

**State Environmental Quality Review
Notice of Completion of Draft Environmental Impact Statement
and Notice of SEQR Hearing**

Lead Agency: Town of Dover Town Board
Address: 126 East Duncan Hill Road
Dover Plains, NY 12522

Date: April 29, 2009

This notice has been prepared pursuant to the State Environmental Quality Review Act (SEQRA) (Article 8 of the Environmental Conservation Law) and its implementing regulations (6 NYCRR Part 617).

A Draft Environmental Impact Statement (“DEIS”) has been prepared for the proposed action described below. The Town of Dover Town Board, acting as Lead Agency, has determined the DEIS to be adequate with respect to the scope adopted on June 25, 2008, for the purpose of commencing public review. Public hearings on the DEIS will be held on Saturday, May 30, 2009, at 9:00 am at the Dover Middle/High School, and Wednesday, June 3, 2009, at 6:30 pm at the Dover Middle/High School. Comments are requested and will be accepted by the Town Board until a minimum of ten days following the close of the public hearing, and should be directed to the attention of the Contact Person listed below.

Name of Action: Knolls of Dover

Description of Action: The project is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (HVPC) property and an adjacent parcel (former Dykeman property) in the hamlet of Wingdale, New York, with a mixed-use community located near the existing Metro-North Railroad Wingdale train station. The development program includes approximately 1,376 dwellings in a wide variety of unit-types, approximately 245,500 square feet of commercial space, and approximately 77,000 square feet of community facility or recreation center space in a traditional neighborhood design (TND) pattern. The Proposed Action being considered under SEQRA includes a comprehensive development plan, a phasing plan, and certain zoning amendments.

Location: Former HVPC property and neighboring parcel straddling NYS Route 22 in Wingdale. The site consists of four tax parcels designated as 7059-00-555750, 7059-00-814768, 7159-00-162702, and 7059-00-502949. The site’s perimeter has frontage onto NYS Route 55 (as it splits from NYS 22), Pleasant Ridge Road (County Route 21), Hoags Corners Road and Old Pawling Road.

SEQRA Type: The Proposed Action has been identified as a Type I action under SEQRA.

A copy of the Draft EIS and additional information may be obtained from:

Contact Person: Hon. Ryan Courtien, Supervisor
Address: 126 East Duncan Hill Road
Dover Plains, NY 12522
845-832-3206

A copy of this notice has been sent to:

Ryan Courtien, Supervisor, Town of Dover

The following Involved Agencies

Town of Dover Town Board
Town of Dover Architectural Review Board
Dutchess County Department of Health
Dutchess County Water and Wastewater Authority
Dutchess County Department of Public Works
NYS Department of Environmental Conservation, Region 3
NYS Department of Transportation, Region 8
NYS Attorney General Office
US Army Corps of Engineers

The Applicant

Dover Knolls Development Company II, LLC

Any person who has requested a copy.

This notice has been submitted to Environmental Notice Bulletin (ENB) for publication.

Copies of the Draft Environmental Impact Statement will be sent to:

NYS Department of Environmental Conservation, Division of Regulatory Services

All Involved or Interested Agencies

Any person who has requested a copy of the Draft / Final EIS

Dover Plains Library

The Draft EIS is also available on the Town Website: <http://www.townofdover.us/>