

April 17, 2024 Town Board Special Meeting

Continued Discussion of a Proposed New Community Recreation  
Center at Thomas Boyce Park in Wingdale





*Established 1807*

**April 17, 2024**  
**Continued Discussion Components**

**Recap of Need and Benefits of New Center- Recreation Specialist Julie Muncey**

**Enhancing the Quality of Life and Sense of Community for All Residents**  
**Dani Plastini, Town of Beekman Recreation Dept.**

**Five of the Top 15 Reasons Dover Needs a Community Recreation Center-**  
**Town Clerk Katie Palmer-House**

**Bond Resolution and Its Adoption**                      **Douglas Goodfriend, Esq., Bond Counsel**

**Summary of Findings of EAF, Habitat Reports, Wetlands Delineation for State**  
**Environmental Quality Review (SEQR)**                      **Town Engineer Joe Berger**



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**Recap of Need and Benefits of New Center-**  
Town of Dover Recreation Specialist Julie Muncey

**Enhancing the Quality of Life and Sense of  
Community for All Residents**

Dani Plastini, Town of Beekman Recreation Dept.

## Top 15 Reasons Dover Needs a Community Recreation Center



**Reason 15:** Since 2017, residents have ranked a new community recreation center and sports facility as their top priority that would improve the quality of life in Dover.

**Reason 14:** Boyce Park facilities were built in 2000 before children's summer day camp was started and are in need of updating to meet the Town's current rec program needs.

**Reason 13:** Municipalities are responsible for operating safe and adequate public facilities. Accidents due to lack of responsibility may result in the Town's exposure to litigation, settlements and corrective actions.

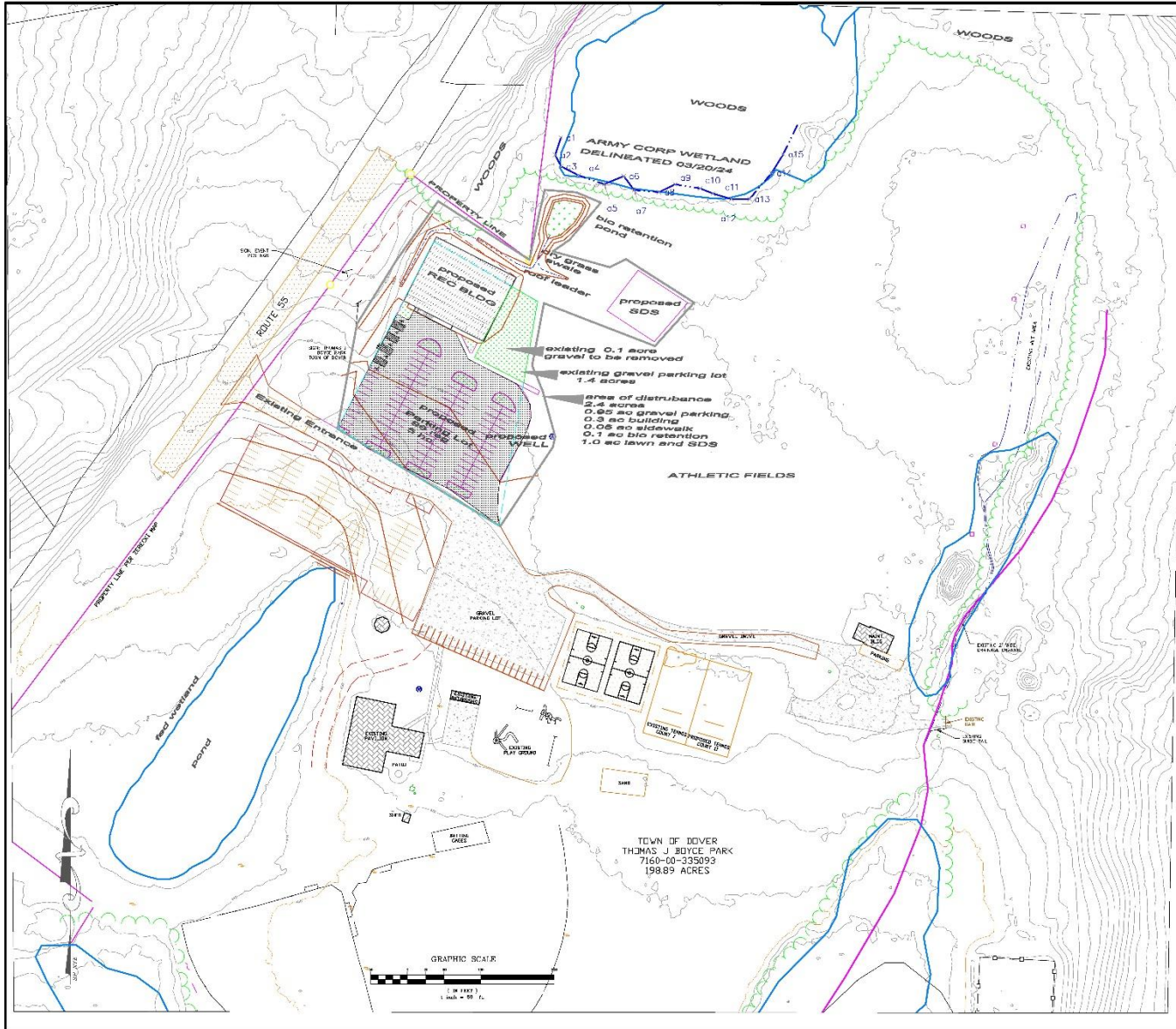
## Top 15 Reasons Dover Needs a Community Recreation Center

**Reason 12:** In the event the Town's summer day camp closed, child care for approximately 100 children and 30 camp counselors would dramatically disrupt the well-being of Dover families.

**Reason 11:** An potential reason why Dover lacks a grocery store and other economic development may be its lack of population. Families and active adults desire town and community facilities and our lack of a community recreation center (in contrast to neighboring communities that have them) may deter interest in relocating to Dover.

**Reason 10:** Town Boards can't compel economic development- residents must be willing to contribute with support and involvement to help make a community welcoming and inviting so it can grow.





**LEGEND**

	EXISTING BUILDING
	EXISTING CONCRETE WALK
	EXISTING CONCRETE RAMP
	EXISTING CONTROL POINT
	EXISTING EDGE OF PAVEMENT
	EXISTING STREAM/POND
	EXISTING WELL
	EXISTING UTILITY BOX
	EXISTING STORMWATER POND
	PROPOSED BLDG
	PROPOSED SDS

	<b>TOWN OF DOVER</b> 1500 Mount Pleasant Road Dover, Pennsylvania, PA 17822	<b>TOWN OF DOVER</b> Thomas J Boyce Park 6420 Route 65 Town of Dover County of Dover State of New York	<b>PROPOSED RECREATION BUILDING</b> SHEET SP-1
PREPARED BY: [Blank] DATE: [Blank] SCALE: [Blank]			





Mr. Douglas Goodfriend, Esq.

Town of Dover Bond Counsel

# What Is “SEQR”?

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## New York State Environmental Quality Review Act

- Statute is Article 8 of NYS Environmental Conservation Law
  - Ch. 43, Consolidated Laws of NYS
- Regulations are Part 617 of Title 6 of the New York Codes, Rules and Regulations
  - (“6 NYCRR”)

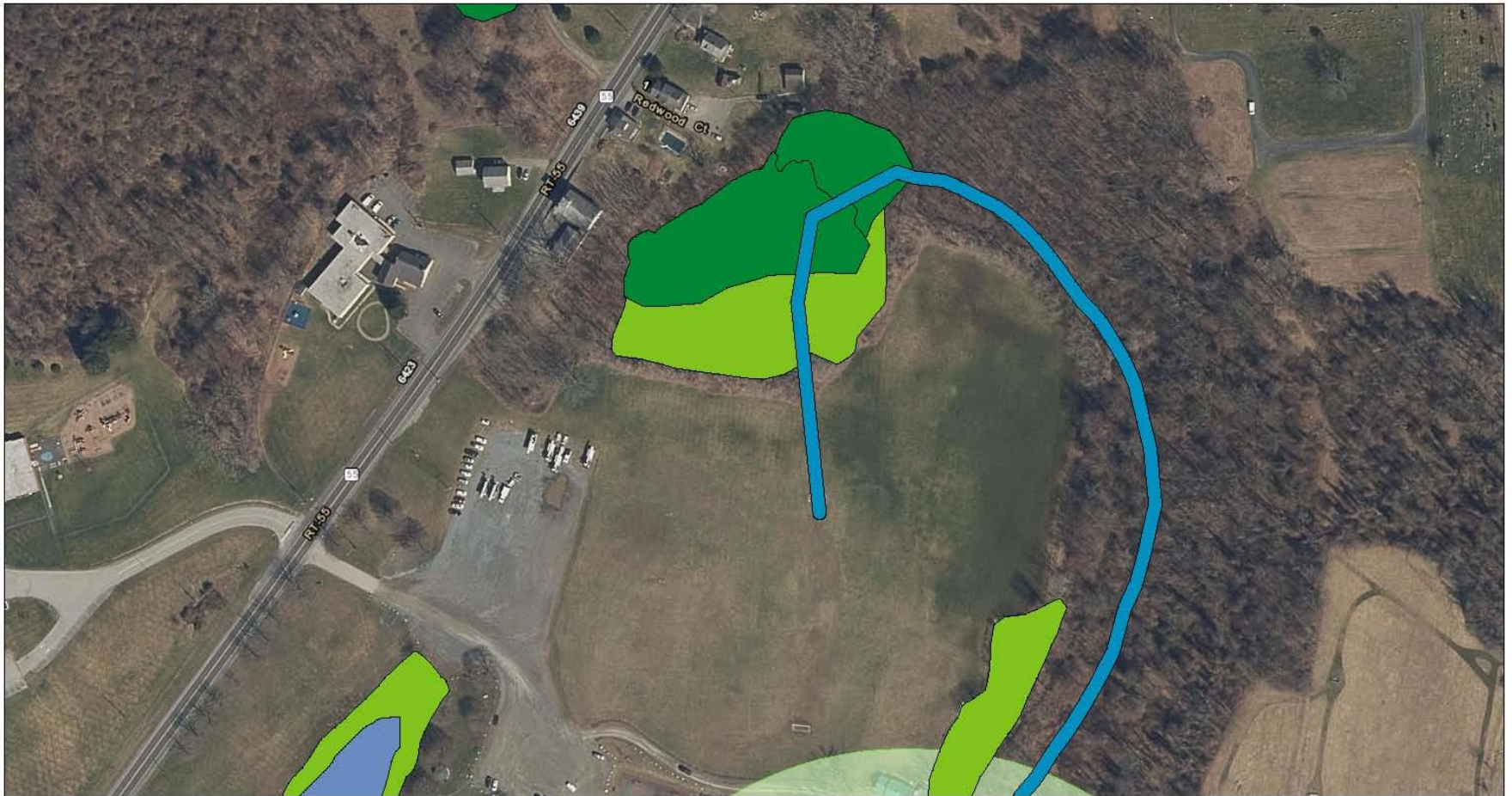


Joe Berger, Town Engineer  
SEQR Review

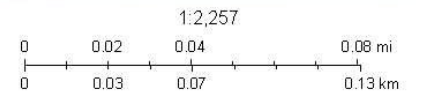




# NYSDEC & USFWS Wetlands Map for area of proposed work



March 21, 2024



Eri, HERE, Garmin, (c) OpenStreetMap contributors, NYS ITS Geospatial Services, Westchester County GIS, New York State, State of Connecticut, Maxar, Microsoft

## Primary Findings of Habitat Report on proposed community recreation center parcel

As there are no trees to be cut for either the new pavilion and/or the septic field, there will be no impacts to the Indiana bat. As they use older trees with scaling bark as maternity trees. So there is no breeding habitat that will be disturbed.

The wetland adjacent to the mowed area by the parking lot is regulated by the USACE. This is a deep water wetland as shown in the photo above. It is also somewhat acidic as there are blueberry bushes along the edge and on the high spots.

Bog turtles prefer a bottom substrate of permanently saturated organic or mineral soils. These are often soft, mucky-like soils (this does not refer to a technical soil type as defined by Corps [1987]); you will usually sink to your ankles (3-5 inches) or deeper in muck. Bog turtles also do not swim, so they do not like deep water wetlands and ponds. As this wetland is significantly away from the NYSDEC wetland and bog turtles stay near their core habitat, it is highly unlikely that there are any turtles utilizing this wetland.

As there are no proposed impacts to the wetland. The impacts are only proposed to the existing parking area and mowed area adjacent to the parking area, there should be no adverse impacts to either the Indiana Bat and/ Bog turtles,

No other habitat or environmental concerns were observed during our review and field visit.



Custom Soil Resource Report  
Soil Map (Park Pavilion Area)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cc	Catden muck, 0 to 2 percent slopes	2.2	31.1%
CuB	Copake gravelly silt loam, undulating	2.4	34.2%
CuD	Copake gravelly silt loam, hilly	2.1	30.0%
Ud	Udorthents, smoothed	0.3	4.7%
<b>Totals for Area of Interest</b>		<b>7.0</b>	<b>100.0%</b>