



via Overnight Delivery

June 11, 2019

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

Attn: Solita Moran-Frye, Secretary to the Planning Board

**Re: Proposed WOA Center
115 Dover Furnace Road
Dover, NY**

Dear Ms. Moran-Frye:

On behalf of our client, World Olivet Assembly, we are pleased to submit this response to comments for the above referenced project. This letter is in response to comments received in *AKRF's* letter dated January 24, 2019, *Dutchess County Department of Planning and Development's* letter dated January 11, 2019, *Dutchess County's Department of Behavioral and Community Health's* letter dated December 31, 2018, *Dutchess County Department of Public Works* letter dated December 28, 2018, and *J.H. Ketcham Hose Company Inc's* letter dated January 15, 2019. New comments requiring a response are in bold, with our latest responses italicized.

AKRF's letter dated 1/24/2019 from Aaron Werner, AICP:

1. 8/2/18 Comment: The Applicant has provided a Master Development Plan in accordance with 145-45(E). The Applicant has indicated that a site plan will be provided upon approval of the Master Development Plan.

1/24/19 Response & Follow-Up: The Applicant has provided an updated Master Development Plan dated December 12, 2018. In addition, at the January 7, 2019 Planning Board meeting, the Applicant indicated that a site plan for the phase 1 of the project (Chapel Green) is being prepared to be reviewed simultaneously with the Master Development Plan and SEQRA EAF.

2. 8/2/18 Comment: Please provide an update on NYSDEC's review of the wetland delineation.

1/24/19 Response & Follow-Up: As noted in AKRF's August 2, 2018 memorandum, a Wetland Location Plan has been provided that illustrates the Master Development Plan at a smaller scale to show the proximity of delineated wetlands. The Wetland Location Plan illustrates that all nearby delineated wetland areas fall outside of the boundary of the Master Development Plan and any areas to be disturbed. As stated in the Applicant's December 12, 2018 cover letter, the Wetland Location Map (i.e. delineation) was provided to NYSDEC on November 13, 2018. On December 26, 2018, the Applicant provided an updated version of the Wetland Location Map, including approval signature from NYSDEC.

3. 8/2/18 Comment: Density calculation (Town Code §145-19): The table provided in the Master Development plan includes a value of approximately 50 acres for "30% slopes" and approximately 25 acres for "15- 30% slopes." It is not clear from the table if the approximately 50 acres noted accounts for slopes greater than 30%, nor is it clear if the approximately 25 acres noted accounts for 50% of the acreage of 15-30% slopes. Please revise the "Description" column of the density calculation table to accurately reflect the conditions listed in §145-19(A)(1)(a) and if necessary, update the "Acres" column to reflect these conditions.



1/24/19 Response & Follow-Up: As stated in the Applicant's December 12, 2018 letter to the Planning Board, an updated density calculation has been provided on the Master Development Plan. Utilizing the net acreage method outlined in the Town Code, the total net acreage of the project site is 96 acres, which permits up to 96 residential units. The 69 residential units proposed (through both rehabilitation and new construction) are in compliance with density requirements.

4. 8/2/18 Comment: An Erosion and Sediment Control Plan and SWPPP should be prepared according to Chapter 65 of the Town Code, and reviewed by the Town Engineer. The Applicant has indicated that this will be provided with the Chapel Green site plan submission.

1/24/19 Response & Follow-Up: This comment remains applicable (at a preliminary level) for the Master Development Plan, and as discussed further below, should also be addressed in connection with the Phase 1 (Chapel Green) site plan submission.

6/11/19 Response: Phase 1 Site Plan have been submitted.

5. 8/2/18 Comment: Portions of the project site are located within the Great Swamp (NYSDEC wetland DP-22). The wetland boundary should be flagged and verified by NYSDEC. The proposed paving of the parking lot for the Proposed Daycare at Birch Lodge, the proposed renovations at Birch Lodge and Lakeview Lodge would be located within the NYSDEC and Town (§145-14) regulated buffer areas.

1/24/19 Response & Follow-Up: This comment has been addressed. Refer to the response to comment #2 above.

6. 8/2/18 Comment: In a letter dated March 2, 2017, NYSDEC identified potential habitat on the project site for bog turtles and timber rattlesnakes. In response to this letter, a Threatened and Endangered Species Habitat Suitability Assessment Report dated April 18, 2018 was prepared by Ecological Solutions, LLC. The report includes recommended measures to be incorporated as part of the project to avoid potential impacts to timber rattlesnakes. The report concluded no action should be necessary with regard to bog turtles, since a delineation completed for NYSDEC wetland DP-22, an area that contains suitable bog turtle habitat, shows these areas would not be impacted by the proposed project.

1/24/19 Response & Follow-Up: This comment has been addressed.

As noted above, the boundary of the delineated wetland has been reviewed and validated by NYSDEC. AKRF has no further comments with regard to bog turtles. As stated in the Applicant's July 3, 2018 letter to the Planning Board and AKRF's August 8, 2018 memorandum, the recommended measures to avoid potential impacts to timber rattlesnakes can be incorporated into the special permit approval and SEQR determination. These measures include construction of the new residential building and paving of the internal road during the acceptable work period of November 1st through March 31st, as well as a temporary construction barrier, distribution of a timber rattlesnake handout, and contacting a timber rattlesnake biologist if a snake is encountered during construction activities.

7. 8/2/18 Comment: EAF form, NYSDEC Spills: Please revise the EAF Long Form to indicate "No" for question E.1.h, but "Yes" for question E.1.h.i.

1/24/19 Response & Follow-Up: This comment has been addressed.

8. 8/2/18 Comment: As part of the Applicant's July 3, 2018 resubmission, a No Impact letter from SHPO was included in response to the submitted Phase 1A and Phase 1B Archaeological Assessments. No additional review is required.



1/24/19 Response & Follow-Up: AKRF has no further comments on historic and cultural resources.

9. 8/2/18 Comment: As a Camp Type I Use, a “Master Plan” is required and should include information on the open space system per §145-45-E(1)(a).

1/24/19 Response & Follow-Up: This comment has been previously addressed as part of the Applicant’s July 3, 2018 submission. Per the Applicant, all areas of the site not being developed for buildings, parking, roads, driveways and activity areas are part of the open space system.

10. 8/2/18 Comment: On the EAF Part 1, D.2.d should be “yes” instead of “no” as the proposed action will generate liquid wastes as shown on p. 14 of the EAF narrative.

1/24/19 Response & Follow-Up: This comment has been addressed.

11. 8/2/18 Comment: The Applicant should confirm that the size of the existing buildings will not change (p.23 of the narrative).

1/24/19 Response & Follow-Up: This comment has been previously addressed as part of the Applicant’s July 3, 2018 submission. As currently written, page 2 of the EAF narrative and page 1 of the Special Use Permit narrative both state that the “footprints and floor areas of all existing buildings will not be increased.”

12. 8/2/18 Comment: A site plan appears to be missing from the Large Event Management Plan. The site plan should accompany the narrative provided and identify the locations of parking areas, restrooms, emergency staging, and other facilities referenced in the Large Event Management Plan.

1/24/19 Response & Follow-Up: This comment has been partially addressed.

As part of the Applicant’s December 12, 2018 resubmission, the Large Event Management Plan was updated to include a site plan (as Attachment 2). However, Attachment 2 appears to identify the parking, restrooms, and other facilities only for the Hayden Center portion of the project, and identical copies of the same Hayden Center site plan appear twice within the attachment. The Large Event Management Plan should be revised to identify the locations of parking areas, restrooms, emergency staging, and other facilities for the Chapel Green portion, in addition to what is planned for the Hayden Center portion.

6/11/19 Response: The Event Management Plan has been updated.

13. 8/2/18 Comment: At the December 18, 2018 meeting, the Planning Board adopted a resolution classifying the project as an Unlisted action under SEQRA. However, the circulation of application materials (including the EAF) to involved and interested agencies has been pending since that time, due to the Applicant needing to provide additional copies. The application materials and EAF were resubmitted on July 3, 2018. As indicated in the comments that follow, there are several areas of the EAF that need updates or revisions prior to circulation. Once these comments have been addressed, the Applicant should provide the required number of copies to the Planning Board secretary for circulation.

1/24/19 Response & Follow-Up: The required number of copies was provided as part of the Applicant’s December 12, 2018 resubmission. In addition, the EAF was revised adequately enough for circulation to interested and involved agencies at that time. As noted below under “New Comments,” responses on the circulated materials were received from some of these agencies which require the Applicant’s attention.



14. 8/2/18 Comment: The project description included on page 1 of the EAF Long Form states that the proposed project will include 47 residential units (in six buildings), while also referencing the new construction that will provide eight units. Page 3 of the EAF Long Form and the attached narrative references 55 residential units. Please reconcile. In addition, the description on page 1 of the EAF Long Form (Section A) is also incomplete (the text is cut off). Please complete the description in this section or consider providing a reference to the attached narrative if there are space constraints.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

15. 8/2/18 Comment: On page 3 of the EAF Long Form, question D.1.c asks if the proposed action is an expansion of an existing project or use. “No” is checked off, but answers are provided regarding the percentage of expansion and the 55 proposed units (over the existing 47). Please check “Yes” for this section of the form.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

16. 8/2/18 Comment: Please revise the construction phasing timeline outlined in question D.1.e of Part 1 of the EAF Long Form to reflect the time that has elapsed between submissions of materials for this application. The dates shown are no longer realistic. In addition, the EAF Long Form indicates three phases, while the attached EAF narrative indicates two phases.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

17. 8/2/18 Comment: On page 4 of the EAF Long Form, question D.1.g asks if the project would include new non-residential construction (including expansions). “Yes” is checked off, and “3” is listed for the number of buildings. This appears to contradict information provided elsewhere in the submission. The EAF narrative indicates the new construction of only one building (an eight-unit residential building in the Chapel Green area), and also states that none of the existing buildings will be expanded or enlarged as part of their proposed reuse.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

18. 8/2/18 Comment: Please insert “Sharparoon Pond” in Section D.2.b.i of the EAF Long Form.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

19. 8/2/18 Comment: Although the project includes the paving of Ore Bed Road (currently not paved), two existing parking lots and an access drive, question D.2.e of the EAF Long Form and the EAF narrative make reference to a net reduction in impervious surfaces. The EAF narrative states that there will be a net reduction in impervious surfaces because “unnecessary gravel parking and road area will be removed and replaced with lawn.” The EAF should elaborate on how this net reduction was determined, perhaps by comparing the total area (in acres) of impervious surfaces between the existing condition and the buildout of the proposed project.

1/24/19 Response & Follow-Up: This comment has been addressed. As stated in the Applicant’s December 12, 2018 letter to the Planning Board, the project will involve the repaving of portions of Ore Bed Road (a private road) and portions of Green Acres Road (an existing gravel/paved road); the patching and repair of parking lots adjacent to Buildings 1 and 2; and the reconfiguration of parking and access adjacent to Building 18 to improve layout and efficiency. Several existing gravel parking areas, which total approximately 30,000 sf will be removed within Hayden Center resulting in a net reduction in impervious surface of approximately 5,000 sf.



20. 8/2/18 Comment: Since the project will generate new or additional demand for energy, please provide an estimate for the annual electricity demand during operation of the project per question D.2.k of the EAF Long Form. The estimate can rely on the current demand for the existing buildings, plus a conservative estimate of what can be expected from the proposed reuse and new construction.

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

21. 8/2/18 Comment: Please provide an answer to question D.2.r.iii of the EAF Long Form (proposed disposal methods/facilities for solid waste generated on-site).

1/24/19 Response & Follow-Up: The EAF has been updated and this comment has been addressed.

22. 8/2/18 Comment: Please check “No” for question E.2.k of the EAF Long Form, since the project site is not located within the 500-year floodplain. In addition, while the 100-year floodplain encroaches on the property boundary, it does not appear to fall within the boundaries of the Master Development Plan. To verify, the 100-year floodplain should be depicted on the Master Development Plan as well as the Wetland Location Map, and the EAF narrative should clarify the location of the floodplain in relation to the area of development. If any portion of the Master Development Plan contains 100-year floodplain areas, a floodplain development permit from the Town of Dover would be required.

1/24/19 Response & Follow-Up: The Master Development Plan, Wetlands Location Map, and EAF have been updated and this comment has been addressed. No portions of the Master Development Plan fall within the 100- year floodplain and all adjacent wetlands (which will not be disturbed) have been delineated to the satisfaction of NYSDEC.

1/24/19 NEW COMMENTS

1. **At the January 7, 2019 Planning Board meeting, the Applicant stated that they intend to submit a site plan and ESC plan for phase 1 of the project (Chapel Green) to run concurrently with the Planning Board’s review of the Special Permit, Master Development Plan, and EAF. If the Applicant is seeking site plan approval for one or more phases of the proposed project as part of this current application, the requirements of §145-65 of the Town Code would apply, including review of architectural plans and elevations of all structures (both existing and new) by the Planning Board, serving as the Architectural Review Board. Pursuant to Chapter 65 of the Town Code, an ESC Plan and SWPPP would also be required.**

***6/11/19 Response:** Photographs of all the existing buildings included in Phase 1 are included herein as Attachment 13. It is the applicant intent to complete general repair and address deferred maintenance on these building. This would include door and window replacement, repair of existing exterior details, and painting. The footprints of the existing building would not be changed or nor would there be a substantive change to the building’s architecture.*

2. **As of January 1, 2019, NYSDEC has issued new versions of the Short and Full EAF. Since this application is an active SEQRA review with a Determination of Significance still pending from the Town of Dover Planning Board (acting as lead agency), it is recommended that the EAF be updated to include the new (2019) version of the form, which is available for download from NYSDEC’s website. As part of this update, any new comments pertaining to the EAF within this memorandum should be addressed.**

***6/11/19 Response:** The updated FEAF is included herein as Attachment 3.*



3. The Dutchess County Department of Planning and Community Development (DPCD) has reviewed the referral made by the Town of Dover Planning Board for countywide and intermunicipal impacts in accordance with General Municipal Law §239. In a letter dated January 11, 2019 (attached), DPCD requested additional information regarding the nature of the residential units proposed (seasonal vs. long-term occupancy). The Applicant should address this comment in a future submission, and update the project narratives accordingly.

6/11/19 Response: The FEAF and Special Use Permit Narratives have been updated to confirm all uses are intended to operate on a year-round basis.

4. In a letter dated December 31, 2018 (attached), the Dutchess County Department of Behavioral and Community Health provided several comments in response to the Town of Dover Planning Board's circulation of SEQRA materials. These comments are related to the water supply and wastewater disposal sections of the EAF, as well as applicable approvals required from the County for these systems and the beach improvements proposed for the 2nd phase of the project. These comments should be addressed by the Applicant in a future submission.

6/11/19 Response: The Applicant is in the process of preparing application to the Dutchess County Department of Health for the wastewater and water supply systems.

5. In a letter dated January 2, 2019 (attached), the Dutchess County Department of Public Works provided no comments in response to the Town of Dover Planning Board's circulation of SEQRA materials. However, it was noted in the letter that work within the Dutchess County highway right of-way for County Route 26 (aka Dover Furnace Road) cannot commence until a Highway Work Permit has been issued.

6/11/19 Response: Comment is noted.

6. In a letter dated January 15, 2019 (attached), the Town of Dover Fire Department (J.H. Ketcham Hose Company, Inc.) provided several comments in response to the Town of Dover Planning Board's circulation of SEQRA materials, referencing provisions of the 2010 New York State Fire Code, among other requirements. It is recommended that the Applicant meet with the Fire Department as soon as possible to address these comments, and copy the Town of Dover Planning Board and consultants on any written response. The Applicant should be prepared to address how they intend to satisfy these requests at a future Planning Board meeting.

6/11/19 Response: The applicant has met with the fire department. Response are provided below.

Dutchess County Department of Planning and Development's letter dated 1/11/2019 from Brad Barclay, Senior Planner:

- It is unclear from the application materials presented how many of the residential units are intended for long-term non-seasonal use and how many are to be used for short-term camp uses. This distinction will be important in determining the impacts of the project on the community and the surrounding site.

6/11/19 Response: All uses including the residential will be used on a year-round basis. WOA's use of the property is not a camp. It is conversion of a camp into a religious training center.



Dutchess County Department of Behavioral and Community Health's letter dated 12/31/18 from Lee Felshin, P.E., Supervising Public Health Engineer:

1. There is no objection to the Town of Dover Planning Board serving as lead agency.

6/11/19 Response: Comment is noted.

2. In addition to the applicant needing to seek approval for sewage disposal and water supply facilities, the applicant will need to seek health department approval for the beach.

6/11/19 Response: Comment is noted.

3. Phase 1 in the EAF Narrative indicates certain buildings needing upgrades to water supply/septic in coordination with Dutchess County Department of Health (e.g. Main Office/Chapel, Birch Lodge, Mountain View Lodge, Lake View Lodge, etc.). The Screen House, Lodging Hall, Hayden Hall and Water Treatment Plant should be listed for upgrades and coordination with Dutchess County Department of Health also.

6/11/19 Response: To clarify the Screen House will used for outdoor dining, meeting and social events. It does not include kitchen or bathroom facilities. A permit from DOH for is not anticipated.

Further, the Water Treatment Plan has a currently approved permit from DOH. Hayden Hall is operating under a temporary permit.

4. Full Environmental Assessment Form, Part 1-Project and Setting, Section D.2 Project Operations has not been completed in Subsection c. for water supply and Subsection d. for wastewater.

6/11/19 Response: The sections are completed on the enclosed FEAF.

Dutchess County Department of Public Works' letter dated 12/28/18 from Robert H. Balkind, P.E., Commissioner:

- This office is in receipt of the Amendment to the Special Permit Application to World Olive Assembly, Inc., dated December 11, 2018. Dutchess County Department of Public Works (DCDPW) consents to the Town of Dover Planning Board to serve as SEQR Lead Agency. Please note that on page 9 of the amendment the reference to Dutchess County Highway Department permit should be revised to reference Dutchess County Department of Public Works Highway Work Permit.

6/11/19 Response: Page 9 of the amendment has been updated.

- Prior to the Department issuing a Highway Work Permit the applicant must submit plans detailing the proposed improvements at the existing driveway where it joins with Dover Furnace Road (County Route 26). Work within the Dutchess County highway right-of-way cannot commence until a Highway Work Permit has been issued.

6/11/19 Response: Comment is noted.

J.H. Ketcham Hose Company Inc's letter dated 1/15/19 from Joseph H. Dingee Jr., Fire Chief:

1. The fire department request that all existing and proposed roadways be named and buildings numbered per the Dutchess County Enhanced 911 System.



6/11/19 Response: *Project will install street signs and number buildings as required.*

2. Section 503 Fire Apparatus Access Roads, 503.2 Specifications, 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, but may require that the width of the access road be wider than 20 feet depending on roadway length, and an unobstructed vertical clearance of not less than 13 feet 6 inches. We are requesting a detailed study of all roadways, parking lots and roadway islands to ensure that proper turning radius is achieved for fire apparatus.

6/11/19 Response: *Roads will be improved as needed to meet the referenced standard.*

3. Section 503.2.3 Surface, Refer to Appendix D, Fire Apparatus Access Roads Appendix D, Section 102 Required Access, D 102.1 Access and Loading: Must meet the requirements of this section, specifically be accessible to the fire department by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

6/11/19 Response: *Roads will be improved as needed to meet the referenced standard.*

4. All dead-end roadways shall meet the requirements of Section 503, Appendix D, Fire Apparatus Access Road Turnarounds.

6/11/19 Response: *Roads will be improved as needed to meet the referenced standard.*

5. Section 503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

6/11/19 Response: *No security gates are proposed.*

6. The fire department request that all buildings meet the requirements of Section 506 Key Boxes. The key box shall be an approved type and shall contain keys to gain immediate access for life-saving or firefighting purposes. The key box shall match the existing system that is used by the J.H. Ketcham Hose Co., paperwork for the Knox Box System will be provided upon request.

6/11/19 Response: *Key boxes will be installed on buildings per code.*

7. Section 508 Fire Protection Water Supply: The fire department request that an approved water supply capable of supplying the required fire flow for fire protection be provided. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains, or other fixed systems capable of providing the required fire flow. Exception: In areas where a fixed fire protection water supply is not available, rural water supply complying with the requirements of NFPA 11112 may be approved.

6/11/19 Response: *The applicant is still reviewing this comment.*

8. The fire department request that all buildings that have overnight occupancy be equipped with an automatic sprinkler system and all other buildings where an automatic sprinkler system is required by code.

6/11/19 Response: *Automatic sprinklers will be installed where required by code.*



9. The fire department request during this process that \$25,000.00 be allocated towards outfitting interior firefighters with turnout gear during the final approval process of this project. Interior firefighting turnout gear, consisting of turnout coat, bunker pants, boots, helmet, flashlight, hood, gloves, harness and bailout system are essential for keeping our firefighters safe while operating at an incident. The cost to outfit one interior firefighter is \$3,800.00.

6/11/19 Response: *The applicant is still reviewing this comment.*

10. The fire department request that a walkthrough be conducted for informational purposes only upon project approval. The fire department reserves the right to make additional comments on this project during the SEQOR process.

6/11/19 Response: *A walk through of the property and buildings can be conducted when the fire department is ready.*

Enclosed for review please find sixteen (16) bound copies of the following, which amends our previously submitted application:

- Attachment 1 - Revised Master Development Plan dated June 10, 2019
- Attachment 2 - Revised FEAF Narrative dated June 6, 2019
- Attachment 3 - Revised FEAF dated June 6, 2019
- Attachment 4 - OPRHP No Impact Letter Dated December 4, 2017
- Attachment 5 - Threatened and Endangered Species Habitat Suitability Assessment dated April 26, 2017
- Attachment 6 - Large Event Management Plan dated November 2, 2017
- Attachment 7 - Septic and Water Quality Report prepared by ProSeptic dated August 9, 2017
- Attachment 8 - Well Inspection Report prepared by Hanson Well Drilling dated October 2, 2017
- Attachment 9 - Special Permit Application dated November 2, 2017
- Attachment 10 - Special Permit Narrative dated June 5, 2019
- Attachment 11 - Wetland Delineation Maps dated April 2017
- Attachment 12 - Wetland Location Plan dated December 20, 2017
- Attachment 13 - Existing Building Photographs

Also enclosed are sixteen (16) copies of the Site Improvement Plan for Phase 1 dated June 10, 2019

If you have any questions or require any additional information, please contact me at (518) 438-9900 or at steven.wilson@bohlereng.com.

Sincerely,

BOHLER ENGINEERING MA, LLC

Steven R. Wilson

CC: Mark Spisak, World Olivet Assembly
John Vivian, World Olivet Assembly
Alan Tom, World Olivet Assembly