

**SEQR NOTICE OF  
PUBLIC SCOPING SESSIONS  
ON THE SCOPING DOCUMENT FOR THE  
PROPOSED WIND ROSE PROJECT**

**LEAD AGENCY  
TOWN OF DOVER PLANNING BOARD**

Historic Tabor Wing House  
3128 Route 22  
Dover Plains, NY 12522

Date: August 19, 2008

This notice is pursuant to Chapter 6 of the New York Code of Rules and Regulations Part 617, which constitutes the implementing regulations under Article 8 of the Environmental Conservation Law of the State of New York entitled “Environmental Quality Review” (“SEQRA”), the Town of Dover Planning Board, in its capacity as Lead Agency under SEQRA, will hold public scoping sessions on the revised scoping document (the “Scoping Document”) for the proposed Wind Rose development (the “Project”) on Thursday, September 11, 2008 at 7:00 PM at the Lathrop Building, Lakeside Park, 2 Lakeside Drive, Pawling, NY and Saturday, September 13, 2008 at 9:00 AM, at the Dover Jr/Sr High School Cafeteria, 2368 RT 22, Dover, NY.

Both scoping sessions will provide all interested persons the opportunity to be heard on the form and content of the Scoping Document. The public scoping sessions are for the purposes of soliciting public input on the Scoping Document, the final version of which will identify potentially significant environmental impacts to be evaluated in the Draft Environmental Impact Statement (the “DEIS”) for the Project and will eliminate consideration of those impacts which are irrelevant or nonsignificant.

Written comments on the Scoping Document will be accepted until Wednesday, September 24, 2008, and should be addressed to the Dover Planning Board Chairman, David Wylock, Historic Tabor Wing House, 3128 Route 22, Dover Plains, NY 12522.

Tabor Wing Town Hall Annex, 3128 Route 22 North, Dover Plains, NY 12522.

**Name of Action:** Wind Rose

**SEQR Status:** Type I Action

**Description of the Proposed Action:** Wind Rose Dutchess, LLC (the “Applicant”) proposes to construct a 230- to 260-unit residential membership club with recreational amenities including a golf course and clubhouse, equestrian center, riding and hiking trails, tennis courts, pool areas, spa, fitness area, helicopter landing pad, and a kid’s camp on 1,145 acres (the “Proposed Project”) in the Towns of Dover and Pawling, Dutchess County, NY. The Project Site comprises eight tax parcels. Two of these parcels, totaling 653.99 acres, are located in the Town of Dover. Six of the parcels, totaling 490.80 acres, are located in the Town of Pawling. The portion of the project site located in the Town of Dover is designated on the Town of Dover’s Tax Map as parcels 6958-00-690892 and 7058-00-350990. The six lots on the project site located in Pawling are identified on the Town of Pawling’s Tax Map as parcels 6958-00-673657, 6958-00-827687, 7058-00-022710, 6958-00-938366, 6958-00-780397, and 6958-00-914586. The property is located on the eastern and western sides of West Dover Road, within an R-2 Single Family Residential Zoning District in the Town of Pawling, and within the RU and RC Residential Zoning Districts in the Town of Dover.

**Location:** The property is located on the eastern and western sides of West Dover Road in the Towns of Dover and Pawling, NY.

**A copy of this notice and the draft scoping document has been sent to:**

- Town of Dover Planning Board
- Town of Pawling Planning Board
- Town of Dover Town Board
- Town of Pawling Town Board
- Town of Dover Architectural Review Board
- Town of Dover Zoning Board of Appeals
- Pawling Zoning Board of Appeals
- Pawling Joint Sewer Commission
- Dutchess County Department of Public Works
- Dutchess County Department of Health
- Dutchess County Water and Wastewater Authority
- New York State Department of Transportation, Region 8
- New York State Department of Environmental Conservation, Region 3
- New York State Attorney General's Office
- New York State Department of Health
- Town of Dover Building Department
- Town of Pawling Building Department
- Town of Pawling Conservation Advisory Board
- Dover Environmental Conservation Board
- J.H. Ketcham Hose Company
- Pawling Fire Department
- Northern Dutchess Paramedics
- Pawling Central School District
- Dover Union Free School District
- Town of Dover Highway Department
- Dutchess County Department of Planning
- Dutchess County Sheriff's Office
- State Police, Troop K
- United States department of Interior/ National Parks Service
- United States Fish and Wildlife Service
- Federal Aviation Administration
- Dutchess Land Conservancy
- Friends of the Great Swamp
- Oblong Land Conservancy
- Housatonic Valley Association
- Dutchess/Putnam Appalachian Trail Management Committee
- Victoria L. Polidoro, Esq., Rapport, Meyers, Whitbeck, Shaw & Rodenhausen, LLP
- Ashley Ley, AICP, AKRF, Inc.
- Joseph P. Berger P.E., L.S., Berger Engineering and Surveying
- Lewis Stadler, Esq.
- Stantec Consulting Services, Inc
- Supervisor Ryan Courtien, Town of Dover
- Supervisor Beth Coursen, Town of Pawling

- Peter Grannis, Commissioner, New York State Department of Environmental Conservation
- Environmental Notice Bulletin

**To view a copy of the Draft Scoping Document:**

**Contact Person:** Betty-Ann Sherer, Secretary to the Town of Dover Planning Board  
**Address:** Town of Dover Planning Board  
Historic Tabor Wing House  
3128 Route 22  
Dover Plains, NY 12522  
**Phone No.:** 845-877-4271

**The full application and scoping document are also available on the Town's website:  
[www.townofdover.us](http://www.townofdover.us)**