

## **I. EXECUTIVE SUMMARY**

---

### **A. Introduction**

The following Draft Environmental Impact Statement (DEIS) has been prepared for the proposed development of the Knolls of Dover project. The DEIS is intended to provide a concise description of the proposed project and the project area, identify and evaluate potential adverse environmental impacts, describe mitigation measures to minimize environmental impacts, and evaluate various reasonable alternatives to the proposed project. This DEIS is submitted to the Town Board of the Town of Dover, New York, which has been established as the Lead Agency in this matter, in compliance with the provisions of the State Environmental Quality Review Act (SEQRA).

### **B. Proposed Action**

The proposed project is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (HVPC) property and an adjacent parcel (former Dykeman property) in the hamlet of Wingdale, New York, with a mixed-use community centering on an existing train station and exhibiting traditional neighborhood design principles. The development program includes 1,376 dwellings in a wide variety of unit-types, approximately 245,500 square feet of commercial space, and approximately 77,000 square feet of community facility or recreation center space. The Proposed Action being considered under SEQRA includes a comprehensive development plan, a phasing plan, and certain changes to the existing zoning of the site. The proposed project components are described in detail below.

### **C. Prior Approvals and Site Work Completed**

The permits and site work on the project site to date include the following: a building permit for the restoration of the former Director's House, now the Manor House; two Chapter 65 erosion and soil control permits for maintenance and remedial work on the property's interior roads and for the test-well drilling; repairs and maintenance of Hutchinson Avenue and Wheeler Road, as the Applicant has allowed continued public use of those two roads; emergency repairs of various water mains and drains; mowing of sections of lawn along the various road frontages; and weed control of the invasive Mile-a-Minute vine.

On May 5, 2008, following an inspection, the Town Code Enforcement Officer confirmed that the remedial activities in conjunction with the Chapter 65 permits had been completed. This finding was confirmed by Resolution by the Planning Board on September 2, 2008. By Resolution dated September 24, 2008, the Town Board directed that the performance bond posted by the Applicant in connection with the remedial work be released.

### **D. Required Approvals**

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

**Table I-1  
Required Approvals and Involved Agencies**

<b>Agency</b>	<b>Approval/Review Type</b>
Dover Town Board	Master Development Plan Zoning text and map changes for the MC Overlay District Site plan and subdivision approval Sediment and erosion control permit Formation of water and sewer districts
Dover Planning Board	Recommendation on the Master Development Plan and Zoning changes
Dover Architectural Review Board	Architectural review
Dutchess County Department of Health	Sewage disposal system Water supply Subdivision
Dutchess County Department of Public Works	Highway Work Permit
Dutchess County Planning Board	239m GML referral
NYS Department of Environmental Conservation	SPDES permits SPDES stormwater (for construction related impacts) SPDES wastewater (to operate wastewater treatment plant) Wetlands permit Water supply (storage) Water quality certification
NYS Department of Health	Water supply Storage and distribution systems Backflow prevention devices Swimming pools
NYS Department of Transportation	Highway work permit/Route 22
NYS Attorney General	Homeowners Association approval
New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP)	State Historic Preservation Office (“SHPO”) review of historic and archaeological resources
NYS Secretary of State	Formation of sewer and water corporations
Army Corps of Engineers	Wetlands permit

## **E. Interested and Involved Agencies**

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

### **Involved Agencies**

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

NYS Dept. of Environmental Conservation, Region 3  
21 So. Putt Corners Rd.  
New Paltz, NY 12561

Dutchess County Department of Health  
387 Main Street  
Poughkeepsie, NY 12601

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

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

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

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

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

US Army Corps of Engineers  
Jacob K. Javits Federal Bldg.  
26 Federal Plaza, Room 2109  
New York, NY 10278-0090

**Interested Agencies/Parties**

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

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

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

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

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

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

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

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

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

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

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

Brian Marchetti  
 Communications Manager  
 American Lung Association of New York State, Inc.  
 155 Washington Avenue, Suite 210  
 Albany, NY 12210  
 (518) 465-2013 x322  
 (518) 465-2926 (Fax)  
[bmarchetti@alanys.org](mailto:bmarchetti@alanys.org)

Coalition for the Responsible Growth of Dover (CRGD)  
 C/O Carolyn B. Handler  
 P.O. Box 544  
 Dover Plains, NY 12522

Friends of the Great Swamp (FROGS)  
 P.O. Box 373  
 Pawling, NY 12564

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

**F. Summary of Significant Impacts**

The following table summarizes the potentially significant environmental impacts of the Proposed Action. Detailed discussions of these impacts are included in Section III of this DEIS.

**Table I-2  
 Summary of Significant Impacts**

	<b>Potential Impacts</b>
Land Use, Zoning and Public Policy	<p><b>Land Use</b>                      The development program consists of 1,376 residential dwelling units in a wide variety of types, approximately 245,500 square feet of commercial space and 77,000 square feet of community facility space. The Project would transform a deteriorating and abandoned site into a vibrant community of compact residential neighborhoods around a new Town Center and reflecting traditional neighborhood design principles. The mix of uses would be compatible with surrounding patterns.</p> <p><b>Zoning</b>                      In order to promote a fully integrated mixed-use traditional neighborhood development, the Project proposes extending the existing MC-overlay district that currently encompasses much of the site over the remaining 83 acres of the property (Dykeman parcel). The project would also include amendments to the MC Overlay District to facilitate an economically feasible and marketable project.</p> <p><b>Public Policy</b>                      The Project supports and advance numerous of the planning goals and</p>

	Potential Impacts
	redevelopment objectives identified in the various Town and regional land use plans and studies.
Visual Resources	<p>The Project would preserve and restore several existing structures along the site's highly visible Route 22 frontage, maintaining the site's historical visual character. The Project would be anticipated to have a positive impact on the visual character of the Project site and the surrounding area. It includes a Main Street with shops, restaurants, sidewalk cafes, and a variety of special architectural features. The Proposed Action includes the demolition and rehabilitation of deteriorated structures, eliminating a visually unappealing and blighting influence.</p> <p>The proposed development would be subject to a comprehensive set of Design Guidelines to ensure the visual character of the Project reflects traditional neighborhood design concepts.</p>
Geology	Development of the project is anticipated to require approximately 1,050,000 cubic yards of cut, 1,150,000 cubic yards of fill and would impact approximately 17 percent of acreage with steep slopes over 15 percent. Blasting would likely be required.
Natural Resources	The overall project has been designed to avoid areas of identified significant habitat or regulated wetlands. Given the existing conditions of the site, its history of prior disturbance, and the proposed compact development pattern, no significant impacts on the site's habitat areas are anticipated.
Water Resources and Wetlands	<p>The Project would result in disturbance of approximately 4 acres of wetlands, portions of which are significantly degraded. Impacts have been minimized by limiting wetland crossings and removing much of the development activities out of the wetlands.</p> <p>A comprehensive wetland mitigation program has been developed for the Project site, which would include --- acres of wetland creation and – acres of wetland buffer enhancement.</p>
Community Services	<p>The Project is anticipated to increase the Town's population by approximately 43 percent. The increase in population and employees would be expected to result in a proportionate increase in demand for community services and facilities.</p> <p>The residential and commercial development would generate tax revenues to the Town and School District that could be utilized to offset service cost increases. The increase in housing availability from the Project may also allow potential volunteers to remain in the community and increase the amount of potential volunteering for community services.</p>
Economic Conditions	<p>At full buildout, the Project could generate approximately 534 public school-aged children. Using the per pupil program cost paid by the local property tax (estimated at \$6,962), the local cost of the school-children generated by the proposed development would be \$3,717,708 per year. Based on the estimated revenue projections of \$7.1 million, the positive fiscal impact of the Project would be approximately \$3.4 million annually for the School District.</p> <p>The Town is expected to receive \$1,018,000 in property tax revenue per year from the Project. The net annual fiscal surplus to the Town would be approximately \$487,218. Permanent employment opportunities would increase by approximately 810 positions.</p>
Cultural Resources	Based on the Phase 1A and 1B testing of the Project site, there is no anticipated potential for significant adverse impacts to archaeological resources as a result of the proposed development.

	Potential Impacts
	The proposed development does include the demolition of some buildings considered eligible for listing on the National Register of Historic Places. This is considered to be an unavoidable adverse impact. The Project would rehabilitate and/or restore several buildings considered historically significant, including buildings fronting on Route 22.
Stormwater Management	The Project would increase the amount of impervious surfaces on-site, potentially increasing stormwater runoff. However, the project includes a stormwater management plan designed to provide treatment of stormwater quality and quantity in accordance with NYSDEC regulations. A Stormwater Pollution Prevention Plan would be prepared and implemented on-site.
Traffic and Transportation	Trip volumes would be increased as a result of the Project; 795 trips would be generated in the weekday AM Peak, 1,293 in the weekday PM Peak, and 1,291 in the Saturday Peak hour. The project involves road and intersection improvements, including widening of the Route 22/Wheeler Road intersection to include additional turning lanes.
Air Quality and Noise	No significant impacts related to air quality or noise would be anticipated from the full build-out.
Hazardous Materials	The Phase 1 Environmental Assessment indicates that the site contains recognized environmental conditions. Project implementation would involve the investigations and remediation recommended by the Phase 1. Proper construction and abatement techniques would be employed during demolition and rehabilitation.
Construction	Potential short term impacts related to air quality, noise, traffic and erosion and sedimentation are possible from construction activities. However, these impacts are temporary and not expected to be significant. Potential impacts will be managed through implementation of a Stormwater Pollution Prevention Plan, adherence to State and local construction codes, and the use of best management practices.
Infrastructure and Energy	The Project would include improvements to the existing water and wastewater treatment plants, installation of new groundwater supply wells and pumping systems. The Project would also require upgrade and installation of storm drainage and sanitary sewers, domestic water and fire protection, electric, telephone, cable TV, and natural gas.

## G. Summary of Mitigation Measures

The following table summarizes the proposed mitigation measures associated with the Proposed Action. Detailed discussions of these measures are included in Section III of this DEIS.

**Table I-3  
Summary of Proposed Mitigation Measures**

	Mitigation Measures
Land Use, Zoning and Public Policy	<p><b>Land Use</b> The creation of a new mixed-use community development with compact clustered neighborhoods, and which provides substantial commercial activity in a new Town Center and preserves valuable open space on site would be anticipated to have a positive land use impact on surrounding properties and the Town at large. The Proposed Action includes the demolition and rehabilitation of structures that are currently in varying states of disrepair, eliminating a blighting influence.</p> <p><b>Zoning and Public Policy</b> None required.</p>
Visual Resources	The Project would be anticipated to have a positive impact on the visual

	<b>Mitigation Measures</b>
	character of the Project site and the surrounding area. The Proposed Action includes the demolition and rehabilitation of severely deteriorated structures, eliminating a visually unappealing and blighting influence. No additional mitigation required
Geology	The project would include approximately 65% open space, and has clustered development in compact neighborhoods to limit the extent of disturbance. Cut and fill activities would occur in controlled lifts. Soil stabilization measures would be employed. Rock removal would be performed in accordance with local, municipal, state and federal regulations.
Natural Resources	The project includes buffer areas as recommended by regulatory authorities for identified habitat areas.
Water Resources and Wetlands	A comprehensive wetland mitigation program has been developed for the Project site, which would include 8.1 acres of wetland creation and 3.6 acres of wetland buffer enhancement. A sediment and erosion control plan would be implemented on-site.
Community Services	Additional tax revenues would offset incremental impacts from the population increase.
Economic Conditions	None required; significant tax revenues would be generated.
Cultural Resources	None required; a number of historic buildings would be adaptively reused.
Stormwater Management	A Stormwater Pollution Prevention Plan would be prepared and implemented on-site.
Traffic and Transportation	The project involves the creation of additional turning lanes at the Route 22/Wheeler Road intersection. Based on the potential volumes from future No-Build projects to the north, the traffic study recommended monitoring of several intersections along Route 22 for potential signalization.
Air Quality and Noise	None required.
Hazardous Materials	Project implementation would involve the investigations and remediation recommended by the Phase 1. Proper construction and abatement techniques would be employed during demolition and rehabilitation.
Construction	Potential impacts will be managed through implementation of a Stormwater Pollution Prevention Plan, adherence to State and local construction codes, and the use of best management practices.
Infrastructure and Energy	None required.

## H. Alternatives

Several alternatives have been evaluated and compared with the Proposed Action. The studied alternatives included:

Alternative A. No Action

Alternative B. Development Under the Existing Underlying Zoning

Alternative C. Development Under the Existing Zoning with MC Overlay Extended onto the Dykeman Parcel

Alternative D. Lower Density Development including 18-hole golf course and reduction in residential/land disturbance

Alternative E. Increased Commercial Development

Alternative F. Adaptive Reuse of the Existing HVPC Buildings