

**FINAL WRITTEN SCOPE
FOR DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**Knolls of Dover Zoning Amendment Application, January 2006
Proposed Redevelopment of the Former Harlem Valley Psychiatric Center Campus,
Route 22 and Wheeler Road, and
Creation of the Dykeman Subdivision, Pleasant Ridge Road, Wingdale, New York.**

Town of Dover, Dutchess County, New York

Adopted: _____

Lead Agency: Dover Town Board

SEQR Classification: Type I Action

**Scoping Sessions: April 29, 2006 at 9:00AM
 May 1, 2006 at 6:30PM
 Dover High School
 2368 Route 22, Dover Plains, New York**

ORGANIZATION OF THE DEIS SCOPE

<u>Section</u>	<u>Page</u>
Description of the Proposed Action.....	2
Potential Significant Adverse Impacts.....	2
General Guidelines.....	3
Environmental Impact Statement Content.....	4
I. Executive Summary.....	4
II. Description of the Proposed Action.....	4
III. Impact Analyses.....	13
IV. Adverse impacts that cannot be avoided or mitigated if the proposed action is implemented, including both short- and long-term impacts.....	42
V. Alternatives to the Proposed Action.....	43
VI. Growth Inducement.....	45

VII. Other Required SEQRA Analyses.....45

VIII. Technical Appendix.....45

DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is a redevelopment of the former Harlem Valley Psychiatric Center (“HVPC”) and an adjacent parcel (“Dykeman Property”) in the Wingdale hamlet of the Town of Dover. The proposed redevelopment plan proposes a variety of uses, including a mix of residential, commercial, institutional, community, recreational and open space uses, distributed among existing HVPC buildings and new structures.

The western portion of the project is proposed to consist of a mix of housing types, including 212 villa-style residences, 54 attached single-family townhomes, and 9 single-family estate homes clustered around an upgraded 9-hole golf course. The townhomes and villa units are proposed to be age-restricted and age-targeted. Within the western portion of the site, approximately 96 of the dwelling units are proposed to be within a ½-mile walking distance of the railroad station.

The existing Directors’ Residence, on the west side of the site, has been restored and is proposed to be expanded to serve as a community center for the proposed subdivisions with social and recreational amenities. The former Psychiatric Center power plant and storehouse buildings near the train station are proposed to be adaptively re-used for commercial or other purposes.

On the eastern side of the project site, a mixed-use hamlet center will be established across from the Metro-North station along a realigned Wheeler Road. The layout is designed to create a “Main Street” for the new hamlet and includes buildings with residential and office loft space above ground- floor retail. The residential loft space will accommodate approximately 35 units. The residential component is proposed to consist of 860 units of age-restricted housing distributed in townhouses and apartments, 126 age-targeted townhouses, 32 workforce-housing units and 10 single-family estate homes.

At full build-out, the site is proposed to contain approximately 877,640 square feet of gross floor area designated for commercial and community facility/public uses and approximately 1,338 dwelling units.

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

Based upon a review of the Dover Knolls Zoning Amendment Application and the Dykeman Subdivision proposal and the related Full Environmental Assessment Form, the Dover Town Board determined that the proposed action has the potential to have a number of significant, adverse environmental impacts based upon the magnitude and design of the action. Each of these potential impacts, as set forth in Part 3 of the EAF and the positive declaration, is addressed in the Final Scope.

GENERAL GUIDELINES

- The DEIS shall cover all items in this Final Scope of issues and will conform to the format outlined in this document. The DEIS shall be submitted in hard copy and .pdf format. Each impact issue (e.g., traffic, natural resources, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.
- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures including, but not limited to, wells and subsurface sanitary sewage disposal systems, roads and water bodies within a distance of not less than two hundred and fifty (250) feet from the property line of the proposed action based upon existing available data sources. Adjacent wells and subsurface sanitary sewage disposal systems will be generally identified.
- In addition to the maps required by the Dover Code, the following maps shall be provided. Additionally, as the plan is highly conceptual at this point, the Board reserves the right to request additional maps if needed to conduct a proper environmental review. Maps shall be prepared for the entire proposed action at a scale of 1 inch = 400 feet. All technical maps required by the Dover Code or the Final Scope shall also be in the form of .mxd files with supporting data in .lyr (layer) or .shp (shape file) format with meta data supporting all calculations. The Applicant will convert 100' scale drawings to GIS format where possible. Drawings for the residential subdivisions and the golf course should be at a scale of 1 inch = 100 feet and those for the hamlet center should be at a scale of 1 inch = 100 feet except that drawings of street plans and street sections should be at a scale of 1 inch = 50 feet or less. Individual overlay maps on sepia mylar or similar transparency shall be prepared for steep slopes, all wetlands (including fen and marble knolls) and required buffers, floodplains, trees/forests, soils, the Harlem Valley Aquifer, critical environmental areas and streams and required buffers. Ten (10) copies of each of the maps shall be provided with the DEIS. Maps shall be provided as necessary to document and illustrate other issues required to be analyzed in the DEIS, including documentation of visual resources. A specific list of some of the maps to be provided is annexed hereto.
- Information shall be presented in a manner that can be readily understood by the public.
- All assumptions shall be clearly stated. Any “worst case” scenario analysis for impact discussions should also be identified and discussed. Information,

assumptions, calculations and references in the DEIS need to be verifiable and provided as part of the DEIS.

- All discussions of mitigation measures shall consider at least those mitigation measures mentioned in the Final Scope. Where reasonable and necessary, such mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefor.
- The document shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of the “Applicant”. When describing the project and its potential impacts the DEIS should use the word “would” rather than “will”.
- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.
- The DEIS shall be preceded by a cover sheet(s) that identifies that the document is a DEIS, the name of the proposed action, the location of the proposed action by address and tax map parcel numbers, the name and address of the Lead Agency and Project Sponsor along with the name and phone number of the contact for each, the name, address and phone number of the primary preparer(s) of the DEIS, the date of acceptance of the DEIS, the deadline by which comments are due on the DEIS, a list of consultants involved with the proposed action as required by SEQR and a Table of Contents which shall include a list of figures, tables, appendix items and additional DEIS volumes, if any.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. Executive Summary

The DEIS shall include an Executive Summary. The summary shall include only information found elsewhere in the main body of the DEIS and shall include a concise description of the proposed action, its anticipated significant adverse impacts and proposed measures designed to mitigate such impacts and a brief description of project alternatives discussed in the DEIS, including the Preferred Alternative Development Scenario (PADS) described in Section V(A) below. It shall also include a list of involved agencies and required permits/approvals.

II. Description of the Proposed Action

With text, maps, photographs and sketches, this section of the DEIS shall provide a full description of the proposed action, including the overall Comprehensive Development Plan/Conceptual Site Plan, the more specific proposed phases of development (including establishing a “Build Year” of approximately 2015), and proposed infrastructure. A summary of the project’s purpose, public need and benefits shall be provided, including social and economic

considerations. A specific listing of all required permits, approvals and reviews by Involved and Interested Agencies shall be included, including those from the Town of Dover, Dutchess County and various State and Federal Agencies.

A. Project Location

1. Regional location in Dutchess County, the Town of Dover and Wingdale hamlet.
2. Frontage and access (vehicular and pedestrian) including existing mapped trail systems, Metro-North, Regional Highways (i.e., Route 22 and 55) and other roads.
3. Tax Map Designations and the acreage of each parcel specified.
4. Description and mapping of existing on-site development, including all buildings and other improvements and a description of the site by the Town of Dover as set forth in the Town's Master Plan. The description shall also include the location and boundaries of the cemeteries on the site.
5. Zoning district information (both underlying zoning districts and overlay districts) for each parcel identified for use by the proposed action.
6. Description of any easements, restrictions and/or other conditions that affect the future development of the site, including submission of a full title report. The 2003 full title report from the original purchase is acceptable.
7. Description of the environmental characteristics of the site including topography, steep slopes, streams, wetlands, marble knolls, forests and farmland.

B. Surrounding Properties, Development Patterns and Uses

Description, mapping and zoning of surrounding properties, development patterns and land uses, including:

1. Appalachian Trail;
2. Great Swamp and Deuell Hollow CEA;
3. Working farms;
4. Residences and businesses surrounding the property including, but not limited to, those on Johnson Road, Hoags Corners, County Route 21, State Route 22, Old Pawling Road, Hutchinson Avenue, in the hamlet, and in the Route 22 Corridor within a ½-mile of the project site;

5. Public golf course; and
6. Existing uses of the HVPC buildings.

C. Project History

1. Brief history of the HVPC including recent ownership history, year built and architectural significance of structures, the date that the facility was permanently closed and current use of the site.
2. Planning goals and objectives that led to Mixed Use Institutional Conversion Overlay District legislation as set forth in the Town of Dover Zoning Law and Master Plan.

D. Proposed Comprehensive Development Plan

Detailed description, with text, graphics, architectural renderings, proposed bulk requirements table and related engineering plans at a level of detail satisfactory to the Town Board's engineer on this project, of the proposed plan, including:

1. Overall Development and Design Concepts including illustrative site plan(s), delineated sensitive environmental areas, and sketches and discussion of architectural design concepts addressing:
 - a. Proposed land uses and buildings, including traditional neighborhood design approach to portions of the development, incorporating street cross-sections, lot layout standards, building types, and dimensional standards that will result in traditional neighborhood design outcomes.
 - b. Description/identification of buildings planned for adaptive reuse and description/identification of buildings to be demolished. The range of uses of each of the HVPC buildings slated for rehabilitation shall be described in detail.
 - c. The Applicant's assessment of substandard, blighted, deteriorated and deteriorating conditions at the site and the proposal for elimination of same. Description of Applicant's plan to address impacted soil, groundwater and sub-surface vapors and the abatement of solid waste facilities to eliminate risks to human health and the environment during and after development.
 - d. Explanation of the necessity of building on scenically and environmentally sensitive hillsides, farmlands and marble knolls.
 - e. The plan for access and maintenance to the cemeteries at the site such as that requested by the National Alliance on Mental Illness.

2. Open Space, Recreation and Environmental Preservation Plans
 - a. Description of environmentally and scenically sensitive lands including the identification of each specific environmental resource, proposed ownership and management of these resources, and a description of the legal mechanisms to be used to conserve and protect the integrity of such resources, especially the use of perpetual conservation easements.
 - b. Description of golf club, including:
 - (i) Types and number of memberships and definitions of membership categories; guest policies for each membership; restrictions on future increases in memberships. The public's access to the course shall be defined.
 - (ii) Projected staff and employees.
 - (iii) Months, days and hours of operation.
 - (iv) Specific facilities and utilities, such as lighting, for the club and course.
 - (v) Type and frequency of commercial deliveries.
 - (vi) Maintenance program for the grounds and other buildings including the turf management program, maintenance equipment to be used, maintenance area, solid waste removal, pesticide use and lighting.
 - (vii) On-site circulation, parking and loading including gatehouse and fence installation.
 - c. Description of Boat launch including whether it is for public or private use, the types of vessels (motorized, etc.), hours of operation, utilities, parking facilities and access.
 - d. Description of rehabilitated running track including whether it is for public or private use, hours of operation, utilities, and parking facilities and access.
 - e. Description of hamlet center pocket parks including whether they are for public or private use, parking facilities and access, hours of operation and lighting.

- f. Description of proposed trail system and connection to the Appalachian Trail, including whether the system is for public or private use, hours of operation, lighting, and parking facilities and access.
 - g. Description of Manor House, including whether the house is for public or private use, hours of operation, parking facilities and access, utilities, and total average and daily population.
 - h. Description of Community Center, including whether the Center is for public or private use, hours of operation, parking facilities and access, maintenance program, and total average and daily population.
 - i. Description of recreation centers, including whether the centers are for public or private use, hours of operation, utilities, parking facilities and access, maintenance program, and total average and daily population.
 - j. Description of plan for existing cemeteries and applicable laws and regulations.
 - k. Description of walking and equestrian trails connected to Boyce Park.
3. Access and Utilities Plans.
- a. Existing and proposed roads, including historical paper roads, including right-of-way and pavement width, condition and composition of existing roads, including statement as to compliance with Town of Dover Highway Standards, sidewalks, bike paths, the plan for the vehicle and pedestrian crossing of New York State Route 22 that includes a discussion of on-street parking, traffic-calming techniques and other improvements, along with a calculation of total impervious surface that includes the inputs used to derive the total surface area. The access plan shall consider maximizing use of the train station area as an intermodal transit hub, including construction of a train station building, and shall consider traffic calming using a boulevard treatment of Route 22, with a vegetated median, bump-outs at cross-walks, and pedestrian-activated signals to maximize pedestrian safety and convenience. The option of a bridge or tunnel alternative shall be considered in the context of the overall goal of creating a walkable hamlet that connects both sides of Route 22.
 - b. Swamp River bridge and construction techniques, including a plan for stream bank stabilization.

- c. Stormwater management system including references to applicable laws and a plan on the stormwater management and treatment system that contains a hydrological analysis and a drainage report that contains hydrological and hydraulic modeling.
 - d. Wastewater treatment plant and sewers including references to applicable laws and a Water and Sewer Report. A statement as to whether individual on-site sewage disposal systems (“OSDS”) are proposed and, if proposed, a plan for their operation and maintenance. Proposed management structure and maintenance system for municipal water and sewer districts.
 - e. Water supply facilities, including references to applicable laws and a Water and Sewer Report as stated above.
 - f. Electric, gas and telephone/cable service with a description of locations, providers and necessary easements. A description and discussion of all proposed easements for the action should be included with the DEIS. A statement as to whether a centralized heating system is proposed and, if proposed, a plan for operation and maintenance.
4. Retail/Commercial/Office uses with a description of potential/existing users (or a market analysis) for each building, consideration of flexible building types that are adaptable for different uses, proposed timing of commencement of proposed uses, and ongoing or planned marketing for the spaces, maintenance programs and total average and maximum daily populations.
- a. Hamlet Center.
 - (i) Main Street retail, restaurants and cafes.
 - (ii) Offices and apartments above stores.
 - (iii) Uses proposed for all rehabilitated buildings on the former HVPC campus including, but not limited to, the storehouse and the power plant.
 - b. Supermarket/retail area with square footage dimensions, lighting and design.
 - c. Train station and commuter parking area including, but not limited to, areas for overflow.
 - d. Hillside Hotel.

- e. Manor House, including a statement as to whether the manor house is to be used privately or as community resource as described above.
5. Residential development (specific locations including tax map parcel information and parcel ownership, unit descriptions and infrastructure, such as lighting and sidewalks, number of bedrooms, architecture and design, and proposed lot sizes, building heights, setbacks, frontage, lot coverage and lot width).
- a. Age-Restricted Housing, including definition, proposed marketing, and enforcement of restriction and applicable laws.
 - (i) Villas (West side)
 - (ii) Condominium Apartments (East side -- Mixed-Use Village)
 - (iii) Condominium Apartments (East side -- Hillside)
 - b. Age-Targeted Housing, including definition and proposed marketing and enforcement.
 - (i) Attached Single-Family Townhomes (West side)
 - (ii) Townhomes (East side -- Mixed-Use Village)
 - (iii) Second-Floor Apartments (East side -- Mixed-Use Village)
 - (iv) Condominium Apartments (East side -- Hillside)
 - c. Other Housing
 - (i) Single-Family Homes (West side)
 - (ii) Condominium Apartments (East side -- Hillside)
 - (iii) Single-Family Estate Homes (East side -- Hillside)
 - d. Workforce/Affordable Housing, including definition, proposed users and proposed management/regulation of use with mechanism for maintaining affordability and appropriate owners/tenants over time.
 - (i) Residential Reuse (East side).

- (ii) Potential displacement of corrections officers living at the HVPC and the possibility of special incentive housing for them.
 - (iii) Housing for employees working at the site (post-construction)
- 6. Community Facilities, including a statement as to whether the term “Community” includes just the development or the general public.
 - a. Hamlet Center
 - (i) Our Lady of Solace Church – property ownership issues/lease of land to Church/transfer to Archdiocese, and proposed parking.
 - (ii) Potential Town Hall, Post Office, Tourist Office, County Sheriff’s substation.
 - (iii) Existing HVPC tunnels.
- 7. Description and mapping of circulation and site access for each project component, including street design typology, road hierarchy, pedestrian circulation, traffic calming, parking and loading, Route 22/Wheeler Road intersection treatment and proposed bridge design across Swamp River. The extent, condition, alteration and proposed use of the existing pedestrian tunnel system should be completely described as well as operations and schedules of the Metro-North Railroad Harlem Valley, Wingdale station and connecting bus transit service. A complete inventory of existing parking facilities associated with the train station should be provided, including the total number of spaces, designated uses, parking restrictions and fees associated with each facility.
- 8. Proposed ownership, maintenance and management responsibilities, deed restrictions and easements for all open space and recreational areas, and all utilities, right-of-ways, facilities, roads (paper or otherwise), parking areas and trails, and bridges and/or tunnels and other common areas identified herein. A description of the proposed governing documents to the extent that any such language concerns the management of common elements and enforcement of restrictions concerning the common elements and deed restriction language and easements shall be included with the DEIS. These documents shall be provided prior to the FEIS. The Applicant shall discuss the NYSDEC February 22, 2006 letter concerning the creation of a Transportation Corporations Law corporation for the sewer-works.
- 9. A discussion of the proposed action’s compliance with the overlay zoning districts in the Town of Dover Code and proposed specific lot and bulk

controls for each sub-area sufficient to visually convey a detailed understanding of the pattern and form of development in each sub-area. This shall include a form-based code (see attached definition) for the area within a ½-mile radius of the train station. The Town of Dover Zoning Law shall be annexed to the DEIS.

10. Existing and proposed zoning for the Dykeman Parcel and the differences with respect to build-out of parcel.

E. Phasing Plan

1. Overall approach (including a description of anticipated phasing and construction/demolition periods for all project components with expected year of completion for each component and detailed information on areas affected with specific location and acreage and marketing of commercial development) with a graphic display illustrating construction sequences. Plans shall be prepared at a level of detail sufficient to allow for a meaningful SEQR analysis.
 - a. Detailed Plans for Phase One (1A, 1B and 1C)
 - b. Detailed Plans for Phase Two
 - c. Detailed Plans for Phases Three and Four
2. Projected Build-Out/Construction Schedules with construction equipment to be used, including quantity, type, size, days and hours, duration and routing and origin and destination of construction traffic.
3. Proposed supervision and monitoring of construction of each project component with site security plan and solid and hazardous waste remediation and removal plans.
4. Mechanisms/Assurances for project completion including mechanism to ensure balance between residential and non-residential components. This section shall include a discussion of steps to be taken in the event the project is not completed at any phase.

F. Project Purpose, Public Need and Benefits

1. Objectives of Applicant, including discussion of timing and inter-relationship between project components.
2. Community objectives including, but not limited to, the creation of a vibrant pedestrian-oriented mixed-use hamlet center, preservation of open space around the center, preservation of environmental and scenic resources identified in the zoning law and master plan, maximum

convenient pedestrian access to hamlet center and train station, balanced tax base, job creation and provision of recreational and civic amenities. The discussion shall incorporate the phasing plan.

3. Public and private need for the project, discussed in terms of each major project component.
4. Benefits, including social and economic considerations.

G. Required Local, State and Federal Reviews, Approvals and Permits

A list of Involved and Interested Agencies shall be included. Outstanding issues required by the Order on Consent Case #R3-1520-88-05 between the NYSDEC and the NYSOMH (and any other order that may be applicable) including, but not limited to, point source discharges regulated by the State Pollution Discharge Elimination System program and closure of solid waste facilities shall be described with status information.

H. Description of the Primary Alternative Development Scenario

A Primary Alternative Development Scenario (“PADS”) consistent with the clustered alternative presented by the Dutchess County Department of Planning (“DC Department of Planning”) to the public in 2005 as requested by the Town and discussed in the DC Department of Planning’s May 2, 2006 letter setting forth comments on the draft scope shall be set forth in detail to allow for a comparison of environmental impacts as part of the SEQR review of the project. The PADS is described in detail in Section V(A) below.

III. Impact Analyses

This section of the DEIS shall include a discussion of existing conditions, potentially significant adverse impacts and proposed mitigation measures for each substantive section set forth below. In accordance with the plain language of SEQR and advice from the New York State Department of Environmental Conservation and in light of the fact that the HVPC closed permanently over a decade ago, the baseline condition for the purpose of the SEQR review shall be the environmental baseline condition as it exists at the site at the present time. The impact analyses shall include text accompanied by maps, studies, analyses, simulations, photographs and/or sketches, as indicated herein and as appropriate. This section shall also compare all of the identified impacts of the proposed action to the impacts anticipated as a result of the PADS alternative for the purpose of consideration of possible mitigation of impacts. In discussing existing conditions, anticipated impacts and mitigation measures, the Applicant shall refer to and incorporate information from resources including, but not limited to, the Dutchess Land Conservancy (“DLC”), the Town Historian, the New York State Department of Environmental Conservation (“NYSDEC”) and United States Department of Interior, Fish and Wildlife Service (“Fish and Wildlife”) that have supplied site information relevant to the environmental review. (See e.g., May 4, 2006 letter from DLC President Rebecca Thornton; May 19, 2006 letter from Fish and Wildlife; February 22, 2006 letter from NYSDEC; and June 1, 2006 letter from the Town Historian). Deviations from information provided from these resources with respect to the HVPC site shall be explained.

A. Land Use and Zoning

1. Existing Conditions.
 - a. Description of existing on-site uses, buildings and conditions.
 - b. General, existing land uses within a 2-mile radius of the project site.
 - (i) Parcel by parcel inventory by land use category (e.g., residential, agricultural, retail, other commercial, public, etc.) based on field survey within ¼-mile of the site.
 - (ii) Comparison between on-site and off-site uses.
 - (iii) Analysis of the context of the project within a larger area (2-mile radius of the project site), including opportunities for extension of infrastructure improvements (e.g., water, sewer, sidewalks, bike paths, trails, etc.), especially toward the Hamlet of Wingdale.
 - c. Existing and Proposed Zoning.
 - (i) Description of the underlying zoning and the MC Overlay, including requirements for flexible subdivision/clustering.
 - (ii) Description of the zoning for the Dykeman parcel, including requirements for flexible subdivision/clustering.
 - (iii) Zoning districts within one (1) mile from the project site.
 - (iv) Compliance with zoning regulations and guidelines, focusing on the requirements, purpose and intent of the MC Overlay zoning.
 - d. Land Use, Plans, Policies and Goals.
 - (i) Consistency with the Town Master Plan.
 - (ii) Consistency with planning studies for the site including, but not limited to, overlay zoning, the New York State plan for the site as set forth in the SEQR analysis done for the sale of the site and any studies completed by Harlem Valley Partnership.
 - (iii) Consistency with Dutchess County plans and policies including, but not limited to, Greenway Connections,

especially its emphasis on strengthening centers, enhancing rail connections, creating walkable communities, building in context to the surrounding environment, and making highways into greenways and Hamlet Design Guidelines.

(iv) Other.

2. Anticipated Impacts.
 - a. Inconsistency of certain project components with Site and surrounding areas, both man-made and natural.
 - b. Inconsistency of certain project components with planning studies and zoning.
 - c. Loss of agricultural land and mature forest.
3. Proposed Mitigation Measures including, but not limited to, the alteration of the project's size, design and layout.

B. Visual Resources

The DEIS will consider potential changes to the visual character of the surrounding community. This section will evaluate any potential visual impacts that may result to aesthetic resources within the study area. A comparative analysis of the visual impacts of the proposed action as compared to the Primary Alternative Development Scenario set forth in the Alternatives section of the Final Scope shall be included. The evaluation of visual resources will be prepared in accordance with the NYSDEC Program Policy "Assessing and Mitigating Visual Impacts" (DEC Policy, 2002) and will contain the following primary components:

1. Landscape Character/Visual Setting

The DEIS will define the existing landscape character/visual setting to establish the baseline visual condition from which visual change is evaluated.

2. Visibility Analysis

The DEIS will include a viewshed map to define the geographic area surrounding the proposed facility from which portions of the project might be seen. The viewshed analysis and map will:

- a. Extend to those portions of the viewshed that are within two miles of the project boundary;
- b. Include the screening value of existing vegetative cover;

- c. Evaluate the high points (at minimum) for each major development area of the site; and
- d. Include proposed site grading and vegetative clearing in the analysis.

3. Inventory Visually Sensitive Resources

The DEIS will identify all visually sensitive resources within the project viewshed that might be visually impacted by the proposed project. This inventory will be derived from the following:

- a. Visual resources meeting the definition of resources of statewide significance as outlined on pages 3-4 of the NYSDEC Visual Policy.
- b. Visual resources of local interest, as meet the following criteria:
 - (i) Recreation areas including playgrounds, the golf course, athletic fields, boat launches, fishing access, campgrounds, picnic areas, ski centers, and other recreational facilities/attractions;
 - (ii) Areas devoted to the conservation or the preservation of natural environmental features (e.g., reforestation areas/forest preserves, wildlife management areas, open space preserves);
 - (iii) Bicycling, hiking, ski touring, or snowmobiling trails, designated as such by a governmental agency including, but not limited to, the Appalachian Trail;
 - (iv) Architectural structures and sites of cultural traditional importance as designated by a governmental agency;
 - (v) Parkways, highways, or scenic overlooks and vistas, designated as such by a governmental agency;
 - (vi) Important urban landscape, including visual corridors, monuments, sculptures, landscape plantings and urban green space;
 - (vii) Important architectural elements and structures representing community style and neighborhood character;
 - (viii) An interstate highway or other high volume (relative to local conditions) road of regional importance;

- (ix) A passenger railroad or other mass transit route; and
- (x) A residential area greater than fifty (50) contiguous acres and with a density of more than one (1) dwelling unit per acre.

4. Depiction of Project Appearance

Using computer models, photographic simulations, line-of-sight profiles, artist renderings and/or other suitable graphic communication techniques, the DEIS will illustrate the degree and character of project views from key representative on-site and off-site vantage points. Key representative vantage points will be determined in consultation with the Town of Dover and will be based on the results of visibility analysis and the inventory of visually sensitive resources. Key receptors might include, but not be limited to:

- a. Routes 22 and 21 (Pleasant Ridge Road);
- b. Wheeler Road and Main Street;
- c. Metro-North Station area;
- d. Hutchinson Avenue;
- e. Appalachian Trail ROW on site and viewshed from Lake Ellis and southernmost lookout on Schaghticoke Mountain area;
- f. Wingdale Hamlet;
- g. Hammersly Ridge;
- h. Nature Conservancy's pathways; and
- i. Golf course.

5. Nature and Character of Project Visibility

- a. The DEIS will provide a brief narrative describing the compatibility of the proposed project within the context of the local visible landscape. Issues such as differences in form, line, color, texture, scale, and spatial dominance should be addressed.
- b. The DEIS will also provide an evaluation of secondary impacts.
 - (i) Construction-related impacts.

- (ii) Site lighting impacts (i.e., light pollution, glare, light trespass).

6. Mitigation

Using the universal list of mitigation strategies contained on pages 5-8 of the NYSDEC Visual Policy as a guide, the DEIS will describe practicable mitigation techniques that will avoid, minimize or offset identified visual impacts. Narrative descriptions may be enhanced with graphic tools as necessary to thoroughly communicate proposed mitigation techniques. A comparative analysis of the visual impacts of the proposed action and the PADS shall be included.

C. Community Character

1. Existing character of the HVPC site and surrounding community, including a description of the existing community character based upon information regarding visual conditions for day and night, land use patterns, socioeconomic conditions, rural/farming/open space qualities, noise, the architecture of the existing on-site structures and census data on population.
2. Potential impacts, including an assessment of the Project's impact on the key elements defining the surrounding area's community character, in particular the change from a rural and historic institutional character to a suburban and mixed-use hamlet character.
3. Mitigation measures including architectural design, gateway treatment, preservation of rural open space, and the relationship between existing and proposed elements, including the Metro-North Station, etc.
 - a. Description, including architectural design concept drawings (new construction and adaptive reuse) illustrating design, height, massing, scale and façade treatment of selected buildings.
 - b. Description of landscape and architectural design treatment.
 - c. Consideration of project scope and design issues.
 - d. Comparison to PADS alternative.

D. Natural Resources

1. Geology, Topography, Slopes and Soils
 - a. Existing Conditions

- (i) Description and mapping of overall topography based on 2-foot contour survey map, including low areas along Route 22 and the Swamp River and higher elevations to the east and west.
 - (a) Analysis and mapping of steep slopes (0-15%, 15-20%, 20-30% and 30% or greater). The Applicant shall describe, recognize and comply with the 12% or less limits on driveways in the Dover Code and state that all driveways will comply with the Dover Code.
- (ii) Description and mapping of existing soil types based upon Dutchess County Soil Survey identifying limitations of various soils to development. A distribution of hydrologic soil groups A, A/D, B, C, C/D and D shall be provided for the site along with percentages of impervious surface for the site relative to acreages of each hydrologic soil group.
- (iii) Mapping of soils with high water table and shallow depth to bedrock.
- (iv) Identification of unique features such as marble knolls, forests and slopes in excess of 15%, exposed bedrock faces and other sensitive environmental areas. The Applicant shall include a characterization of the forest with respect to species, maturity, value and acres to be lost. Forest patches and forested inter-connected forest mosaics shall be identified.
- (v) Identification of critical environmental areas (“CEAs”) including, but not limited to, the Deuel Hollow CEA and the Great Swamp CEA. All CEA designation documents shall be part of the DEIS.
- (vi) Geotechnical engineering proposed including, but not limited to, a discussion of same with respect to slope stability.
- (vii) Describe fill to be used on the Site in accordance with Chapter 65 of the Dover Code and the method by which the Applicant will ensure that any fill brought to the Site is clean fill.

b. Anticipated Impacts

- (i) Impacts on site topography, including the extent of rock removal or blasting and engineering limitations.
- (ii) Extent of construction impacts on various slopes, particularly steep slopes in excess of 15% and 20%.
- (iii) Impacts due to removal of forested areas including, but not limited to, stability, vegetation and ecological issues.
- (iv) Analysis of proposed cut and fill activities.
- (v) Impact on various soil types, including soils with limitations for development.
- (vi) Impact on areas with marble knolls and CEAs, and other sensitive and critical environmental areas including, but not limited to, the placement of two residential units on a marble knoll and the visual and ecological impacts to the CEAs.
- (vii) Impacts due to impervious surfaces.

c. Mitigation Measures

- (i) Erosion and sediment control plan and procedures. The plan, including the SMP shall be part of the DEIS. Discussion should include methods for minimizing impervious surfaces and/or maximizing compensatory recharge through the use of pervious swales, infiltration areas, facility placement on areas with lowest current infiltration capacity, recycling of stormwater for irrigation, etc.
- (ii) Site stabilization and protection of steep slopes/ construction techniques for sloped areas.
- (iii) Rock removal and blasting protocols and notification/claim procedure to/for neighbors.
- (iv) Limitation on construction/consideration of project scope and design issues including, but not limited to, avoidance of sensitive environmental resources on the site.
- (v) General consideration of project scope and design issues.
- (vi) Comparison to PADS alternative.

2. Wetlands and Waterbodies (including reservoir and Swamp River and tributaries) and buffers.
 - a. Existing Conditions
 - (i) Description and functional analyses of all on-site wetlands whether regulated or not, including jurisdictional issues (i.e. DEC [DP-22, DP-34 and DP-35], ACOE, etc.), identification of wetland buffers and inter-wetland connectivity. A discussion of buffers for bog turtle habitats shall be included along with mechanisms for respecting the three hundred foot (300') setbacks required by the Army Corps of Engineers.
 - (ii) General condition of wetlands, identifying areas of degradation, existing salinity conditions due to runoff from roads and opportunities to mitigate degraded conditions as part of the development process.
 - (iii) Description of waterbodies including the reservoir, the Great Swamp, the Swamp River and its tributaries and the downstream Ten Mile River and their classifications. The "Water Supply Study, Harlem Valley Psychiatric Center, Wingdale, NY" by Lu Engineers shall be referenced and discussed.
 - (iv) Description of existing flooding issues.
 - (v) Hydrologic discussion of relationship between the Swamp River and geologic formations and Harlem Valley aquifer underlying the site. Hydrologic information shall address limited gain of Swamp River flows near the site detailed by stream gauging work in the "Harlem Valley Watershed Investigation, Dutchess County, 1999, prepared by The Chazen Companies." Flow in the Swamp River increases as it flows northward through Dover (Chazen, 1999, Tables A-3(a/b) and A-4(a)) but this increase likely occurs north of the site, where the Swamp River valley widens near Wingdale based on basin dimensions. Hydrologic discussion shall also include a site water budget estimating current on-site total groundwater and aquifer recharge, using methods outlined in recent groundwater studies of the adjacent Wappinger Creek watershed (Chazen, April/May 2006 for DCWWA). This section shall recognize the Harlem Valley aquifer as the Town's sole drinking water supply.

b. Anticipated Impacts

- (i) Direct and indirect impacts of proposed development on wetland areas and buffers, including amount of disturbance and effects on wetland functions, utilizing the relative functional values of freshwater wetlands set forth under the Hollands and Magee (1985) methodology, including a determination of biological and physical characteristics, geology, hydrology of the site and the substrate and vegetation comprising the wetlands. Thermal impacts and impacts due to increased salinity from post-development runoff on wetlands shall be discussed with a focus on the baseline condition and the post-development condition. The field work upon which the wetlands map is based shall be presented with the DEIS. The field work shall address whether the ditches on the site (north and south sides of Wheeler Road) coincide with wetlands or whether the wetlands lie beyond the ditches.
- (ii) Effects of proposed development on reservoir and rivers, including reconstruction of the bridge across the Swamp River. Proposed fortification of stream bank for stability purposes.
- (iii) Impacts on the 100-year flood plain including a discussion of current flooding on Route 22 and potential for exacerbated flooding due to post-development conditions.
- (iv) Effects of proposed action on groundwater quality due to ash burials, VOC spills and formal or informal waste disposal.
- (v) Effects of use of fertilizers, pesticides or herbicides.
- (vi) Estimates of reduced on-site groundwater recharge due to impervious surfaces using the methodologies described in the Harlem Valley Watershed Investigation and Wappinger Creek Watershed reports cited below. The estimates shall include impacts as a result of consumed groundwater or surface water (extracted volumes less returns) on flows of the Swamp River. The analysis should describe a percentage of flow reduction in the Swamp River which would occur under 7Q10 (10 year drought) flow levels as outlined in the reports cited below with reference to water-use planning thresholds for the Towns of Pawling and Dover as set forth therein. The quality of the Swamp River water shall also be discussed, considering the proposed

outfall of any treated wastewater, especially in times of drought.

- (vii) Impacts on water resources due to the effect of pumping wells on influencing the migration of contaminants from known contaminant sources including, but not limited to, solid waste facilities, petroleum spills, chemical spills or other areas where contamination has been documented at concentrations above regulatory standards or guidance values.
- (viii) Discussion of impacts to wetlands and waterbodies due to the nature of proposed commercial or other uses at the site.
- (ix) Discussion of short- and long-term impacts on regional water supply.

c. Mitigation Measures

- (i) Wetland and buffer avoidance and potential for wetland restoration.
- (ii) Sediment and erosion control plan.
- (iii) Discussion of possibility of construction barriers in and around buffer areas for wetlands and waterbodies.
- (iv) Discussion of alternate construction methods and equipment in sensitive areas (e.g., construction mats, timber mats, lighter equipment alternates).
- (v) Possibility of additional monitoring and enforcement mechanisms to ensure not only compliance with state and federal laws but protection of the Site's resources.
- (vi) Consideration of project scope and design issues including, but not limited to, no development in the southwestern corner of the site surrounding the cemetery and the large wetlands system that abuts the cemetery and adjoining properties.
- (vii) Comparison to PADS alternative.

3. Terrestrial and Aquatic Ecology

a. Existing Conditions

- (i) Description and mapping of vegetative communities including, but not limited to, the amount of forest cover and invasive species such as “mile a minute”.
 - (ii) Summary of detailed studies undertaken by consultants to the Town (Dr. Klemens, et. al.), including **a discussion** of the need for additional biodiversity studies to address whether the preliminary field assessment conducted over a single year was sufficient to provide all of the information needed to plan for the future development of the Site (e.g., an additional analysis of the vernal pools since the preliminary studies were unable to resolve the presence of the State-listed Jefferson salamander in a vernal pool due to field conditions and issues raised by U.S. Fish and Wildlife Service such as the Indiana Bat).
 - (iii) Identification of issues relating to CEAs (Deuel Hollow and the Great Swamp)
- b. Anticipated Impacts
- (i) Effects on habitat buffer areas.
 - (ii) Quantification of loss of wooded areas and analysis of forest quality/fragmentation impact.
 - (iii) Impacts on resident plant and animal populations, particularly protected species, and migratory patterns.
 - (iv) Impacts of fertilizers and pesticides.
 - (v) Impact on vegetation and species due to loss of marble knolls.
- c. Mitigation Measures
- (i) HOA/condo association responsibilities and methods for ensuring responsibilities are carried out.
 - (ii) Increased access to the Swamp River with a description of the type of access and users.
 - (iii) Increase of wildlife habitats with a specific description of such augmentation including, but not limited to, a discussion of the species to be affected, wetlands restoration benefits with respect to diversity of habitat and habitat capacity for declining species.

- (iv) Consideration of project scope and design issues.
- (v) Comparison to PADS alternative including, but not limited to, the impact on various species with respect to various development scenarios.

E. Utilities and Stormwater Management

1. Water Supply

a. Existing Conditions

- (i) Description of usage, source, capacity, pressure and structural condition of the existing reservoir water supply system.
- (ii) Description of site groundwater conditions, including a discussion of overburden and bedrock aquifer formations, available groundwater quality data, a record of existing groundwater uses on or within one (1) mile of the Site, and proximity or vulnerability of groundwater quality to contaminant sources referenced in the Final Scope.
- (iii) Description of the current status of water quality in the region with data from all four (4) seasons.

b. Anticipated impacts, usage and available supply for domestic, commercial, fire protection and irrigation purposes.

- (i) Water demand analysis, capacity/supply availability.
- (ii) Proposed water supply system and infrastructure improvements including proposed groundwater supply.
- (iii) Effects on water supply, pressure and fire protection. Discuss possibility of nearby wells running dry and responsibility issues.
- (iv) Evaluation of anticipated aquifer withdrawal versus rate of recharge and well draw-down projections for 180-day drought. The pump test report should include a groundwater recharge and use budget describing whether the Site is self-supporting in its water requirements or relies on water migrating onto the Site from the Swamp River or elsewhere.

- (v) Completion of 72-hour pump test to demonstrate adequate water yield and monitoring to evaluate potential impacts to wetlands, waterbodies and off-site wells. Applicant shall obtain pre-approval of the 72-hour pumping test and aquifer test report protocol. The protocol shall show pumping well locations, monitoring well locations (including monitoring wells between any site contamination areas and pumping wells), conditions which would trigger extension of tests beyond 72-hours, discussion of relationship and likely quality impacts of pumped wells relative to the proposed wastewater treatment system outfall area, discharge locations for water pumped during the test, surface water and wetland gauging sites, and should authorize the Town to periodically visit the site during the test to observe the flow test procedure. The protocol shall provide a draft table of contents for the aquifer report and should include a site recharge budget, analysis of any on-site and off-site impacts including surface water bodies and nearby private wells, any water supply quality concerns associated with any potential contaminant sources on the Site, and drought yield estimates based on reduced annual recharge rates during droughts and 180-day periods without precipitation.
- (vi) Identification of recharge areas for existing and proposed wells and wellhead protection plan.
- (vii) Location of wells in relation to known waste disposal areas and sampling protocol to test for well contamination.
- (viii) Location of water storage facilities and potential visual impacts.

c. Mitigation Measures

- (i) Measures to reduce and conserve water resources, and system and infrastructure improvements.
- (ii) Measures to reuse treated sewage for irrigation for the entire site to reduce water demands.
- (iii) Consideration of alternate off-site water supply source, including off-site locations along the Ten Mile River which take advantage of the larger catchment area of a larger watershed area and so could pose reduced localized drawdown or stream flow reduction impacts.

- (iv) Measures to be enforced by HOA/condominium associations to eliminate or minimize the use of the community water supply for wasteful activities such as grass and garden irrigation and pool filling.
- (v) Discussion and consideration of Leadership in Energy and Environmental Design (LEED) methods to reduce the communities demand on water resources.
- (vi) Discussion of wellhead protection plans to protect well recharge areas and well locations.
- (vii) Consideration of project scope and design issues.
- (viii) Comparison of PADS alternative.

2. Sanitary Sewage

- a. Existing conditions, including flow quantities and current treatment plant capacity, permits and any outstanding/existing violations of state or federal law.
- b. Anticipated impacts, including future flow quantities, disposal system requirements, adequacy of collection system, relation to treatment plant capacities and SPDES permitting requirements, description of improvements to the treatment plant including visual impacts, if any, increased effluents' impact on public use of the Swamp River (e.g., non-motorized boating and kayaking) and identification of any areas proposed for on-site sewage disposal systems and any proposed separation distances from drinking water resources on-site and near the Site.
- c. Mitigation Measures
 - (i) Water saving fixtures.
 - (ii) Use of tertiary treatment plant.
 - (iii) Reuse of treated water for irrigation and commercial uses/Separation/recycling of grey water.
 - (iv) Extension of water and sewer lines off-site to serve existing developed areas.
 - (v) Creation of natural resources for filtering purposes.
 - (vi) Consideration of project scope and design issues.

(vii) Comparison of PADS alternative.

3. Stormwater Management

- a. Documentation of existing drainage facilities and the Applicant's investigation of the structural integrity of same and any existing illicit discharges (via direct or indirect connection) to the system, drainage patterns, flooding conditions, drainage basins, etc.
- b. Analysis of the pre- and post- conditions for the peak rate of stormwater flow for the 2-, 5-, 10-, 25- and 100-year storm frequencies using SCS TR-55 stormwater methodology. The analysis shall include examination of routing flows through all detention/retention facilities.
- c. Identification of pollutants of concern for the community and treatment measures proposed to target those pollutants.
- d. Description of the manner in which the facilities were designed and will be installed in accordance with the New York State Stormwater Management Design Manual.
- e. Mitigation Measures
 - (i) Provisions for stormwater detention to reduce the peak rate of flow to no more than the existing peak rate of flow.
 - (ii) Provisions for stormwater quality measures in accordance with the NYSDEC Stormwater Management Design Manual.
 - (iii) Provisions to minimize soil loss by utilizing temporary and permanent erosion and sediment control systems for construction and post-construction activities including operation and maintenance (O&M), which meet New York State Standards and Specifications for Erosion and Sediment Control and Dutchess County guidelines with respect to design and installation. The plan for O&M of all stormwater facilities shall be attached to the DEIS and shall include the necessary O&M activities, frequency and responsible party(ies) for each O&M task.
 - (iv) Discussion of how and where Low Impact Development (LID) alternatives are integrated into the project along with an explanation as to why LID alternatives were not used in all areas.

- (v) Reference to the SMP for the Site discussed above shall be made along with a discussion of compliance with all requirements imposed by NYSDEC SPDES General Permit for Construction Activity.
- (vi) Consideration of project scope and design issues.
- (vii) Comparison of PADS alternative.

4. Electricity and Heating Fuel

a. Existing Conditions

- (i) Identification of service providers and existing energy infrastructure including a discussion of where and how petroleum products, including heating oil, will be stored. A description of whether the development, or portions thereof, will be subject to 40 CRF 112 and/or 6 NYCRR Parts 612-614 and methods of compliance with the regulations shall also be included. The potential for use of natural gas, solar and alternative fuels shall also be discussed. The proposed location of electrical lines shall also be set forth in the DEIS.

b. Anticipated Impacts

- (i) Anticipated energy demand and ability of providers to service the project including, but not limited to, a discussion of the use of energy efficient appliances, lighting and all other measures of energy conservation.
- (ii) Anticipated heating fuel type.
- (iii) Possible visual impacts.

c. Mitigation Measures

- (i) Discussion of Applicant's use of alternate energy resources and LEED community, commercial and residential building design methods.
- (ii) Consideration of project scope and design issues.
- (iii) Comparison of PADS alternative.

F. Traffic, Transportation and Parking

All relevant plans, programs and projects of the Poughkeepsie-Dutchess County Transportation Council (PDCTC) shall be incorporated by reference to the extent that they affect the projection of future conditions, evaluation of Site traffic impacts, and recommendation of mitigation measures. All seasonal, design, hour, growth and programmed development assumptions, adjustments or calculations shall be fully documented and applied in accordance with New York State Department of Transportation (“NYSDOT”) standards. Complete copies of any referenced studies, reports or data compiled by others shall be provided with the DEIS.

1. Existing Conditions (including text, figures and maps)
 - a. Detailed description of roadway system including, but not limited to, number of lanes, right-of-way width, traffic controls, parking, posted speed limits, lighting, pedestrian access, road condition (potholes, etc.) and results of consultations with the NYSDOT, the Dutchess County Department of Public Works and the Dover Highway Superintendent regarding plans for:
 - (i) NYS Route 22 and Cricket Hill Road (CR 26);
 - (ii) NYS Route 22 and Wheeler Road;
 - (iii) NYS Route 22 and Hutchinson Avenue;
 - (iv) NYS Route 22 and Pleasant Ridge Road (CR 21);
 - (v) NYS Route 22 and County Route 68;
 - (vi) Pleasant Ridge Road (CR 21) and West Dover Road (CR 20);
 - (vii) Pleasant Ridge Road (CR 21) and State Route 55;
 - (viii) State Route 55 and Hutchinson Avenue;
 - (ix) Hutchinson Avenue and Wheeler Road;
 - (x) Wheeler Road and Harlem Valley Golf Club;
 - (xi) Wheeler Road and West Dover Road (CR 20);
 - (xii) Hutchinson Avenue and Johnson Road;
 - (xiii) NYS Route 22 and Schrieberville Road;
 - (xiv) NYS Route 22 and Old Pawling Road/Ketchin Corners;
and

(xv) NYS Route 22 and Hurds Corners Road.

- b. Peak Weekday Hour (AM and PM) and Saturday Peak traffic volumes developed for each of the above based upon field counts. Automatic traffic recorders (ATR) shall be installed on Route 22 and Wheeler Road for a minimum period of 48 hours on weekdays and 24 hours on Saturday. The intersection of Wheeler Road and Route 22 shall be evaluated for satisfaction of volume warrants for signalization under Existing, No Build and Build conditions.
- c. Roadway and intersection geometry.
- d. Level of Service (LOS) capacity analyses for each intersection cited above in accordance with acceptable traffic engineering methodologies, including 2000 Highway Capacity Manual (or later edition).
- e. Accident Data
 - (i) Collection of the most recent five-year period of accident data for the study area intersections and access roads based on New York State Police and Dutchess County Sheriff's records.
 - (ii) Summarize data and indicate any significant patterns.
- f. Describe existing Metro-North service, including parking facilities and conditions.
- g. Existing pedestrian circulation system compared to proposed pedestrian circulation system including, but not limited to, the pedestrian crossing of Route 22 and trails and bike paths.

2. Anticipated Impacts

- a. Estimate traffic to be generated by other projects in the area such as projects pending before the Dover Planning Board, Silo and Keene Stud Ridge in the Town of Amenia and Brady Brook in the Town of Pawling, as well as overall growth in the area (background growth rate to be determined based upon NYSDOT and Dutchess County information), as the No-build level of service analysis.
- b. Describe the proposed on-site vehicular and on-site and off-site pedestrian circulation plans, including treatment for Route 22 frontage, in terms of potential widening, turning lanes and

improved signalization. Indicate whether the proposed internal roads would be public or private. For the internal street network, describe the traffic calming measures that would be provided and the proposed east-west connection across Route 22 and related pedestrian safety issues.

- c. Estimate the site-generated traffic for the Design Year based upon Institute of Traffic Engineers information and assign traffic to the adjoining roadway system.
- d. Undertake future levels of service analysis for each intersection cited above in accordance with procedures of the Highway Capacity Manual.
- e. Parking
 - (i) Provide calculations of the parking required by proposed land use/development components, time relationship between different uses as to define potential shared parking and the parking that is proposed. Indicate the number of handicap parking spaces to be provided. Discuss specifically proposed parking for the train station hub and related transit-oriented design principles.
 - (ii) Provide a description of on-street and off-street parking.
- f. Truck and vehicle access including, but not limited to, a description of the types of vehicles expected and the time and frequency of the visits to the Site.
- g. Public transportation, including bus and train service, commuter parking, and the future growth of the train station and needed parking requirements as planned by Metro-North Railroad; potential of train station as transit hub.
- h. Pedestrian safety issues.

3. Mitigation

Plans of all mitigation measures shall be provided in sufficient detail to assess feasibility of implementation.

- a. Consideration of project scope and design issues including, but not limited to, a transit-oriented design to decrease traffic impacts, off-site pedestrian access to Site, traffic-calming on Route 22 through the use of a vegetated median and other pedestrian amenities, bridge over or tunnel under Route 22, bike paths and local busing.

- b. Comparison of PADS alternative.

G. Community Facilities and Services

For all services analyzed, include letters from providers documenting questions, concerns, assertions and conclusions on existing facilities and their adequacy.

1. Police, Fire, Hospital and Emergency Services

All questions raised by the May 5, 2006 letter from Dover Fire Department Chief Richard Yeno, a copy of which is annexed hereto, should be answered.

- a. Describe existing facilities, services and conditions applicable to the proposed development including personnel, equipment and travel time.
- b. Anticipated Impacts.

All impacts raised by the May 5, 2006 letter from Dover Fire Department Chief Richard Yeno should be addressed.

- (i) Assess any potential impacts as a result of the proposed development (e.g., need for additional police, fire, emergency service personnel or equipment, etc., and the capital and personnel costs).
- (ii) Compare costs with expected and socioeconomic impacts of the project considered as a whole as set forth in item 5 below.

c. Mitigation Measures

All mitigation measures raised by the May 5, 2006 letter from Dover Fire Department Chief Richard Yeno should be considered.

- (i) Possibility of offering land and buildings on the Site for community facilities.
- (ii) Consideration of project scope and design issues.
- (iii) Comparison of PADS alternative.

2. Parks, Recreation, Library

- a. Existing Conditions

- (i) Identify public and private park and recreation facilities, including Town, County, State and Federal facilities, and their proximity to the Site, expected population growth due to the project and the park, recreation and library needs of the new residents. The Appalachian Trail and the National Park Service lands/easements over which it traverses, the public golf course, public access to the Swamp River such as that at the Wheeler Road Bridge and CEA recreational areas shall be described and mapped with specificity.
- (ii) Describe library services based upon discussions with the Head Librarian, especially with respect to standards for libraries serving populations in excess of 10,000 persons.

b. Anticipated Impacts

- (i) The need for additional facilities including, but not limited to, the need to provide on-site facilities shall be discussed in detail. Due consideration shall be given to the need for additional personnel, equipment and buildings with respect to expected needs/impacts on the Town of Dover Recreation and Highway Departments and Library, and the related costs of same.
- (ii) Impacts on current Town of Dover residents should existing on-site public facilities be partially or completely closed to the public. Discuss impacts on Town of Dover residents living outside the proposed development and present members with respect to continued access to the golf course, cost of such access and any access limitations including, but not limited to, times for play and storage of golf carts.

c. Mitigation Measures

- (i) Describe proposed on-site park, recreation and library facilities and public access to the Swamp River and the Appalachian Trail.
- (ii) Consideration of project scope and design issues.
- (iii) Comparison of PADS alternative.

3. Schools

a. Existing Conditions

- (i) Describe the location of the Site in relation to the public school districts that serve the Site, including identification, location and description of school facilities.
- (ii) Describe existing public school enrollment, projections, trends and capacities in each for each school facility that serves the Site.
- (iii) Describe available school bus service, routing and location of school bus stops that serve the Site from each school facility.
- (iv) Set forth the current education costs per student in the school district to Town of Dover residents and graph the trend in costs per student based on prior-year school budgets over the past twenty years. The twenty-year trend is necessary as it includes information gained by studying the impacts of the Reagans Mill and Woodwinds developments on the Town of Dover.

b. Anticipated Impacts

- (i) Project the number of public school children for each housing type in the proposed development by school and age-group based upon data developed by the Dover PTA and/or the School District using actual information from subdivisions within the Town of Dover such as Reagans Mill and Woodwinds, Urban Land Institute (ULI), Rutgers University CUPR, Dutchess County and other available sources, and evaluate the impact of projected enrollment increases on the budget of the school district. Consider a range of scenarios, including one or more that involve possible conversion of age-targeted and/or age-restricted housing to younger families in response to market changes.
- (ii) Evaluate the need for expanded school bus service and/or new bus stops to serve the Site.

c. Mitigation Measures

- (i) Project taxes generated to school district(s) with verifiable supporting data.
- (ii) Special authorization to permit project residences to be served by a single school facility or district, including discussion of responsibility for financing cost of such modification in service provision.

- (iii) HOA/Condominium association responsibility for community services provided to residential developments.
- (iv) Consideration of project scope and design issues, including different impacts based upon changes in mix of housing types.
- (v) Comparison of PADS alternative.

4. Solid Waste

a. Existing Conditions

This section shall include a discussion of solid waste existing on the Site and any present generation, transport and disposal issues related to the existing uses at the Site.

b. Anticipated Impacts

- (i) Describe sources and extent of solid waste to be generated, applicable local, state and federal laws and regulations due to the generation, transport and disposal of such waste and the plan for compliance with such laws and regulations. The compliance plan shall include a description of how and where solid waste, including construction and demolition debris, will be stored during construction phases of the project, control measures to be used to maximize the containment of these materials to prevent transport from the storage site as well as proposed controls to be used during transportation to the off-site disposal location. Estimate of solid waste generation may be based upon ULI standards.
- (ii) Impacts related to solid waste generation, transportation, disposal, possible contamination and resource recovery, (i.e., capacity to accept additional solid waste), shall be discussed. Discuss deed restriction for site regarding solid waste disposal.

c. Mitigation

- (i) Consideration of project scope and design issues including, but not limited to, reuse/recycling of materials and reuse of HVPC buildings presently slated for demolition.
- (ii) Comparison of PADS alternative.

5. Socio-Economic Issues

This section shall provide all of the assumptions upon which conclusions are based including, but not limited to, the source and verifiability of the inputs upon which conclusions are based, the actual cost of Town services such as schools, library, roads and bridges, water, sewage, recreational resources, transportation services and other programs provided for seniors, public buildings, police, fire, ambulance, local justice system, Town official and administrative support structure so that the cost of the development can be adequately addressed. In conducting this analysis, municipal costs considered shall include, but not necessarily be limited to, costs related to maintenance, liability/insurance, staff, equipment/vehicles, facilities and programs.

a. Existing Conditions

- (i) Identify current and prior payments of taxes from the property owner and all Empire Zone payments made by the Town of Dover for the benefit of the Applicant.
- (ii) Describe current and past on-site employment.
- (iii) Describe demographic characteristics of the Town.
- (iv) Describe all school, Town and County services provided to the Site and the cost of these services.
- (v) Describe all tax exemptions available at present, during construction and upon completion of the project.

b. Anticipated Impacts

- (i) Identify anticipated population generation and all school, Town and County services to be provided to the Site, including the scope and cost of these services.
- (ii) Estimate real property tax revenues to School, Town, County, and other taxing jurisdictions based upon per dwelling unit and commercial square footage comparables made available from the Town, to the extent applicable. The Applicant shall document assumptions for taxes from development types that do not currently exist in Dover and set forth Empire Zone tax benefits to be received.
- (iii) Identify additional personnel and capital costs to the Town of Dover, including equipment needed to service the proposed development based upon available comment and correspondence concerning the project. This shall include

personnel, equipment and facility needs/impacts on the Town of Dover Highway Department.

- (iv) Compare costs of services with expected revenues.
- (v) Employment – estimate number and types of jobs to be generated from the proposed development (construction and permanent) based on ULI and construction industry standards and the likely location of the pool of employees. The Applicant shall document and verify assumptions.
- (vi) Housing impacts of employment – evaluate the impact of the creation of jobs on-site in both the commercial and residential service sectors on the local and regional housing markets, and the degree to which the housing demand created by the proposed action will be met by the housing to be built.

c. Mitigation Measures

- (i) Consideration of project scope and design issues as they relate to the project’s impact on the cost of services to the school, Town and County.
- (ii) Comparison of PADS alternative.

6. Historic and Archeological Resources

a. Existing conditions

- (i) The Applicant shall reference and annex to the DEIS the 1993 and 1996 NYSOPRHP determination that the HVPC buildings are historically and architecturally significant and eligible for inclusion on the National Register and set forth applicable State law and regulation.
- (ii) A Historic Resources Report based upon a consultation with the New York State Historic Preservation Office (“SHPO”) and the New York State Standards for Cultural Resource Investigation, including a Phase 1A Literature Search and Sensitivity Study and a Phase 1B Field Investigation (if warranted by the Phase 1A Study) shall be conducted for the Site. The results of the consultation with SHPO shall be part of the report.
- (iii) Existing stone walls shall be identified and discussed with respect to their historic nature.

- b. Anticipated Impacts, including identification of impacts to historic, architectural and archaeological resources including, but not limited to, the proposed demolition and renovation of historic buildings.
- c. Mitigation Measures
 - (i) Coordination with SHPO will be undertaken to obtain a determination of effect and to identify possible mitigation measures.
 - (ii) Consideration of project scope and design issues including, but not limited to, the rehabilitation, rather than the demolition, of the historic HVPC buildings, especially those that represent a grouping of buildings along the Site's frontage.
 - (iii) Comparison of PADS alternative.

H. Noise/Air

- 1. Existing Conditions
 - a. Description of existing noise environment in the vicinity, and noise generators.
 - b. Examination of current ambient sound levels through hourly noise monitoring during peak traffic periods to identify worst-case ambient noise levels and using appropriate noise descriptors (Leq, L10).
 - c. Identification of background CO levels based on available CO monitoring data.
 - d. Calculation of CO levels for maximum one- and eight-hour concentrations utilizing existing traffic and emission factors.
 - e. Discussion of contaminants in HVPC buildings that have the potential to become airborne during demolition/rehabilitation including, but not limited to, asbestos and lead paint.
- 2. Anticipated Impacts
 - a. Assessment of noise impacts, including construction activities, equipment and methods (e.g., blasting) and vehicular traffic during each phase of construction and after construction, based upon

“DEC Policy DEP-001: Assessing and Mitigating Noise Impacts.”
The Applicant shall discuss the impact of the duration of the noise on the public.

- b. Performance of CO analysis for each phase of construction and post-construction based upon NYSDOT Environmental Procedures Manual air quality screening criteria and utilizing the CA3QHC model. If air screening procedures identify a potential for impact related to PM2.5, analysis based on NYSDEC and NYCDEP interim guidance for PM2.5 analysis and CAL3QHCR modeling.
- c. A discussion of the potential for air quality degradation due to demolition and rehabilitation of the HVPC buildings shall be set forth in detail that shall include, but not be limited to, available studies addressing the potential for air quality degradation and applicable legal and regulatory standards.

3. Mitigation Measures

- a. Proper engineering and construction techniques for each phase of construction to reduce short-term impacts such as fugitive dust and increased construction vehicle emissions.
- b. Discuss potential for on- or off-site permanent noise abatement measures including during construction.
- c. Discuss methods to including minimize air quality degradation due to the demolition and rehabilitation of the HVPC buildings including, but not limited to, compliance with state and federal laws and regulations.
- d. Consideration of alternatives to construction methods such as blasting.
- e. Consideration of project scope and design issues including, but not limited to, the rehabilitation, rather than the demolition, of the historic HVPC buildings.
- f. Comparison of PADS alternative.

I. Hazardous Materials

1. Existing Conditions

- a. Conduct Phase I Environmental Assessment of the Site in accordance with the revised ASTM Standard E 1527-05. The Phase I shall inspect and identify all readily accessible areas

associated with the former HVPC and list any and all recognized environmental conditions. The Phase I shall include an investigation for heavy metals, molds, pesticides and herbicides in and around the HVPC buildings and the existing golf course.

- (i) Identification, description and mapping of all areas of environmental concern including, but not limited to, solid waste facilities (dumps, ashfills, landfills), petroleum spills (active and closed), chemical spills, petroleum bulk storage facilities and any location where residual contamination is known to exist such that soil, subsurface vapor, sediment, surface water or groundwater standards or guidance values have been exceeded. In addition to any recognized environmental conditions identified by the Phase I ESA, the Applicant shall address the following known areas of environmental concern: 1) the Ash Landfill behind Building 34 north and south of Wheeler Road; 2) the Old Golf Course Landfill; 3) Western, Eastern, and Southern Fill Areas of Dump No. 2; 4) the Soil Vapor Extraction System behind Building 34; 5) active Petroleum Spill No. 9012798; 6) closed Petroleum Spill Nos. 8703175, 8807117, 8900727, 9012799, 9012800, 9108302, 9109455, 9206178, 9211052, 9211275, 9402939, 9703270; and 7) closure of active Petroleum Bulk Storage Tank Nos. 118, 344, 381, 461, 531, 591, 601, 641, 672, 741, 911, and 931 per PBS Registration No. 3-049654. The Applicant shall also address the impacts from any other active or closed petroleum or chemical spill not already mentioned.
- b. The Applicant shall prepare a map showing the locations of all recognized environmental conditions. The Applicant shall describe how environmental contaminants will be abated during and after development. This includes, but is not limited to, remediation of impacted soil, groundwater, and sub-surface vapor, removal or closure of solid waste facilities, and maintenance of institutional or engineering controls if contaminants are to remain.
- c. Description of presence of asbestos-containing materials, lead paint or other regulated materials within the existing HVPC buildings.

2. Anticipated Impacts

- a. Location of development in relation to hazardous waste locations.
- b. Impacts associated with the demolition of buildings that contain lead paint or asbestos, including possible air quality impacts.

- c. Impacts as a result of hazardous materials to be generated or stored on the Site during and after construction. The proper storage and disposal of these hazardous materials shall be discussed.

3. Mitigation Measures

- a. Demolition and construction/rehabilitation controls.
- b. Description of any required state or federal remediation or mitigation measures (e.g., vapor intrusion mitigation) based on contaminants identified on-site.
- c. Consideration of project scope, construction and design issues including, but not limited to, the rehabilitation, rather than the demolition, of the historic HVPC buildings.
- d. Comparison of PADS alternative.

J. Construction Impacts

1. Anticipated Impacts

- a. Identification of potential impacts from demolition, site preparation, and construction on issues such as noise, air quality due to airborne soils/dusts, stormwater, traffic, soil stability and water quality using a specific construction timeline/schedule. The Applicant shall discuss the impact of the duration of the construction on the public.
- b. Costs to the Town due to partial completion of construction.

2. Mitigation Measures

- a. Discussion of construction management techniques and enforcement, control plans, ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.
- b. Consideration of project scope and design issues.
- c. Comparison of PADS alternative.

IV. Adverse Impacts that cannot be avoided or mitigated if the proposed action is implemented, including both short- and long-term impacts

V. Alternatives to the Proposed Action

The description and evaluation of the following alternatives to the proposed action shall address all of the topics under the impact analyses section, shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed, shall be analyzed in terms of the impact issues listed above in summary and matrix format, and shall reflect compliance with all applicable laws of the Town of Dover. The PADS described below shall be presented *at a level of detail comparable to that of the proposed development*, including detailed illustrations and a comparative analysis of the impacts of both scenarios. In discussing the PADS, the Applicant shall consider the annexed article on the traffic impacts of transit-oriented developments.

A. Primary Alternative Development Scenario

This alternative will have the following key features:

1. A compact transit-oriented plan in which at least 85% of the housing on the west side of Route 22 and 90% of the housing on the east side is within a ½-mile of the railroad station. This plan will be prepared at the Applicant's expense by an urban designer or firm, acceptable to the Town Board, with a specialized practice and recognized expertise in transit-oriented, traditional neighborhood development. The plan will be consistent with generally accepted criteria for a new urbanist development and the principles in the Charter of the New Urbanism published by the Congress for the New Urbanism. This compact plan will be achieved by transferring units that are located on the proposed plan more than a ½-mile from the railroad station closer to the station.
2. Preservation of the contiguous buildings along the Route 22 frontage that represent a cohesive, representative grouping of historic administration, housing, and support structures. The phasing of the redevelopment of the main campus shall be consistent with a phasing plan that:
 - a. Provides a coherent streetscape grouping of new and restored buildings on the east side in the first phase;
 - b. Provides no more than 50% square footage of residential development in each phase, unless market studies show to the Town Board's satisfaction that this is impossible to achieve and the Applicant provides performance guarantees to ensure construction of all infrastructure needed to support the non-residential development necessary to achieve a 50% balance as required by the Dover Zoning Law;
 - c. Ensures that if the project is terminated at the end of any phase, whatever has been built up to that point will form a compact, coherent mixed-use community and will not foreclose or increase the difficulty of executing subsequent phases of the approved plan (in each phase of the redevelopment of the main campus, a

coherent assemblage of existing and new structures shall be created, rather than a scattering of buildings in different parts of the campus); and

- d. Provides that in each phase, performance guarantees shall be furnished for all infrastructure improvements not built at the beginning of the phase, so that if the phase is not completed, the performance guarantee will ensure completion of these improvements.
3. Market studies will be prepared at the Applicant's expense by one or more firms known for having specialized expertise in new urbanist/TND and mixed-use transit-oriented development, evaluating the market feasibility of both the proposed development and the PADS, including the proposed phasing. Two market studies may be needed because of the difficulty in finding sufficiently qualified market feasibility consultants who can cover both residential and commercial/mixed-use development in a new urbanist configuration. The market study(ies) shall be annexed as appendices to the DEIS.
4. Preservation of all of the Dykeman Farm and 90% of the land that is more than a ½-mile from the railroad station as open space, along with consideration of greater density in the hilltop area that is shown as large estate lots in the proposed plan.

B. No Action

Describe impacts on the Town if the HVPC is not made into a compact growth center and the Town's growth is scattered all over the Town instead.

C. Development using the underlying Zoning Districts while complying with the requirement of clustering development to the maximum extent practical

1. Overall Site, including compliance with restrictions on the location of different permitted uses in the underlying zoning districts
2. Dykeman Property

D. Development with Overlay Zoning extended onto the Dykeman Property comparing the proposed plan with the PADS

E. Alternative design and project size including, but not limited to, consideration of the following:

1. An 18-hole golf course;
2. Retaining existing alignment of Wheeler Road east of Route 22;

3. Removing proposed residential units from the hillside/lower density and reduced footprint for project;
4. Removing proposed residential units from all environmentally sensitive areas and reasonable or regulatory buffers such as the hillsides, marble knolls and wetlands, as well as the wildlife corridors lying between these identified resources;
5. The inclusion of a Community Supported Agriculture Project;
6. Alternative management techniques for the golf course to minimize pesticide and chemical use and to encourage water conservation;
7. A proposal for adaptive management of the site to independently monitor impacts on key environmental variables once construction begins;
8. A phasing plan that emphasizes and focuses initially on the commercial development proposed for the site; and
9. Emphasis on commercial uses that need less of a customer base than retail.

VI. Growth Inducement

- A. General effects on immediate areas to the north and south on Route 22**
- B. Discussion of economic “halo” effects typically expected in terms of taxes and jobs**
- C. Capturing regional growth in a concentrated center, as opposed to scattered growth**

VII. Other Required SEQRA Analyses

- A. Impacts on the use and conservation of energy**
This section shall include a comparison to the PADS.
- B. Irreversible and irretrievable commitments of environmental resources**
- C. Cumulative impacts with respect to other large scale developments such as Silo Ridge**
Attention shall be paid to impacts on the Route 22 corridor.

VIII. Technical Appendix

- A. All SEQRA documentation including a copy of the Full Environmental Assessment Form, the positive declaration and the DEIS Final Scope**
- B. All official correspondence related to issues discussed in the DEIS**
- C. All technical reports in their entirety including, but not limited to, the following:**
 - 1. Traffic Study(ies)
 - 2. Water and Sanitary Sewer Reports
 - 3. Drainage Report
 - 4. Stormwater Management Plan
 - 5. Geotechnical Report and/or narrative
 - 6. Phase I Investigation Report including all environmental contaminant investigation and remediation documents
 - 7. SHPO studies such as the Phase 1A Cultural Resource Report
 - 8. Environmental Reports (Klemens, Hudsonia, Evans et.al.)
 - 9. Dover Union Free School District Capacity/Projection
 - 10. MTA Railroad Capacity Projection
 - 11. Articles Annexed to the Final Scope
 - 12. Other

Final Written Scope Appendices