan, contains substantial portions of NYSDEC-regulated freshwater wetland DP-22. No construction or disturbance is proposed on this parcel. Parcel No. 7061-00-182280, also shown on the Hayden Center Master Development Plan, contains two small federal wetlands and Sharparoon Pond, also a federal wetland. No significant impacts are proposed to either of the small federal wetlands. The disturbance to Sharparoon Pond will be limited to restoration of an existing beach area, which will require placement of new sand on the existing beach area and possibly past the waterline. WOA will seek coverage, if necessary, under an appropriate ACOE nationwide permit for this activity and/or protection of waters permit and water quality certificate from NYSDEC.

The nearest protected stream is the Swamp River, classified by NYSDEC as a “C” stream with a C(T) standard, which flows along the eastern edge of the Project Site. Areas of NWI federal wetlands also surround the Swamp River. No impacts are proposed to this resource. See Appendix 6. No construction or disturbance is proposed within the boundaries of these wetlands or near the stream.

No construction or disturbance is proposed within the boundaries of the Swamp River, or State and federal wetlands and associated buffer zones except for the Sharparoon Pond beach restoration area of NYSDEC Wetland DP-22. Stormwater controls employed during

construction and the net reduction in impervious surfaces following completion of Phase II will prevent any adverse impacts to this wetland.

### ***Stormwater Management***

The proposed net reduction in impervious surfaces will significantly improve existing conditions and water quality by reducing sheet runoff and eliminate the need for permanent stormwater controls.

This improvement will ensure that the proposed use will not adversely affect any on-site or adjacent wetlands, downstream or adjacent properties. ***Erosion and Sediment Control***

Temporary erosion control measures will prevent the adverse dispersal of sediments from runoff into sensitive areas during construction on the Project Site. The proposed net reduction in impervious surfaces will also reduce dispersal. Because the Project will disturb more than one acre of soil, it will require a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Construction Activities (GP-0-15-002), involving the preparation of a SWPPP in accordance with the New York Standards and Specifications for Erosion and Sediment Control (2016). The erosion and sediment control measures will be required to be implemented prior to disturbance activities.

- Stormwater management practices have been designed to the standards provided in the New York State Stormwater Design Manual. Designated snow storage areas and requirements for snow storage and removal which will prevent snowmelt runoff from entering the on-site wetlands or adjacent properties.
- The subsurface sanitary sewage disposal system, with a pretreatment system that is prior to the leaching fields will be reviewed and approved by the NYSDEC and the Dutchess County Department of Health to ensure compliance with NYS regulatory environmental guidelines to ensure proper treatment.

Proposed stormwater controls include:

- Areas disturbed during construction will be stabilized by the new construction or restored as new site landscaping.

Proposed erosion and sediment controls include:

- Potential impacts to soils and topography will be minimized by the implementation of the proposed Erosion and Sediment Control Plan to be included in the proposed Site Plans and SWPPP.

During construction, the erosion and sediment controls will minimize the potential for soil erosion from areas exposed during construction and prevent sediment from reaching any wetlands, downstream water bodies and watercourses through the use of silt fence barriers, sediment traps and other erosion control measures, including, but not limited to, the following:



- Topsoil protection - Complete rough grading and final grade, allowing for depth of topsoil to be added. Topsoil placed and graded on slopes steeper than five percent shall be promptly fertilized, seeded, mulched, and stabilized as needed.
- Silt Fencing - All silt fences shall be placed as close to the areas as possible, but at least ten feet from the toe of a slope to allow for maintenance and roll down. The area beyond the fence must be undisturbed or stabilized.
- Stabilized Construction Entrance – A stabilized pad of aggregate underlain with geotextile located at any point where construction traffic will be entering or leaving the Project site onto a public road.
- Storm Drain Inlet Protection - A temporary, somewhat permeable barrier, in the form of a fence, berm or excavation will be installed around each inlet to allow settling of sediment laden water. The drainage area will be limited to one acre per inlet device.
- Mulching - Slope, grade and smooth the site to fit needs of selected mulch; mulch after soil amendments and planting is complete or simultaneously if hydroseeding is used.
- Protection of Vegetation - Existing plants, if any, to remain will be protected with construction fencing.
- Dust Control - Exposed soils will be wetted down during dry periods to reduce and control dust.
- Seeding - When construction activity temporarily ceases for more than an expected 21 days, areas to be vegetated will be stabilized with temporary seed and mulch within 14 days of the last disturbance activity.
- Inspection and Maintenance - Vegetative and structural erosion control practices will be inspected, maintained, repaired, or cleaned as per the construction inspection log in the SWPPP on a weekly basis by an approved inspector or qualified individual. Inspections by the contractor are proposed to occur daily and special attention would be given during inspections after large rain events in accordance with the New York Standards and Specifications for Erosion and Sediment Control (2016). Such practices will be inspected during the course of construction by either a New York State Licensed Professional Engineer or Certified Professional in Erosion and Sediment Control (CPESC) as required by the General SPDES Permit standards.
- Other miscellaneous erosion and sediment control measures as outlined within the SWPPP.

Regarding aquifer impacts, please see discussion in Section 5, above. Appropriate well and septic system testing will be performed to confirm that no degradation of water quality will occur.

Based on the foregoing, the Project will not materially degrade any watercourse or other natural resource or ecosystem or endanger the water quality of an aquifer.

**(7) Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.**

At the WOA Center, WOA will renovate and reuse existing camp buildings and accessory facilities, access roads and parking areas. An additional eight-unit residence is also proposed in Chapel Green. The topography of the Site is relatively flat. Presently, some storm water runoff from the Site runs off the existing buildings, roads and parking areas into adjacent natural areas with little to no stormwater controls. Despite the presence of on-site wetlands, no disturbance of these areas is proposed, and instead the Project will result in a net reduction in impervious surfaces. The buildings and parking are screened from the neighboring properties and public roads by vegetative setbacks as shown on the enclosed Master Development Plan. In addition, an existing mature vegetative buffer blocks the view of the developed portions of the Project Site. Attractive landscaping and a new, appropriately sized sign at the entrance will enhance the driveway entrance along Dover Furnace Road.

**(8) Will be subject to such conditions on operation, design and layout of structures, and provision of buffer areas as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the town.**

Given the reuse and renovation of existing buildings and the limited disturbance proposed on the Project Site and the presence of existing vegetative buffers WOA believes that no conditions are necessary to protect natural, historic and scenic resources.

**(9) Will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering nonresidential uses that are incompatible with residential use.**

The Project does not involve a retail use and will not constitute a strip commercial development. The Project will locate religious and camp uses in RC and RU zones where such uses are appropriate and allowed with a special permit issued by the Planning Board. Moreover, the buildings on the Project Site will be buffered from surrounding properties and the public road, maintaining the WOA Center's compatibility with any nearby residential uses.

**(10) Will not adversely affect the availability of affordable housing in the town.**

The Project is not anticipated to affect the availability of housing, affordable or otherwise, in the Town. Instead, the Project will provide housing and hotel facilities for WOA Center staff and attendees primarily in on-site facilities owned by WOA. Thus, there are no adverse impacts to the local housing market anticipated.

**(11) Will comply with applicable site plan criteria in § 145-65.D:**

**Criteria.** In reviewing site plans, the Planning Board and Architectural and Community Appearance Board of Review shall consider the criteria set forth below. The Planning Board may also use as approval criteria the three-volume set of illustrated design guidelines published by the Dutchess County Department of Planning in 1994, titled "Hamlet Design Guidelines," "Building Form Guidelines," and "Rural Design Guidelines," and may adapt the recommendations of those documents to the requirements of this chapter.

**(1) Layout and design.**

- (a) All structures in the plan shall be integrated with each other and with adjacent structures and shall, where practical, be laid out in the pattern of a traditional hamlet.**

The Project calls for the reuse of twenty-one of approximately 50 existing buildings on the Project Site. Beyond the new five thousand square foot eight-unit residence hall, new construction will be limited to a sidewalk in a previously disturbed area along Ore Bed Road from the main entrance to the dining hall, installation of an ADA compliant sidewalk connecting the Chapel parking lot to buildings on Chapel Green and certain recreational accessory uses such as a playground and fire pit areas. The existing on-site structures will make use of existing access roads and parking lots. Beyond this, and given that all but one structure is pre-existing, it is not practical to integrate traditional hamlet design principles.

- (b) structures that are visible from public roads shall be compatible with each other and with traditional structures in the surrounding area in architecture, design, massing, materials, and placement and shall harmonize with traditional elements in the architectural fabric of the area.**

The structures on the Project Site are mostly buffered from public roads, and the existing mature buffers will be maintained.

- (c) Architectural design shall be in keeping with the small-town architectural character of Dover. In general, the design shall avoid flat roofs, large expanses of undifferentiated facades, and long, plain wall sections.**

The Project involves no new construction of structures (other than one eight-unit residential building in the Chapel Green area), and instead the existing buildings with camp and lodge architecture will be renovated and reused. The footprint and floor area of all existing buildings will remain the same. Thus, the architectural design will remain appropriate for this small-town, rural setting.

- (d) Where appropriate, setbacks shall maintain and continue the existing setback pattern of surrounding properties.**

The existing buildings, access roads and parking areas on the Project Site will maintain the existing setbacks that are present.

- (e) The Planning Board shall encourage the creation of landscaped parks or squares easily accessible by pedestrians.**

Not applicable.

- (f) Trademarked architecture which identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is compatible with the historic architecture of Dover or the Building Form Guidelines.**

No trademarked architecture is proposed.

- (g) Impacts on historic and cultural resources shall be minimized.**

Included in this application is a Phase IA Literature Search and Sensitivity Assessment and Phase IB Archaeological Field Reconnaissance Survey conducted by Hudson Valley Cultural Resources Consultants, Ltd. dated as of May 2017 (the "Archeology Study"). The Archeology Study noted the presence of three National Register eligible properties within one-half mile of the Project Site, and concluded that these sites would not be directly impacted by the Project.

The Archeology Study included 130 shovel tests within the Project Site in areas to be disturbed and areas considered to have the potential to yield evidence of prehistoric or historic activity on the Project Site. None of the tests yielded pre-contact or historic cultural material. The Archeology Study concluded that no further archaeological investigation of the Project Site is warranted. The remains of a 19<sup>th</sup> Century historic iron-ore blast furnace exist on the Project Site but will not be affected by the Project.

## **(2) Landscaping.**

- (a) Landscape buffers shall be provided between uses that may be incompatible, such as large-scale commercial uses and residences. Such buffers may include planted trees and shrubs, hedgerows, berms, existing forest land or forest created through natural succession. The width of such buffer areas will depend upon the topography, scale of the uses, and their location on the property but shall normally be between 50 feet and 200 feet.**

The proposed religious and camp use is compatible with the surrounding area. There is an existing tree-line buffer between the Project Site and Dover Furnace Road as shown on the Master Development Plan which will be maintained. On the west, south and east sides of the Project Site, there are substantial vegetative buffers of several hundred to several thousand feet. The existing buildings that will be reused are only one and two stories in height, and thus will not be visible above these buffers. A handful of existing buildings in the Chapel Green area will be visible from Dover Furnace Road. The size of these buildings will not be changed as part of the Project.

- (b) Landscaping shall be an integral part of the entire project area and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.**

The Project will maintain the substantial existing landscaping surrounding the buildings and parking areas on the Project Site and along Dover Furnace Road. New landscaping consisting of an entrance gate with appropriate plantings will enhance the entrance to the WOA Center along Dover Furnace Road.

- (c) Primary landscape treatment shall consist of shrubs, ground cover, and shade trees and shall combine with appropriate walks and street surfaces to provide an attractive development pattern. Landscape plants selected should generally be native to the region and appropriate to the growing conditions of the town's environment.**

The Project will maintain existing landscaping, which consists of forest, succession forest, and meadow groundcover.

- (d) Insofar as practical, existing trees and other vegetation shall be conserved and integrated into the landscape design plan.**

Throughout most of the Project Site, no existing trees or substantial landscaping is proposed to be removed, except to the extent certain areas will be graded and re-seeded to construct the enhanced stormwater control system swales and infiltration basin. A limited amount of lawn and field vegetation will be removed to build the playground and residential building in the Chapel Green Area. Notably, the existing vegetative and tree buffer screening the buildings from Dover Furnace Road as well as the substantial wetlands and forested areas will be maintained.

- (e) If deemed appropriate for the site by the Planning Board, shade trees at least six feet tall and two-inch caliper shall be planted and maintained at twenty- to forty-foot intervals along roads, at a setback distance acceptable to the Highway Superintendent.**

WOA believes the existing treeline along Dover Furnace Road is appropriate to the Project Site and surrounding neighborhood.

- (f) For landscaping parking lots, see § 145-38.A(4)(c).**

As provided by Town Code § 145-38.A(4)(a)(2), parking may be located anywhere on a site if it is screened from public roads and adjoining properties. The paving improvements to the existing parking lots on the WOA Center are all appropriately screened. Because WOA proposes to improve only existing nonconforming lots, these lots must only be brought into conformity with the parking islands and shading requirements to the extent practical as provided in Town Code § 145-38.A(4)(e). Given the surrounding vegetation and existing trees on-site, as well as the proximity to wetlands areas and WOA's goal of remaining within the existing land disturbance, it is not practical to provide additional shade trees without substantially expanding the parking and loading areas.

### **(3) Parking, circulation and loading.**

**(a) Roads, driveways, sidewalks and off-street parking and loading space shall be safe and shall encourage pedestrian movement.**

The WOA Center will be served by existing access roads and driveways and off-street parking lots and loading areas, some of which will be improved with paving and drainage. The WOA Center will increase safety for pedestrians by upgrading ADA accessibility and, where appropriate, adding paving, lighting and signage indicating pedestrian access and crossings and constructing a sidewalk along Ore Bed Road between the main entrance and the dining hall. Additionally, an ADA compliant illuminated sidewalk connecting the Chapel parking lot to buildings on Chapel Green will be added. The Project is located in a rural area with no existing sidewalks, so no additional pedestrian connections to off-site locations are included in the plans. Loading docks will conform to the standards in Town Code § 145-38.B by separating truck traffic and loading operations from pedestrian and automobile circulation.

**(b) Vehicular and pedestrian connections between adjacent sites shall be provided to encourage pedestrian use and to minimize traffic entering existing roads. The construction of connected parking lots, service roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate.**

Vehicular connections within the Project Site will be via the existing circulation system of Ore Bed Road, an access drive to Birch Lodge, a new sidewalk to be constructed along Ore Bed Road between the main entrance and dining hall, an ADA compliant illuminated sidewalk connecting the Chapel parking lot to buildings on Chapel Green and a network of existing gravel roads. Vehicle connections to adjacent sites will be via Dover Furnace Road. Given the setbacks and wetlands on the Project Site outside of the development area, no additional connections to adjacent properties are appropriate or feasible.

It is expected that the WOA Center will generate less than 100 vehicles trips during the peak hour, which is considered to not be significant by NYSDEC in its SEQRA guidance. With on-site population of about 190 adults and 50 to 70 children (with additional 80 to 100 children in the summer for camp), many of who will mostly live and work on-site without needing to go off-site, the Project will not have negative impact on levels of services and surrounding road network.

Annually at the end of each October, the WOA Center will host a General Assembly meeting over the course of three days, which may be attended by as many as five hundred people. WOA has submitted an Event Plan as part of its application to the Planning Board. Most of the attendees for the event will arrive by shuttle van or by the nearby train. Attendees arriving by train will be driven to the site in shuttle vans. Traffic impacts from the General Assembly will be minimal given the operation of WOA shuttle vans and the encouragement of carpooling for those not staying overnight at the WOA Center. The Event Plan addresses how WOA will handle the approximately 175 vehicles traveling to and from the WOA Center during such three-day period. The additional daily trips associated with this annual event are temporary and will not serve to create significant traffic congestion, impair pedestrian safety or overload existing roads.

**(c) Off-street parking and loading standards in § 145-38 shall be satisfied.**

The Town of Dover Zoning Code provides flexibility on the number and layout of parking spaces for nonresidential uses. The Code states that parking will be

“based on the need to protect public safety and convenience while minimizing harm to the character of the community and to environmental, historic, and scenic resources. Since nonresidential uses vary widely in their need for off-street parking, parking requirements shall be based on the specific operational characteristics of the proposed uses”.

A summary of Hayden Center parking requirements and proposed parking follows:

<b>Building</b>	<b>Required</b>	<b>Provided</b>
14	36	75
15	2	20
16	2	4
17	2	4
18	42	100
19	2	5
24	0	2
28	2	2

All proposed parking for Hayden Center meets or exceeds parking standards contained in Section 145-38 of the Zoning Code. In the aggregate, eighty-eight spaces are required at Hayden Center and two hundred twelve are provided, an excess of one hundred twenty-four spaces.

A summary of Chapel Green parking requirements and proposed parking follows:

<b>Building</b>	<b>Required</b>	<b>Provided</b>
-----------------	-----------------	-----------------

1	34	75
2	18	8
3	16	8
4	16	8
5	3	10
6	0	2
7	2	4
8	2	4
9	2	4
10	0	0
11	0	0
32	2	4
33	28	10
New Construction	8	4

Chapel Green buildings 2, 3, 4, 33 and the new residence are proposed to have less spaces than provided for in the Zoning Code. However, on an aggregate basis, 131 spaces are required for the Chapel Green Buildings that are part of the Project and 141 spaces are available on Chapel Green. Given the proposed improvements to existing pedestrian pathways, including the installation of an ADA compliant illuminated sidewalk connecting the 75 spot Chapel parking lot to buildings on Chapel Green, WOA believes the provided parking is adequate. Moreover, adding additional parking will unnecessarily result in an increase of impervious surface at the



Project Site. It also bears note that Hayden Center has an excess of 124 parking spaces beyond that which is required, which could be utilized in the unlikely event that all of the Chapel Green lots are temporarily fully occupied.

**(d) Access from and egress to public highways shall be approved by the appropriate highway department, including town, county, and state.**

The WOA Center will use an existing driveway from the Main Office and Chapel onto Dover Furnace Road and will secure any required permits from the Dutchess County Department of Public Works and/or Town Superintendent of Highways, as appropriate, as specified in Town Code § 145.43.A, for improvements thereto. For improvements to Ore Bed Road and the access drive to Birch Lodge (both existing private roads), WOA will secure any required permits from the Dutchess County Department of Public Works and/or Town Superintendent of Highways, as appropriate, as specified in Town Code § 145.43.A.

**(e) All buildings shall be accessible by emergency vehicles.**

To assist with emergency vehicle access and response time, directional signage will be installed throughout the Project Site. Further, WOA will maintain an all-terrain vehicle on site in the event transport of a person from a remote location is required. WOA will also meet with J.H. Ketcham Hose Co. to review emergency access and procedures.

**(4) Reservation of parkland. Before the Planning Board may approve any site plan containing residential units, such site plan shall also show, when required by such Board, a park or parks suitably located for playground or other recreational purposes.**

The WOA Center includes, among other things, approximately 69 accessory residential units as well as a children's Bible-camp, an accessory day care, a lodge/hotel, and guest cottages units. The WOA Center will also repurpose a variety of existing recreational amenities on the Project Site to serve the people using these residential units including tennis courts, a basketball court, a beach on Shaparon Pond and playground. Accordingly, park and recreational facilities have been provided in the areas where these uses historically occurred in connection with the prior summer camp.

**(a) The Planning Board shall not require land for park, playground or other recreational purposes until it has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Town. Such findings shall include an evaluation of the present and future needs for park and recreational facilities in the Town based on projected population growth to which the particular site plan will contribute. Such findings shall provide an individualized determination that such required dedication or reservation is related both in nature and extent to the impact of the proposed site plan.**

Not applicable.

**(b) In the event the Planning Board makes a finding pursuant to the preceding subsection that the proposed site plan presents a proper case for requiring a park or parks suitably located for playgrounds or other recreational purpose, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such site plan, the Planning Board may require a sum of money in lieu thereof. In making such determination of suitability, the Board shall assess the size and suitability of lands shown in the site plan which could be possible locations for park or recreational facilities, as well as practical factors including whether there is a need for additional facilities in the immediate community. Any monies required by the Planning Board in lieu of land for park, playground or other recreational purposes, pursuant to the provisions of this section, shall be deposited in the Town of Dover Trust Fund to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property. Such payment shall be a condition of site plan approval and shall be assessed in accordance with the site plan recreation fee schedule established under Chapter 73, Fees, in the Dover Town Code. No site plan shall be signed by the Chairman of the Planning Board until such payment has been received by the Town and receipt therefor provided to the Planning Board.**

Not applicable.

**(c) Notwithstanding the foregoing provisions, if the land included in a site plan under review is a portion of a subdivision plat which has been reviewed and approved pursuant to § 276 of the Town Law, the Planning Board shall credit the applicant with any land set aside or money donated in lieu thereof under such subdivision approval. In the event of resubdivision of such plat, nothing shall preclude the additional reservation of parkland or money donated in lieu thereof.**

Not applicable.

**(5) Miscellaneous standards.**

**(a) Buildings and other facilities shall be designed, located, and operated to avoid causing excessive noise on a frequent or continuous basis.**

Most activities on the Project Site will take place within existing buildings and on an existing campus and will consist of religious, administrative, conference, worship and camp uses. These buildings are set back from the public road and surrounding properties and are buffered on all sides by a substantial vegetative border. Therefore, the WOA Center facilities will not create excessive noise on a frequent or continuous basis.

**(b) Exterior lighting fixtures shall be shielded to prevent light from shining directly onto neighboring properties or public ways. Light standards shall not exceed 20 feet in height.**

New, dark-sky-friendly and energy-efficient lighting will be used adjacent to portions of Ore Bed Road, certain parking areas and pedestrian pathways and the existing buildings on the WOA Center. New exterior site lighting has been designed to be minimal while ensuring a safe and secure facility. All proposed lighting will be downward facing and will minimize light glare and

spillage from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The fixture locations have been sited to minimize light trespass onto adjacent properties. These measures have been incorporated to minimize impacts from site lighting of the buildings and parking areas.

**(c) Drainage of the site shall recharge groundwater to the extent practical. The peak rate of surface water flowing off site shall not increase above predevelopment conditions and shall not adversely affect drainage on adjacent properties or public roads.**

The peak rate of surface water flowing off the Project Site is expected to decrease from the predevelopment condition through the net reduction in impervious surfaces.

**(d) necessary permits or agreements for off-site disposal shall be obtained.**

Solid waste generated by the Project will be temporarily stored in an appropriate dumpster or compactor out of sight. On a regular basis, a private carter will collect the solid waste for removal and disposal (including recycling) at an approved facility.

**(e) No materials shall be placed below the finished grade of a site other than sand, gravel, rocks, and soil that are uncontaminated by any solid waste or hazardous materials. Materials that were previously contaminated and have been reconditioned shall not be permitted under this Subsection D(5)(e), except that decontaminated material may be used as a base for road or parking lot construction, provided that such decontaminated material does not pollute groundwater or surface water.**

The Project will not place any prohibited materials below finished grade. Restoration of the beach on Sharparoon Pond will require placement of new sand on an existing beach area and possibly past the waterline. However, WOA will seek coverage under an appropriate ACOE nationwide permit for this activity and/or protection of waters permit and water quality certificate from NYSDEC, if necessary, and will ensure that any sand used will be uncontaminated.

**(12) If the property is in a residential district, will have no greater overall off-site impact than would full development of the property with uses permitted by right, considering relevant environmental, social, and economic impacts.**

The property is located in RC and RU districts, which are considered residential. The uses permitted as of right in these districts include, among other things, single-family residential, agriculture and municipal uses. Using the Project Site for any of these permitted uses would likely entail significantly more intensive development, such as for a large residential subdivision or municipal highway facility. In contrast, the WOA Center as a religious and camp use will reuse and renovate existing buildings set on large, well-buffered parcels that will protect the sensitive on-site wetlands, existing forest areas and surrounding properties.

With respect to social and economic impacts, the redevelopment of the Project Site for the WOA Center will result in much less intensive development than subdivision for single-family houses. Instead, the WOA Center will provide a somewhat self-contained religious and camp use that

will rehabilitate existing buildings and provide housing on-site for WOA Center staff and attendees. The hundreds of people using the WOA Center daily are likely to provide an economic boost to the surrounding community by patronizing local businesses and utilizing local goods and services.

**C. Signs (Town Code § 149-39)**

Pursuant to Town Code § 145-39, no separate building permit is required for a sign proposed in connection with a special permit application.

Town Code § 145-39.F(3) provides:

- (b) Wall-mounted signs. Wall-mounted signs shall not exceed 32 square feet, extend more than one foot from the surface of the wall, cover more than 10% of the front surface of a building, cover a window, obscure architectural detailing, interrupt a roofline, or be placed on the roof of a structure.**
- (c) Individual freestanding signs for a sole business on a single lot shall not exceed 32 square feet in area nor 10 feet in height. The height of the sign shall be measured from the ground elevation to the top of the sign.**

The only signs proposed are for the entrance gate and on-site directional signage. There are no prohibited off-premises commercial signs, exterior signs with internal illumination, flashing, intermittent, rotating, or moving lights, portable signs, or any parts of the proposed signs with moving, rotating, or revolving device, in compliance with Town Code § 145-39.E. The signs will be erected, constructed, and maintained in a manner that does not obstruct traffic movement or visibility or cause any hazard to public safety under Town Code § 145-39.F. No illumination will be directed toward any residence, nor cause glare or reflection sufficient to constitute a nuisance or traffic hazard. Therefore, all proposed signage associated with the Project will be in compliance with the Town's signage law and Zoning Code.

**D. Architectural Design Review (Town Code Chapters 37 and 145)**

Pursuant to Town Code Chapters 37 and 145, the special permit application, including proposed signs are subject to the Planning Board's review of the Architectural Review criteria.

As provided in Town Code § 37-6.A, the architectural review shall be based on the following criteria:

- (1) Compatibility of any proposed change to an existing building with the architectural character of the existing building and with neighboring buildings.**

No changes to the footprints of existing buildings are proposed.

- (2) Compatibility of any new building with neighboring buildings.**

No new buildings are proposed except for a residential building in the Chapel Green. This new building will be compatible with surrounding structures.

**(3) The compatibility of roof structures, chimneys, dividing walls, fences, and lighting equipment with the building and surrounding buildings.**

No new roof structures, chimneys, dividing walls are proposed. The signs proposed for the entrance use the existing stone gates and blend appropriately with the rural campus aesthetic appropriate to the Project Site.

**(4) Proper screening from view of mechanical equipment, loading docks, and waste storage facilities.**

All such areas will be appropriately screened.

**(5) For purposes of this Subsection A, "compatibility" shall mean that the scale, massing, height, building materials, building proportions, window arrangement and proportions, roof designs, architectural style, and other architectural elements shall be harmonious with existing buildings on adjoining properties and in the surrounding neighborhood, and with buildings typically built in rural New York towns and villages before 1950. Architectural styles of more recent origin may be approved if the architectural review finds that they are of outstanding design and do not detract from existing buildings in the vicinity.**

**In addition, the architectural review shall apply the design criteria contained in the Town of Dover Zoning Law,[1] including but not limited to the following:**

**(1) Structures that are visible from public roads shall be compatible with each other and with traditional structures in the surrounding area in architecture, design, massing, materials, and placement, and shall harmonize with traditional elements in the architectural fabric of the area.**

The existing buildings and parking areas on the Project Site are mostly screened from public roads. However, to the extent they are visible, the buildings will reuse existing architecture that is part of a cohesive religious campus. The sign proposed for Dover Furnace Road will use an existing sign area that is compatible with the RU and RC zones where the Project is located.

**(2) Architectural design shall be in keeping with the small-town architectural character of Dover. In general, the design shall avoid flat roofs, large expanses of undifferentiated facades, and long, plain wall sections.**

No new buildings are proposed except as noted above. The proposed sign will be compatible with the small-town architectural character of Dover and is reminiscent of the previous sign for the camp.

**(3) Trademarked architecture which identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is compatible with the historic architecture of Dover or the Building Form Guidelines.**

No trademarked architecture is proposed.

**(4) Impacts on historic and cultural resources shall be minimized.**

See discussion of item § 145-65.D(1)(g), above.

The Archeology Study noted the presence of three National Register eligible properties within one-half mile of the Project Site, and concluded that these sites would not be directly impacted by the Project.

The Archeology Study included 130 shovel tests within the Project Site in areas to be disturbed and areas considered to have the potential to yield evidence of prehistoric or historic activity on the Project Site. None of the tests yielded pre-contact or historic cultural material. The Archeology Study concluded that no further archaeological investigation of the Project Site is warranted. The remains of a 19<sup>th</sup> Century historic iron-ore blast furnace exist on the Project Site but will not be affected by the Project.

**E. Environmental Performance Standards in Town Code § 145-40.C**

Pursuant to Town Code § 145-40.C, new uses must comply with the performance standards set forth below:

- **Noise. No noises shall be emitted in violation of Chapter 107 of the Dover Town Code, measured at the property line.**

Apart from temporary daytime construction noise, which is specifically exempted by Town Code § 145-40.C(4)(b), none of the Project's anticipated activities will generate substantial noise. Most of the activities will occur within buildings. Exterior recreational activities will generate no more than the sounds of children's voices at play. The absence of the former shooting range will reduce noise impacts formerly associated with gunfire from the Project Site.

- **Vibration.**

None of the proposed religious and camp uses will cause measurable vibration to off-site receptors.

- **Smoke, dust and other atmospheric pollutants**

Other than outdoor grilling and use of the fire pits from time to time, none of the proposed uses will produce smoke, dust or other pollutants. However, such areas are located a significant distance from neighboring properties. By stabilizing existing gravel impervious surfaces, the Project will reduce dust from traffic on the roads and internal parking areas.

- **Odor. No land use shall be permitted which emits any discernible obnoxious odor outside the lot on which the use is conducted.**

The Project has no odor-causing activities.

- **Toxic or noxious matter.** No use shall be permitted which will cause the release of toxic or noxious fumes or other matter outside the building in which the use is conducted.

No toxic or noxious matter is proposed for release.

- **Radiation.** The handling, storage or disposal of radioactive materials or waste by-products shall be conducted strictly in accordance with applicable federal and state standards.

Radioactive materials or waste by-products will not be handled, stored or disposed of onsite. .

- **Electromagnetic interference.** No operation shall be permitted which produces any perceptible electromagnetic interference with normal radio or television reception in any area, unless federal or state regulation requires such operation to be permitted.

No electromagnetic interference will result from the proposed use.

- **Fire and explosion hazard.** All activities involving the use or storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, with adequate fire-fighting and fire-suppression equipment and devices standard in the industry. Such activities shall comply with all applicable requirements of the New York State Uniform Fire Prevention and Building Code, DEC regulations, and the National Fire Protective Association (NFPA) Code. Copies of SARA forms filed with the Dutchess County Emergency Response Agency shall also be filed with the Code Enforcement Officer.

No flammable or explosive materials will be stored on the Project Site. The buildings and parking areas renovations will be in compliance with the NYS Fire Prevention and Building Code.

- **Heat.** There shall be no emission of heat which would cause an air temperature increase in excess of 1° F. along any adjoining lot line.

There are no heat-producing activities associated with the Project that would result in any temperature increase along an adjoining lot line. .

- **Exterior illumination and glare.** No use shall produce glare so as to cause illumination beyond the boundaries of the property on which it is located in excess of 0.5 footcandle. All exterior lighting, including security lighting, in connection with all buildings, signs or other uses shall be directed away from adjoining streets and properties. The Planning Board may require special efforts to reduce the impacts of exterior lighting, such as limiting hours of lighting, planting screening vegetation, or installing light shields to alleviate the impact of objectionable or offensive light and glare on neighboring residential properties and public thoroughfares.

New, dark-sky-friendly and energy-efficient lighting will be used adjacent to portions of Ore Bed Road, certain parking areas and pedestrian pathways and existing buildings. Exterior site lighting has been designed to be minimal while ensuring a safe and secure facility. All proposed lighting will be downward facing and will minimize light glare and spillage from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The fixture locations have been sited to minimize light trespass onto adjacent properties. These measures have been incorporated to minimize otherwise potential adverse impacts from site lighting of the buildings and parking areas.

- **Liquid and solid wastes. The discharge of any or all wastes shall be permitted only if in complete accordance with all standards, laws and regulations of the Dutchess County Health Department, New York State Department of Environmental Conservation or any other regulatory agency having jurisdiction. Facilities for the storage of solid waste shall be so located and designed as to be screened from the street or from any adjoining property and so as to discourage the breeding of rodents or insects.**

Discharge of wastewater to the on-site septic systems will comply with all County and NYSDEC regulations and permits.

Solid waste generated by the Project will be temporarily stored in an appropriate dumpster or compactor out of sight. On a regular basis, a private carter will collect the solid waste for removal and disposal (including recycling) at an approved facility.

- **Traffic**

Traffic impacts are expected to fall well below the 100 trips per hour which NYSDEC SEQRA guidance considers not a significant increase. No impacts to levels of service on Dover Furnace Road or adjoining roadways are anticipated.

**F. Waivers Requested (Town Code § 145-65.C)**

For a major project site plan included in a special permit application, Town Code § 145-65.C provides that the Planning Board, as it deems appropriate, may waive or allow deferred submission of some of the information otherwise required for an application in Section 145-65.B.

WOA will seek any site plan waivers in connection with submission of the Phase I and Phase II site plans.