



*via Overnight Delivery*

July 19, 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 July 1, 2019. New comments requiring a response are provided below, with our responses italicized.

1. 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.

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 recently submitted phase 1 (Chapel Green) site plan.

*The enclosed Site Improvements Plans address the requirements of Chapter 65.*

2. Comment: In a letter dated December 31, 2018, 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 phase 2 of the project. These comments should be addressed by the Applicant in a future submission.

As noted in the June 11, 2019 letter to the Planning Board, the Applicant is in the process of preparing an application to the Dutchess County Department of Health for the wastewater and water supply systems. The applicable approvals for the beach improvements proposed for phase 2 have been noted by the Applicant.

*The applicant is working on scheduling on site meeting with Department of Health to review deep perc tests for wastewater systems approvals.*

3. Comment: 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.



This comment remains applicable. It is unclear if the Applicant has met with the Fire Department to discuss the project and their comments since the comment letter was issued. The Applicant's June 11, 2019 letter to the Planning Board provides responses to a number of the Fire Department's comments which appear acceptable based on the submitted site improvement plans. However, the Applicant has noted that they are still reviewing comments related to adequate water supply to meet code requirements on fire flow, and the Fire Department's request for the Applicant to allocate \$25,000 towards the purchase of turnout gear.

*The applicant is continuing to coordinate with the Ketchum Fire Department and expect to address all comments shortly.*

4. Comment: The Applicant should submit a SWPPP and Erosion and Sediment Control Plan for review by the Town Engineer as required by Chapter 65 of the Town Code.

*The enclosed Site Improvements Plans address the requirements of Chapter 65.*

5. Comment: As directed following the February 23, 2019 site walk and the discussion which took place at the March 4, 2019 Planning Board meeting, the Applicant has noted the location of a cemetery on the Master Development Plan. As noted in the Use Table of the Town Code, cemeteries are permitted through approval of a special permit by the Planning Board. By including the cemetery as part of the Master Development Plan required by the Camp Type I special permit, this use can be reviewed by the Planning Board in connection with existing special permit application. The area of the planned cemetery corresponds to the general location of an existing grave for a young child who passed away on the property several years ago, and appears from the Master Development Plan map to be located on a portion of parcel number 132600-7061-00- 062121-0000, southwest of the Dining Hall building. The cemetery would be considered a privately owned and operated use on the WOA property, and would provide a planned location on the project site for future burials as desired.

*Comment is noted.*

6. Comment: Based on review of the Town of Dover GIS maps (2010) including a map of the aquifer overlay zones, the area of the cemetery referenced above appears to fall either fully or partially within the Principal Aquifer Zone. Town Code Section 145-15 (E)(2)(j), which outlines the regulations for uses within the Principal Aquifer and Upland Aquifer zones, states the following related to cemetery uses: "cemeteries, veterinary hospitals and offices and funeral parlors shall be operated to prevent contamination of the public water supply per the New York State Environmental Conservation and Public Health Laws."

*Comment is noted.*

7. Comment: The phase 1 site plan submitted includes references to a "General Notes" section which does not appear included. In addition, there are also several items from the Town Code required for site plan submissions (Section 145-65-B) that do not appear included in the drawing, and it is unclear if waivers from these provisions, due to the nature of the project, have been sought by the Applicant and deemed appropriate by the Planning Board. The specific deficiencies are identified through the underlined text as follows. It should be noted that most of these underlined items can be found in the Master Development Plan drawing and should be easily transferrable to the phase 1 site plan. The Planning Board may waive some of the information required in Subsection B, as it deems appropriate:
  - a. The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.

*The enclosed Site Improvement Plans have been updated to include the requested information.*



- b. The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.

*The enclosed Site Improvement Plans have been updated to include the requested information.*

- c. Erosion and sedimentation control plan required by Chapter 65 of the Dover Town Code to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.

*The enclosed Site Improvement Plans have been updated to include the requested information.*

- d. Existing and proposed topography at two-foot contour intervals

*The enclosed Site Improvement Plans have been updated to include the requested information.*

- e. For new construction or alterations to any structure, a table containing the following information shall be included:

- i. Estimated area of structure intended to be used for particular uses such as retail operation, office, storage, etc.;
- ii. Estimated maximum number of employees;
- iii. Maximum seating capacity, where applicable; and
- iv. Number of parking spaces existing and required for the intended use

*The enclosed Site Improvement Plans have been updated to include the requested information.*

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](mailto:steven.wilson@bohlereng.com).

Sincerely,

**BOHLER ENGINEERING MA, LLC**

Steven R. Wilson

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