

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that the Town Board of the Town of Dover, New York will hold a **PUBLIC HEARING** on: (i) the Final Environmental Impact Statement (“FEIS”) prepared in connection with the proposed Knolls of Dover development (the “Project”), which involves the re-development of the former Harlem Valley Psychiatric Center (“HVPC”) and is described in general form below; (ii) the proposed amendment of the Town of Dover Zoning Map to extend the Mixed-Use Institutional Conversion (“MC”) Overlay District to include the former Dykeman property, which is designated as tax parcel 7059-00-502949; (iii) the proposed rezoning of the MC District pursuant to a Master Development Plan for the Project, in accordance with Sections 145-16 and 145-69 of the Dover Code; (iv) the proposed Design Guidelines for the Project; and (v) the proposed adoption of a local law to codify certain zoning text amendments, which are described in general form below, in accordance with Section 145-69 of the Dover Code and pursuant to Section 20 of the Municipal Home Rule Law of the State of New York.

**PLACE, DATE AND TIME OF PUBLIC HEARING:** The joint Public Hearing will be held at the Dover Middle School Auditorium located at 2368 Route 22, Dover Plains, New York on Wednesday, March 24, 2010, at 6:30 PM.

**THE PROJECT:** The Applicant, Dover Knolls Development Company II, LLC, proposes a comprehensive redevelopment pursuant to a Master Development Plan of the former HVPC property and an adjacent parcel (the 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 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. The Project includes approximately 1,376 dwellings in a wide variety of unit-types, approximately 238,500 square feet of commercial space, and approximately 70,250 square feet of community facility or recreation center space in a traditional neighborhood design pattern.

The Proposed Action being considered under SEQRA is a Type I Action and includes the approval of a Master Development Plan, Design Guidelines, a phasing plan, and the adoption of a local law to codify certain zoning text and map amendments to implement the Project as proposed.

**THE ZONING TEXT AMENDMENTS:** The zoning text amendments include amendments to the existing MC District, Chapter 145-16 of the Dover Zoning Law, which would, among other things: (i) set forth specific requirements regarding information that must be set forth in a Master Development Plan, including, but not limited to, Design Guidelines and a phasing plan; (ii) amend the procedure for the approval of a Master Development Plan and site plan(s) by the Town Board in the MC District; (iii) confer upon the Town Board authority to review subdivision plat applications and applications pursuant to Chapter 65 of the Dover Town Code (“Erosion and Sediment Control”) within the MC District; (iv) require the Town Board, prior to taking action, to refer Master Development Plan and site plans to the Town Planning Board for its review and report; (v) establish that the Town Board can only approve a site

plan or site plan amendment in the MC District if such plan complies in all material respects with the Master Development Plan adopted by the Town Board; (vi) establish criteria under which a site plan or site plan amendment shall be deemed to comply in all material respects with the Master Development Plan adopted by the Town Board and presumptively not require supplemental review under SEQRA; (vii) establish criteria under which a site plan amendment shall be granted in the MC District without a hearing; (viii) establish limitations on development in the MC District, including a maximum density of residential development of 1.5 dwelling units per gross acre of land and maximum square footage of non-residential development not to exceed a floor area ratio of 0.015; (ix) establish that the total square footage of non-residential development in the MC District shall total a minimum of 200,000 square feet of floor area; and (x) establish that an applicant shall obtain vested rights to complete the development shown on a Master Development Plan for fifteen (15) years following approval.

**DOCUMENTS AVAILABLE FOR REVIEW:** The FEIS, and the subject zoning text amendments can be viewed on the Town of Dover's website at [www.townofdover.us](http://www.townofdover.us) or in person at Dover Town Hall at the Office of the Town Clerk, 126 East Duncan Hill Road, Dover Plains, New York between the hours of 8:00AM and 4:00PM or at the Dover Library, 1797 Route 22, Dover Plains, New York.

**ADDITIONAL INFORMATION:** All interested parties are invited to attend and be heard. Written comments on the FEIS and proposed zoning text amendments will be accepted until March 31, 2010, and should be addressed to the Town Board, Town of Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, NY 12522. For additional information call Town Supervisor Ryan Courtien at Town Hall at 845-832-3206.

By order of the Town of Dover Town Board