

all involved agencies, and will be available for public inspection at the Town Hall. Any interested agency or individual that expresses interest in writing to the lead agency will also receive a copy of the draft scoping document.

Copies will also be available at the scoping session. Public comment will be accepted at the scoping session relating to all issues relating to the scope of the DEIS.

Written comments on the proposed scope will also be accepted by the SEQR contact person at the address and fax listed below, until 4 pm on May 8, 2006.

Notice to involved agencies: You are requested to provide written comments reflecting your concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support your agency's SEQR Findings.

Description of Action:

A proposed redevelopment of the former Harlem Valley Psychiatric Center campus and development of the Dykeman Farm including the construction of 1,338 residential units on 883 acres located on NYS Route 22 and Wheeler Road in the Wingdale hamlet.

The proposed action includes all local, regional, state and federal approvals necessary to authorize the development of the site in accordance with the proposed development plans including, without limitation, a zoning amendment from the Dover Town Board pursuant to a comprehensive development plan and conceptual site plan in accordance with the Mixed-Use Institutional Conversion Overlay District and site plan approval from the Dover Planning Board for the individual components of the project. The proposed action and development also requires various permits, actions and approvals from the involved agencies listed herein.

Location of Action:

Town/Municipality: Town of Dover

County: Dutchess

Street Address: The property is located at the former Harlem Valley Psychiatric Center, Route 22 and Wheeler Road and the Dykeman Farm, Pleasant Ridge Road, Wingdale, New York.

Tax Map Parcels: Former Harlem Valley Psychiatric Center Properties and Dykeman Farm including parcels identified by tax

map parcel numbers 7059-00-749943, 7059-00-162702, 7059-00813813, 7059-00-555750, 7059-00-137973 and 7059-00-502949

Size of Parcel: Approximately 883 acres

Reasons supporting this Positive Declaration:

Potential impacts on transportation/traffic on local, county and state highways

Potential impacts from increased demands on community services, schools, and related infrastructure

Potential noise impacts due to construction and size and magnitude of the project

Potential impacts due to clearing, blasting, grading, and construction on steep slopes and near a marble knoll along with the related loss of vegetation

Potential visual impacts on slopes and ridgelines, the Appalachian Trail, the Harlem Valley Psychiatric Center campus, the critical environmental areas ("CEA") and NYS Route 22 users

Potential impacts on historic structures due to the proposed demolition of a number of Harlem Valley Psychiatric Center buildings

Potential Impacts to Rare, Threatened or Endangered Species and their habitats

Potential impacts on land due to permanent alteration of approximately 300 acres such as the loss of approximately ten (10) acres of mature forest

Potential impacts on agriculture due to the permanent loss of a working farm

Potential impacts on potable water capacity and quality

Potential impacts due to erosion from construction activities especially on steep slopes, CEAs and at stream banks

Potential air quality issues due to increase in traffic and heating fuel consumption and wastes and spills at the project site

Potential conflicts with the Town of Dover's Master Plan and Zoning Law.

THIS POSITIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD

AGENCY HELD ON APRIL 6, 2006.

For Further Information:

Contact Person: Supervisor Jill Way
Town of Dover Town Supervisor
Address: Tabor Wing Town Hall Annex
3286 Route 22 North
Dover Plains, New York 12522
Telephone Number: 845-877-4271
845-877-4273(fax)

A copy of this Notice is being sent to:

INVOLVED AGENCIES:

New York State Department of Transportation, Region 8
Burnett Boulevard
Poughkeepsie, New York 12601

New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, New York 12561

Dutchess County Department of Health
387 Main Street
Poughkeepsie, New York 12601

Dutchess County Water and Wastewater Authority
27 High Street
Poughkeepsie, New York 12601
Town of Dover Planning Board
126 East Duncan Hill Road
Dover Plains, New York 12522

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

New York State Attorney General's Office
Investment Protection Bureau
120 Broadway
New York, New York 10271

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

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

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

Town of Dover Building Department
126 East Duncan Hill Road
Dover Plains, New York 12522

William Kelly, Highway Superintendent
Town of Dover Highway Department
126 East Duncan Hill Road
Dover Plains, New York 12522

United States Army Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, New York 10278-0090

INTERESTED AGENCIES:

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

Dutchess County Department of Planning
27 High Street
Poughkeepsie, NY 12601

Dr. Craig Onofry, Superintendent
Dover Union Free School District
2368 Route 22
Dover Plains, New York 12522

State Police, Troop K
P.O. Box 425
Route 22
Dover Plains, New York 12522

J.H. Ketcham Hose Company
P.O. Box 706
Dover Plains, New York 12522

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

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

United States Fish and Wildlife Service
Northeast Regional Office
300 Westgate Center Drive
Hadley, Massachusetts 01035

Other required filings: (Section 617.12 (b)(1))

Supervisor Jill Way
Tabor Wing Town Hall Annex
3128 Route 22 North
Dover Plains, NY 12522

Environmental Notice Bulletin
New York State Department of Environmental Conservation
625 Broadway, 4th Floor
Albany, NY 12233-1750

Denise M. Sheehan, Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

Denise Coyle
Dover Knolls Development Company II, LLC
377 Oak Street
Garden City, NY 11530

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The Chazen Companies
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Poughkeepsie, NY 12601

Joel Russell
Joel Russell Associates
25 Kensington Avenue
Northampton, MA 01060

Dr. Michael Klemens
47 Florida Hill Road
Ridgefield, CT 06877

Any Other Parties Requesting a Copy