

## **I. INTRODUCTION**

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### **A. Introduction**

The following Final Environmental Impact Statement has been prepared for the Knolls of Dover project. It provides responses to all substantive comments made on the Draft Environmental Impact Statement (DEIS), dated April 29, 2009, including those provided at the public hearings held on May 30, 2009 and June 3, 2009. It also includes responses to comments received from the Dover Town Board, which is the Lead Agency in this matter, the Dover Planning Board, and the New York State Department of Environmental Conservation (DEC), each of which was received after the close of the DEIS public comment period on June 30, 2009.

This FEIS incorporates the Project's Draft Environmental Impact Statement (DEIS) by reference. The FEIS comment and response section (Chapter II) generally follows the same topic by topic format as provided in the DEIS. The FEIS also includes an Appendix as Chapter IV which includes revisions to the proposed zoning text, information on the project's Design Guidelines and other documents. The Proposed Master Development Plan is also included in the FEIS Appendix. That plan recasts the description of the Proposed Action in a format called for in the MC Overlay zoning which applies to the site. Copies of comments received and public hearing transcripts are provided in the Appendix.

### **B. Proposed Action**

The proposed project is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (HVPC) property and an adjacent parcel (former Dykeman property) in the hamlet of Wingdale, New York, with a mixed-use community centering on an existing train station and exhibiting traditional neighborhood design principles. The development program includes 1,376 dwellings in a wide variety of unit-types, approximately 238,500 square feet of commercial space, and approximately 70,250 square feet of community facility or recreation center space (excluding Our Lady of Solace Church). The Proposed Action being considered under SEQRA includes a Master Development Plan, a phasing plan, and certain changes to the existing zoning of the site. The proposed project components are described in detail below and are shown on Exhibit I-1.

The 937 acre site is located to the east and west of NYS Route 22. There are a number of private roadways within the site, including Wheeler Road, which runs east-west, and Hutchinson Avenue which runs north-south. At the intersection of Wheeler Road and Route 22, a Metro North Railroad Station exists, providing service to White Plains, New York City and other locations.

The site contains a number of environmental features, including DEC-designated wetlands, steep slopes, a reservoir and significant habitat areas. The Swamp River bisects the site, just west of the Metro-North railroad tracks (see Exhibit I-2). The Appalachian Trail passes through a 750 foot wide easement, just to the east of the Project Site.

The former HVPC, with buildings concentrated on the east side of Route 22, contained 83 principal and accessory structures totaling approximately 2.15 million square feet of floor area with only a few structures, including, garages, barns and the dam gatehouse having been removed or destroyed. The majority of the buildings were constructed during the 1920's and 1930's, with some earlier construction closer to the turn of the century. Operations at the HVPC peaked in the 1950's with 5,000 patients and 5,000 around-the-clock employees at the site, and continued at that level until the state began downsizing the facility in the 1970's. At that time, the NYS Division for Youth (DFY) leased some of the emptied buildings from NYS Office of Mental Health. When the HVPC closed on February 1, 1994, the remaining patients and staff were transferred to other state facilities, creating a 45 million dollar payroll loss for the region. The state decommissioned the majority of the buildings and those buildings have remained vacant for the past fifteen years. DFY moved their operations from the property in March 2004. Many of the buildings on the site are considered to be eligible for the National Register of Historic Places. Notwithstanding their deteriorated condition, demolition of these structures is considered to be a significant adverse impact.

While most structures are substantially deteriorated, there are some buildings that present opportunities for adaptive reuse, such as the Director's Residence, which was already restored by the Applicant. The former HVPC buildings being considered for reuse include: the Administration Building; the two I-buildings fronting Route 22; the U-shaped building near the running track; the Power Plant; the Storehouse; Our Lady of Solace church; and the recreational building known as Smith Hall.

The largest structures are the 10-story hospital building known as Sullivan Tower and the H-buildings, which served as dormitories for the HVPC patients and the NYS Division for Youth detention center residents. Three former prison buildings are located along Hutchinson Avenue. Each of these buildings and others are planned for demolition.

Existing recreational uses on the site include an approximately 64-acre, 9-hole golf course on the west side of Route 22, a running track, and a Swamp River access point. The site also has an internal utility system, which includes the dam and reservoir, a water filter plant and supply system with a 1 million gallon per day capacity and a sewage treatment plant with the capacity and a SPDES permit for 1.2 million gallons per day.

The Project is conceived as a community of compact neighborhoods on both sides of the Swamp River. Following its historic pattern, the eastern side of the Project Site is proposed for more varied and more intensive uses. A Town Center would be established on Wheeler Road across Route 22 from the Metro-North station. The layout is designed to create a new "Main Street" for the community, and includes buildings with residential and office space above ground floor retail (see Exhibit I-3). The former Power Plant and Storehouse buildings near the train station would be adaptively re-used, and anchor the west end of the downtown area. The Great Swamp, associated New York State DEC regulated wetlands and the FEMA-deferred floodplain that pass through the center of the site would remain undisturbed.

Residential neighborhoods incorporating a wide variety of housing types surround the Town Center core on the east side, consistent with traditional community development patterns and the principles of new urbanism. Less intense residential neighborhoods would be located toward the north, and east of the Town Center, with two neighborhoods located at the foot of the hill towards the north, two located near the southern property boundary, and another small neighborhood nestled behind the hilltop near the reservoir.

The western portion of the Project consists of several distinct neighborhoods, as well as the 9-hole golf course. Again, consistent with traditional neighborhood design principles, each neighborhood would incorporate diverse housing types, with available housing opportunities on the west side, including single-family homes, duplexes, townhomes and flats (see Exhibit I-1 and II.PA-1). Each neighborhood would also contain a hamlet green or other open space to help define its identity, with the two neighborhoods along Wheeler Road including community buildings, as well. In addition, the neighborhoods include a mix of age-restricted, age-targeted and non-age-restricted units. The former Directors' Residence, which has already been restored and would serve as a clubhouse for the upgraded 9-hole golf course, offers more social and recreational amenities.

At full build-out, the site would contain approximately 1,376 dwelling units, approximately 238,500 square feet of floor area designated for commercial uses, and approximately 70,250 square feet of community center or recreational facility space. Of the 1,376 dwelling units, 276 would be restricted to households with one member aged 55 years or older; 10% of the 1,376 units would be provided as workforce housing, which would be attractive for teachers, municipal employees, volunteers, etc.

In order to make the proposed plan outlined above feasible, zoning text and map amendments would be required. The proposed zoning amendments have been prepared in consideration with the findings of a market study prepared by an independent economic consulting firm, which indicates significant limitations on the amount of commercial activity and age-restricted housing that could be captured on site.

The proposed text amendments to the existing MC Overlay District would enable a level of commercial development and a mix of residential housing types that would be both consistent with traditional neighborhood development principles, and that could be realistically absorbed by the market. The text revisions establish a minimum non-residential floor area for the MC District of 200,000 square feet, and a maximum residential density of 1.5 dwelling units per acre. The proposed amendments would also include subdivision approval authority for the Town Board for MC District projects, and provide standards for review of any amendments to site plan approvals in the context of the data and/or figures studied in the Environmental Impact Statement. A number of modifications to the proposed zoning changes have been made in responses to comments received, including an adjustment of the maximum density to more closely reflect the proposed development program. A vesting provision that would maintain zoning and master development plan approvals for a period of 15 years is also added. The proposed zoning also includes a provision that allows for site plan amendments designed to facilitate flexibility in the plan so that the project can respond to changes in the market over time.

The parcel adjacent to the former HVPC campus, commonly referred to as the Dykeman parcel, has always been included in the Applicant's conceptual plans for the Project. It is a logical constituent for the comprehensive development of this area as it "fills in" the contiguous block of land between Pleasant Ridge Road to the north, and Hoags Corners Road to the west. In order to provide for a consistent design and planning approach and address the logical and natural connection to the remainder of the land, the Proposed Action proposes extending the MC Overlay onto the former Dykeman parcel. The extension of the overlay is not a mechanism to increase overall permitted density for the Project. The Town Board, the Town Planning Board and the Dutchess County Department of Planning and Development commented that expansion of the MC Overlay zone to the Dykeman parcel was acceptable. As described in the DEIS, the available density with the existing MC District exceeds that proposed by the plan.

The Dover Planning Board recommended a number of changes to the MC Overlay Zoning in response to the referral of the proposed zoning by the Town Board. Its recommendations included<sup>1</sup>:

1. A flexibility provision similar to that proposed by the Applicant but with a 5% threshold.
2. An expiration date for the Master Development Plan (5 years after approval by the Town Board or 15 years unless specifically renewed by the Town Board).

It also recommended keeping the existing zoning provision that provide the following maximums:

1. Not more than 30% of the gross floor area of all development shall be for residential units with 3 bedrooms or less; and
2. Not more than 50% of the gross floor area for all development other than age restricted housing may be residential.

Given the market studies and the project's extraordinary development costs, the two density formulas in the existing zoning were deleted in the Applicant's draft.

For purposes of analysis, if the 30% rule were in effect, the project's 2.7 million square feet of development would allow about 900,000 square feet for housing with more than 3 bedrooms. At 2,500 square feet per three bedroom or larger home, this would limit the number of larger homes to 360, which compares to 331 in the Applicant's proposal. Hence, this provision is unnecessary.

If the 50% rule were in effect, the total square footage minimum age restricted units would apply to the size of the commercial development. Alternative C in the DEIS evaluated a 2005 plan for the property with both of the existing formula provisions, and concluded that this alternative was not realistic or achievable given market conditions and the need to provide a diversified housing mix, consistent with the Town's traditional neighborhood design and transit oriented development objectives. That plan included 600,000 square feet

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<sup>1</sup> Letter from the Town of Dover Planning Board to the Town Board, dated June 30, 2009.

of commercial development and 1,338 housing units, including 889 age restricted units. The market studies prepared by the Applicant and reviewed by the Town consultants (AKRF) and public comment received from planning and real estate consultants Phillips Preiss Shapiro Associates (PS&S) do not support this amount of development.

The 2005 plan was accepted by the former Town Board as an initial step in the SEQRA process. The Board adopted a scoping document in 2006 that called for the detailed market studies and a new urbanism plan which led to the Proposed Action plan presented in the subject DEIS.

### **C. Summary of Plan Changes**

The comments received on the Proposed Action Plan included in the DEIS raised a number of issues that have been addressed with proposed modifications presented in the FEIS. These included comments from the Town Board, the Town Planning Board, the Dutchess County Department of Planning and Development and the New York State Department of Environmental Conservation (DEC), among others.

The following is a summary of the changes to the plan and a comparison of these changes to the plan presented in the DEIS. Most of the changes occur in the area to the west of the Swamp River and in the vicinity of the reservoir, where density has been reduced. Additional development has been provided in the Town Center and at the site of the former HVPC, thereby maintaining the same number of dwelling units (1,376) as proposed in the DEIS plan, and the percent of units within walking distance of the Metro-North railroad station from (69%). Exhibit I-4 illustrates those portions of the site where changes were made.

1. Plan changes in the area to the west of the Swamp River have been designed to respond to comments calling for additional protection of environmental features and further concentration of development in the Town Center and adjacent areas within walking distance of Metro-North railroad station

A significant change is the removal of the Meadow Hamlet in the southwestern corner of the site and reducing the length of Road E in that locale, providing additional protection for wetlands, potential bog turtle habitat and the vernal pool in this area. The redesign of this area results in the relocation of 34 units of housing to the Town Center and vicinity.

The large open space area to the east of Road E, extending to the Swamp River is proposed as a conservation area with a nature trail, providing opportunities for hiking. Upland portions of this area previously used for agriculture could also be utilized as a community garden if so desired by the Town.

2. In the northwestern portions of the site, south of Pleasant Ridge Road, the modified FEIS plan calls for the removal of the Knolls Hamlet and the modification of Road C, increasing its buffer from wetland T and its potential bog turtle habitat, and further protecting the marble knolls in this portion of the site. The redesign of this area results in the relocation of 12 units to nearby Pleasant Ridge Hamlet.
3. The area south of Wheeler Road behind the existing golf course pond had been identified as a potential nesting area for painting and snapping turtles, which are a non-protected species. Portions of Road F, a proposed cul-de-sac, are also affected by the new FEMA floodplain boundary that runs along the Swamp River in this area (see item 4 below). The modified plan eliminates 16 units in this area and relocates these units to the Town Center. The community building and pool that is designed to serve units west of the Swamp River is located within an upland portion of this area.
4. The new FEMA floodplain maps show that a large segment of the site on both sides of the Swamp River are included in the 100-year flood area, which requires the elimination of 42 units to the west of the Swamp River, and 32 units and 27,000 square feet of commercial development proposed for mixed use buildings immediately east of the river. Most of these housing units and commercial development would be added to the Storehouse and Power Plant. The Storehouse would contain both residential (e.g., artists lofts) and ground level commercial space. The areas along Wheeler Road east of the Swamp River would still be used for a boat launch, with additional passive open space area added where the mixed use buildings had been located. The existing golf course clubhouse to west of the Swamp River would remain and would be enhanced as part of the accessory uses that serve the golf course.

The reconfiguration around the flood area has resulted in a net decrease in 7,000 square feet of commercial space. The Town Board has expressed an interest in maintaining the same quantity of commercial development as proposed in the DEIS. Building F on the southeastern corner of the Route 22/Wheeler Road intersection is an L-shaped building accommodating approximately 11,200 square foot of commercial/retail space on the ground floor. If it is determined that the market can absorb the space, and based on parking availability, this building could be “squared off,” expanding its footprint by approximately 7,000 square feet. This area is not constrained by the floodplain or wetlands and could be identified and reserved as a potential future commercial expansion area.

5. The proposed parking lot behind the Storehouse, which had been designed to serve the mixed use buildings cited above, is located within a DEC Class 1 wetland. Although significantly degraded by past use, the Applicant has decided not to seek a wetland permit for filling this wetland, based on DEC comments, and would restore this area instead, as part of its wetland mitigation program.
6. In the areas to the east of Route 22, there were several comments relating to proposed development in the vicinity of the reservoir and in the wooded areas to the north. The

modified plan reduces the number of units near the reservoir, relocating 30 units to the site of the former HVPC.

With these plan changes, the Town Center and the site where the bulk of the former HVPC was located receive increased density, with additional three and some four story building added, as per suggestions by the County Department of Planning and Development. The only other significant change proposed for the Town Center is the shifting of commercial and mixed use buildings on the north side of Wheeler Road from Phase 2A to Phase 1B, making the entire Main Street development part of one of the earliest phases of the development, and making certain the design improvements are consistent for both the north and south sides of the Main Street.

Another change in the FEIS is the expanded on-site trail system in both the eastern and western portions of the site, expanding the amenities available to residents of the project and Dover as a whole.

The tables below show the program for the modified FEIS plan compared to the DEIS Plan.

**Table I-1  
Proposed Housing by Type and Plan**

Location	Unit Type	DEIS Plan			FEIS Plan		
		Total Number of Units	Age-Restricted	Age Targeted	Total Number of Units	Age-Restricted	Age-Targeted
<b>West Side Neighborhoods</b>	Single Family	179	68	0	123	19	0
	(Duplex)	68	0	68	0	0	0
	Townhouse	64	0	64	67	6	61
	2 Story Flats	136	136	0	0	0	0
	Stacked Townhouse	0	0	0	10	0	10
	Apartments, 2-story	0	0	0	142	0	0
	<b>Subtotal</b>	<b>447</b>	<b>204</b>	<b>132</b>	<b>342</b>	<b>25</b>	<b>87</b>
<b>Mixed Use Town Center</b>	Single Family	88	66	0	64	32	0
	Stacked	12	2	10	266	0	266
	Townhomes(Duplex)						
	Townhouse	233	12	221	3	0	3
	Townhouse	34	0	34	34	0	34
	Conversions						
	2 Story Flats	106	106	0	0	0	0
	Apartments (above retail/flex)	111	0	111	108	0	108
	Loft Conversions	26	0	26	24	0	24
	Apartments, 2-story	0	0	0	108	0	108
Apartments, 4-story	0	0	0	96	96	0	
<b>Subtotal</b>	<b>610</b>	<b>186</b>	<b>402</b>	<b>689</b>	<b>128</b>	<b>519</b>	
<b>East Side – Outer Neighborhoods</b>	Single Family	188	48	0	144	0	0
	Stacked	70	0	70	18	0	18
	Townhomes(Duplex)						
	Townhouse	61	0	61	72	19	53
	Townhouse	0	0	0	7	0	7
	Conversions						
Apartments, 4-story	0	0	0	104	104	0	
<b>Subtotal</b>	<b>319</b>	<b>48</b>	<b>131</b>	<b>345</b>	<b>123</b>	<b>78</b>	
<b>Total</b>		<b>1,376</b>	<b>438</b>	<b>665</b>	<b>1,376</b>	<b>276</b>	<b>684</b>

As described above, the total number of dwelling units has remained at 1,376. (This total is split between 455 units in Phase 1 and 921 units in Phase 2.) However, the various plan modifications identified above, primarily the reduction in density from the perimeter of the site and its relocation to the site's core, have resulted in modification of the mix of proposed unit types. An additional building type, a four story apartment building, was also introduced in order to concentrate the number of units in proximity to the core, in accordance with suggestions from the County Department of Planning and Development. (Note: Due to confusion over the term "flats", which referred to a 2-story multifamily product in the DEIS, and the introduction of this new 4-story multifamily product type, the FEIS Plan no longer uses the flats category. Units are instead classified as "apartments, 2-story" and "apartments, 4-story.")

The modifications have reduced the number of proposed single-family homes to 331 units; a decrease of 124 units since the publication of the DEIS. The number of attached, townhouse style product (townhouse, stacked townhouse and duplex units) has also witnessed a minor decrease (approximately 75 units). However, the number of apartment units has been increased by approximately 204 units. The loft units and apartments above retail received only minimal modification (total change of 5 units.)

The age-restricted designation has been applied to those single-family and townhouse units with a "master-down" configuration (i.e., the master bedroom is on the first floor), as well as the 4-story apartment units. This results in 276 age-restricted units on the FEIS Plan, a reduction of approximately 162 units from the DEIS Plan. This reduction is attributable to the loss of single-family units and further refinement of the apartment concept. During the DEIS stage, all of the flats were considered age-restricted. However, the FEIS Plan now includes additional apartment products and it was determined that the 4-story apartment buildings, which would be served by an elevator, would be the most appropriate as age-restricted housing. The locations of the age-restricted units are indicated on Exhibit I-5. ("Age-targeted" does not refer to any specific designation or occupancy restrictions. It is simply used to describe units that by virtue of their design and size, such as apartments above stores, would be attractive to families without children, including empty nesters, young professionals and single persons. These units would be distributed throughout the project.)

Despite the reduction in the number of age-restricted units, these modifications to the proposed unit mix have resulted in a decrease in the number of projected school children from 534 to 449 students. This change is primarily a result of the loss of larger, single-family units (which have a higher multiplier per unit) and an increase in the number of smaller, multifamily units (which have a lower multiplier per unit).

**Table I-2  
Proposed Commercial Space in Mixed-Use  
Town Center by Plan**

Commercial Area	DEIS Plan (s.f.)		FEIS Plan (s.f.)	
	West Side	East Side	West Side	East Side
Power Plant/Storehouse	81,500	-	74,500	-
Main Street	-	124,000	-	124,000
Supermarket	-	40,000	-	40,000
Subtotal	81,500	164,000	74,500	164,000
Total Commercial Development	245,500		238,500	

**Table I-3  
Proposed Community Facility**

Community Space	Location	Size (sf)
Smith Hall	East Side	49,100
Chapel	East Side	29,200
Community Building	East Side	8,800
Community Building	West Side	6,350
Director's Residence/Manor House/Golf Facilities	West Side	6,000
Total Community Space		99,450

Table I-4, shown below, details the proposed parking distribution for the Town Center.

**Table I-4  
Town Center Parking**

	S.F. or Units	Required Parking*	Provided Parking	
			Off-Street	On-Street
<u>East Side</u>				
Commercial	164,000 S.F.	656	458	225
Residential	665 units	998	896	321
Community Facility	87,100 S.F.	262	128**	0
Sub-Total		1,916	1,482	546
<u>West Side</u>				
Commercial	74,500 S.F.	298	318	20
Residential	24 units	36	50	0
Metro North	NA	275	275	0
Sub-Total		609	643	20
Total		2,525	2,125	566

\* Town Center Parking Ratios:  
 1:250 S.F. for commercial  
 1:333 S.F. for community facility  
 1.5: unit for multi-family

\*\* Smith Hall and Our Lady of Solace parking will utilize shared parking with the large commercial lot behind Buildings J, L and M, as well as available on-street parking.

Note: Outside the Town Center, residential parking is provided for each dwelling unit at ratio of 2 spaces per unit for single family and town house units, and an average of 1.5 spaces per unit for multi-family housing.

## D. FEIS Appendix

The Appendix of this FEIS includes the following items:

1. Knolls of Dover Master Development Plan, Revised August 2009
2. Public Hearing Transcripts and Comment Letters
3. Knolls of Dover Design Guidelines with Design Guidelines Addendum, September 2009
4. Design Guidelines Matrix, comparing the Knolls of Dover Design Guidelines with County and Town Documents, September 2009
5. Proposed MC Overlay Zoning, Revised September 2009 (Clean and Redlined Versions)
6. Report and Recommended MC Overlay Zoning from Dover Planning Board, June 2009
7. Phase 1 Bog Turtle Assessment, Dr. Michael Klemens, September 2009
8. Town of Dover Recreation Programs
9. Updated Fiscal Study (in DEIS Chapter form), ERA, September 2009
10. Revised Stormwater Management Report, Divney Tung Schwalbe LLP, September 2009
11. Salt Tolerant Species List
12. Preliminary Traffic Signal Warrant Analysis, John Collins Engineers, September 2009
13. Sensitivity Analysis, John Collins Engineers, September 2009
14. Supplementary Well Testing Program, January 2010
- 14A. County Completion Combined Well Logs
15. Emergency Action Plan for the Harlem Valley State Hospital Dam, April 2002
16. Greenhouse Gas Reduction Measures Matrix, September 2009
17. Energy Consumption and Conservation Report (in DEIS Chapter form), September 2009
18. Dover Union Free School District Enrollment Estimate, August 2009

## E. Required Approvals

Implementation of the project would require approvals and permits from a variety of local, county, state and federal agencies. These are summarized in the table below. Agencies that have approval-granting authority are classified as Involved Agencies under the State Environmental Quality Review Act.

**Table I-5  
Required Approvals and Involved Agencies**

Agency	Approval/Review Type
Dover Town Board	Master Development Plan Zoning text and map changes for the MC Overlay District Site plan and subdivision approval Sediment and erosion control permit Formation of water and sewer districts
Dover Planning Board	Recommendation on the Master Development Plan and Zoning changes. Subdivision and erosion control permit approvals (unless removed from the jurisdiction of the Planning Board as part of the Proposed Action).
Dover Architectural Review Board	Architectural review
Dutchess County Department of Health	Sewage disposal system Water supply Subdivision

Agency	Approval/Review Type
Dutchess County Department of Public Works	Highway Work Permit
Dutchess County Planning Board	239m GML referral
NYS Department of Environmental Conservation	SPDES permits: <ul style="list-style-type: none"> <li>•SPDES stormwater (for construction related impacts)</li> <li>•SPDES wastewater (to operate wastewater treatment plant and reflect actual discharge volumes)</li> </ul> Wetlands permit Water supply (storage) Water quality certification Dam permit (protection of waters [Article 15] relating to Swamp River disturbance) and potential Dam Safety Permit for reservoir dam repairs.
NYS Department of Health	Water supply Storage and distribution systems Backflow prevention devices Swimming pools
NYS Department of Transportation	Highway work permit/Route 22
NYS Attorney General	Homeowners Association approval
New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP)	State Historic Preservation Office (“SHPO”) review of historic and archaeological resources
NYS Secretary of State	Formation of sewer and water corporations
MTA Metro North Railroad	Improvements at the Wingdale Station and parking
Army Corps of Engineers	Wetlands permit

## F. Interested and Involved Agencies

The Agencies and Boards listed above that have approval-granting authority are Involved Agencies. Agencies or groups that do not have jurisdiction to fund or approve the Project, but are interested in the Project’s review process and have asked to be included on the document distribution list are known as Interested Parties.

### Involved Agencies

NYSDOT Region 8  
Eleanor Roosevelt State Office Building  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

NYS Dept. of Environmental Conservation, Region 3  
Mr. Willie Janeway, Mr. Scott Ballard  
21 So. Putt Corners Rd.  
New Paltz, NY 12561

NYSDEC Central Office  
Bureau of Water Resources Management  
Mr. James Gary  
625 Broadway (4<sup>th</sup> Floor)  
Albany, NY 12233-3508

New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island  
Mr. Ken Markunas  
P.O. Box 189  
Waterford, NY 12188

MTA/Metro North Railroad  
Business Development, Facilities and Marketing Department  
Linda Corcoran, Deputy Director  
347 Madison Avenue  
New York, NY 10017

Dutchess County Department of Health  
Environmental Health Services  
Mr. James Napoli, P.E.  
387 Main Street  
Poughkeepsie, NY 12601

Dutchess County Water and Wastewater Authority  
27 High Street  
Poughkeepsie, NY 12601

Town of Dover Architectural Review Board  
126 East Duncan Hill Road  
Dover Plains, NY 12522

NYS Attorney General Office  
Investment Protection Bureau  
120 Broadway  
New York, NY 10271

Dutchess County Department of Public Works  
22 Market Street  
Poughkeepsie, NY 12601

Town of Dover Town Board  
126 East Duncan Hill Road  
Dover Plains, NY 12522

Town of Dover Planning Board  
126 East Duncan Hill Road  
Dover Plains, NY 12522

US Army Corps of Engineers  
Jacob K. Javits Federal Bldg.

26 Federal Plaza, Room 2109  
New York, NY 10278-0090

NYS Department of Health  
Bureau of Water Supply Protection  
Mr. William Gilday, P.E.  
547 River Street  
Troy, NY 12180

**Interested Agencies/Parties**

Town of Dover Zoning Board of Appeals  
16 East Duncan Hill Road  
Dover Plains, NY 12522

Town of Dover Conservation Advisory Council  
126 East Duncan Hill Road  
Dover Plains, NY 12522

Building Inspector  
Town of Dover Building Department  
126 East Duncan Hill Road  
Dover Plains, NY 12522

Highway Superintendent  
Town of Dover Highway Department  
126 East Duncan Hill Road  
Dover Plains, NY 12522

Dutchess County Planning Department  
27 High St. Ste. 2  
Poughkeepsie, NY 12601-1963

Dr. Craig Onofry, Superintendent  
Dover Union Free School District  
2368 Rt. 22  
Dover Plains, NY 12522

New York State Police Troop K  
PO Box 425  
Rte. 22  
Dover Plains, NY 12522

J.H. Ketcham Hose Company  
PO Box 706  
Dover Plains, NY 12522

Adrian H. Anderson, Sheriff  
Dutchess County Sheriff's Office  
150 North Hamilton Street  
Poughkeepsie, NY 12601

National Alliance on Mental Health – New York State  
260 Washington Avenue  
Albany, NY 12210

US Fish and Wildlife Service  
300 Westgate Center Drive  
Hadley, Mass 01035

Brian Marchetti  
Communications Manager  
American Lung Association of New York State, Inc.  
155 Washington Avenue, Suite 210  
Albany, NY 12210

Coalition for the Responsible Growth of Dover (CRGD)  
C/O Carolyn B. Handler  
P.O. Box 544  
Dover Plains, NY 12522  
Friends of the Great Swamp (FROGS)  
P.O. Box 373  
Pawling, NY 12564

Deuel Hollow Conservation Association (DHCA)  
C/O Stancy DuHamel  
212 Duell Hollow Rd.  
Wingdale, NY 12594

Citizens for a Better Dover  
Edie Flood/Linda French  
PO Box 769  
Wingdale, NY 12594

Sarah Bransom, Environmental Protection Specialist  
National Park Service, Appalachian Trail Office  
P.O. Box 50  
Harpers Ferry, WV 25425

James P. Haggett, Chair  
Dutchess/Putnam Appalachian Trail Management Committee  
3 Krakower Drive  
Poughkeepsie, NY 12601-5607

Dutchess Land Conservancy  
4289 Route 82  
Millbrook, NY 12545

Oblong Land Conservancy  
PO Box 601  
Pawling, NY 12564

Housatonic Valley Association  
P.O. Box 315  
19 Furnace Bank Road  
Wassaic, NY 12592

Connecticut Department of Environmental Protection  
Watershed Management Program  
Susan Peterson, Environmental Analyst  
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