Draft Scoping Document
For Preparation of a Draft Environmental Impact Statement
for
The Wind Rose Project
Towns of Dover and Pawling

PROJECT NAME: Wind Rose

PROJECT LOCATION: West Dover Road, Towns of Dover and Pawling,

Dutchess County, New York

CLASSIFICATION of ACTION: Type 1

LEAD AGENCY: Town of Dover Planning Board

INTRODUCTION

This Draft Scoping Document (scoping document) applies to the preparation of a Draft Environmental Impact Statement (DEIS) for the Wind Rose project ("proposed action"). Pursuant to the State Environmental Quality Review Act (SEQRA) the scoping document will serve as the basis for identifying all potentially significant adverse impacts anticipated from the proposed action and all appropriate mitigation measures. The scoping document is also intended to eliminate consideration of any potential impacts that are irrelevant or not significant.

The purpose of preparing the DEIS is to evaluate the zoning and land use suitability of the subject property for the proposed action; to assess potential environmental impacts associated with development of the site as proposed; to evaluate alternatives to the proposed action, and to identify, and determine the adequacy of, proposed means by which the identified impacts would be mitigated.

DESCRIPTION of the PROPOSED ACTION

The proposed action is the creation of a Membership Club that would include the following:

- An 18 hole Jack Nicklaus signature golf course and clubhouse;
- Twenty-one residential suite units;
- Twelve residential duplex units;
- Forty-three residential cottage units;
- One hundred and fifty-four full membership residential units;
- On-site recreational amenities for residents include: swimming pools, tennis courts, a Kid's Camp, equestrian facilities, fishing ponds, and hiking trails;
- Development of associated utilities and infrastructure, including interior roads, and water supply and wastewater treatment facilities.

Site Description

The project site consists of eight tax parcels that total some 1,144.79 acres in the Towns of Pawling and Dover, Dutchess County, New York. 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's Tax Maps as parcels 6958-00-690892 and 7058-00-350990. The six lots on the project site located in Pawling are identified on the Town's Tax Maps 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 RU and RC Residential Zoning District in the Town of Dover.

GENERAL SCOPING CONSIDERATIONS

The DEIS will address all items in this scoping document and will conform to the general format set forth herein. Each impact category, such as traffic, land use and zoning, and water resources, will be presented in a separate subsection which includes a discussion of existing conditions, potential impacts associated with the proposed action, and proposed mitigation measures designed to avoid, or minimize, the identified impacts. If appropriate, issues listed separately in this document may be combined in the DEIS.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps depicting the site, and elements of the project, should show adjacent properties, neighboring uses and structures, roads, and surface water resources.

All information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. To the extent practical, the DEIS should be written in terms which a lay person can readily understand.

Discussion of mitigation measures in the DEIS should consider at least those measures identified in this scoping document. Where reasonable and necessary, the measures should be incorporated into the proposed action. For any mitigation measures listed in this scoping document that are not incorporated into the proposed action, the reason why the Applicant considers them unnecessary shall be discussed in the DEIS. The Applicant may also suggest additional mitigation measures beyond those identified in this scoping document where appropriate. When no mitigation is necessary, the DEIS should so indicate.

The document and any appendices or technical reports should be written in the third person, and the terms "we" and "our" should not be used. The applicant's conclusions and opinions, if provided, should be identified as those of "the Applicant."

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the "worst case" scenario analysis should also be identified and discussed.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

DEIS CONTENT

I. INTRODUCTORY MATERIAL

Cover Sheet: The DEIS will begin with a cover sheet that identifies the following:

1. That the document is a Draft Environmental Impact Statement
2. The name and description of the project
3. The location of the project, including the road, the municipalities, County and State, as well as the tax parcels which comprise the project site
4. The Town of Dover Planning Board as the Lead Agency for the project and the name and telephone number of the following persons to be contacted for further information about the SEQRA review of the project:

   Town of Dover Planning Board
   Mr. David Wylock, Chairman
   Historic Tabor Wing House
   3128 Route 22
   Dover Plains, New York 12522

5. The name and address of the Applicant, and the name and telephone number of a contact person representing the Applicant
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer
7. The date the DEIS was submitted to the Lead Agency and all revision dates
8. The date of acceptance of the DEIS (to be inserted upon acceptance)
9. The date and location of the public hearing on the DEIS (to be inserted upon acceptance)
10. The deadline by which comments on the DEIS are due (to be inserted upon acceptance)
11. The name and address of the consultant(s) of the DEIS and the name and telephone number of a contact person representing the consultant(s)

Table of Contents: All headings which appear in the text should be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include lists of figures, tables, appendices, and additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

The DEIS will include an Executive Summary. The summary will include only information found elsewhere in the main body of the DEIS and will be organized as follows:

1. Brief description of the proposed action
2. List of Involved and Interested Agencies and required approvals/permits.
3. Brief listing of the anticipated impacts and proposed mitigation measures for each potential adverse impact discussed in the DEIS. This presentation should be simple and concise.

4. Brief description of the project alternatives considered in the DEIS. A table should be presented which compares the potential impacts in each impact category anticipated from each alternative considered.
5. Brief description of significant impact issues and potential controversy, if any.

III. DESCRIPTION OF THE PROPOSED ACTION

This chapter of the DEIS will provide a detailed description of the proposed action and its component parts (including site access and road layout, lot layout, proposed open space and proposed utilities), and will establish the context in which potential impacts have been assessed. The chapter will also document the site's location and provide a historical summary and background of the proposed action, including access, site usage, zoning, and extent of prior site disturbance. The chapter will be organized as follows and contain the specified information:

A. Introduction. The reasons for, and purpose of, the DEIS and the nature of the proposed action.

B. Approvals and Involved Agencies. A complete listing of all Involved Agencies along with their addresses and required approvals/permits they may grant.

C. Interested Parties. A listing of agencies, persons, and groups who have expressed interest in reviewing the DEIS.

D. Project Purpose and Need.

1. Describe purpose and need of proposed project including

- Size and nature of club membership
- Source of membership and area of draw for members
- Target market, affordability, and ownership

2. Objectives of the project sponsor including:

- Sustainable and “green” development concepts

A. Project Location, Description, and Environmental Setting.

1. History and past uses of the project site(s), prior project proposals, and prior approvals for use of the properties;
2. Description of the geographic boundaries of the project in the region and in the Towns of Pawling and Dover;
3. Description of access to the site relative to the surrounding area, roadways, and infrastructure;
4. Description of the site and surrounding area including existing natural features, zoning, land use, topography, drainage, wetlands, watercourses, vegetation and existing improvements.

F. Project Description and Layout.

1. Description of the proposed development concept, proposed structures and site improvements, including a description of the proposed:

- Buildings and Building Layout
- For proposed residential units - unit types, size of units, number of bedrooms
- Building floor area(s)
- Building use(s)
- Building style, architectural design, height, separation of buildings
- Golf Course Routing
- Clubhouse
- Drainage and Stormwater Management Plans
- Parking area and traffic circulation layout including golf cart routing and emergency access
- Landscaping Plan
- Lighting Plan
- Erosion and Sediment Control Plan
- Setbacks and Buffer treatments
- Fire protection, hydrants, internal sprinklers
- Area of land to be cleared, new impervious surfaces to be constructed, including building coverage (area and percent of site)
- Recreation and Maintenance facilities and open space
- Security
- Turf and Environmental Management Plan
- Utilities, water supply, wastewater treatment

G. Construction and Operation

1. Construction Period:
   a. Total construction period anticipated
   b. Schedule and sequencing of construction
   c. Erosion and sediment, and dust, controls to be implemented during construction
   d. Construction equipment and staging area(s).
   e. Potential blasting and construction vehicle impacts
   f. Construction traffic

2 Operation Period:
   a. Hours of operation of proposed development including recreation amenities and rounds of golf per season

IV. ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The sub-headings below represent the impact categories that will be addressed in the DEIS. A discussion, and graphic representations, shall be provided under each item in each heading and will include a description of existing conditions, the analysis of potential impacts anticipated from the proposed action, and identification of the mitigation measures that are proposed to avoid, or minimize, any identified potential adverse impacts.

A. Geology, Soils and Topography

1. Existing Conditions

    a. Physiographic and geologic conditions on, and in the vicinity, of the site
    b. Existing topography and slope categories (0-15 percent and greater than 15 percent)
    c. Soils types (including any prime agricultural soils) and characteristics, based upon a United States Department of Agriculture soil survey and site specific soil survey
    d. Limitations imposed by on-site soils, including erosion hazard, depth to groundwater, and shallow bedrock

2. Potential Impacts

    a. Impacts on physiography and geologic conditions, including those from blasting
    b. Changes in topography including total acreage of soil disturbance
    c. Area of disturbance of each slope category and of highly erodible soils
    d. Total acreage of proposed impervious surface

3. Mitigation Measures

    a. Project specific Erosion and Sediment Control Plan including phasing and sequencing, temporary and permanent erosion and sediment controls, identify plan for monitoring and maintaining erosion and sediment controls during construction.
    b. Turf management operations/long-term stabilization measures, including scheduled maintenance, integrated pest management, and measures to control catastrophic failure.
    c. Blasting Plan/Protocol

B. Wetlands

1. Existing Conditions.

    a. Any delineated and surveyed wetlands, regulatory authority, Town of Pawling and Dover, New York State Department of Environmental Conservation (NYSDEC) and United States Army Corps of Engineers (ACOE); identification of all regulated adjacent areas and buffers
    b. For each wetland identified, provide graphic and narrative descriptions of:

        1. Wetland locations and position in the landscape
        2. Wetlands type and characteristics, including dominant vegetation, soils and hydrology
        3. Wetland and wetland buffer acreage
        4. Wetland functions and values
        5. Wetland habitat value
        6. Relationship of the site to the Great Swamp Critical Environmental Area

c. Off site wetlands adjacent to the site

2. Potential Impacts.

   a. Acreage of direct and indirect wetland and wetland adjacent area/buffer disturbances, as regulated by the Towns of Pawling and Dover, the ACOE and NYSDEC
   b. Federal, State, and municipal permits required to conduct regulated activities in wetlands and their buffers
   c. Short-term and long-term impacts on identified wetland functions
   d. Qualitative analysis of construction-related impacts
   e. Other impacts, including those associated with post construction changes in stormwater.runoff
   f. Potential impacts on off-site wetlands
   g. Potential impacts on the Great Swamp Critical Environmental Area

3. Mitigation Measures.

   a. Creation and enhancement of wetlands to compensate for loss of wetlands and/or functions, or intrusion into the wetland buffers/adjacent areas including.

      1. Size and location of proposed replacements/enhancements.
      2. Goals and effectiveness of mitigation
      3. Capacity and capabilities, including hydrological information with a water budget for created/enhanced wetlands. (Calculations to consider water requirements and changes in ground water).
      4. Proposed maintenance and monitoring schedule for restored/created mitigation wetlands.
      5. Contingency plan

   b. An Erosion and Sediment Control Plan which specifies practices to control erosion and sedimentation during construction, and prevent sedimentation of wetlands, including:

      1. Principle elements
      2. Implementation technique and responsibilities
      3. Monitoring and maintenance

   c. A Stormwater Pollution Prevention Plan (SWPPP) that specifies practices to control post construction changes in the peak rates and volume of stormwater discharged to wetlands as well as post construction increases in pollutant loads, including:

      1. Principle elements
      2. Implementation technique and responsibilities
      3. Monitoring and maintenance

   d. Other special construction techniques.
   e. Other mitigation measures

C. Vegetation

1. Existing Conditions.

   a. List of species found, or expected to be found, on-site (including any "endangered", "threatened" or "special concern" species) based on existing information and contact with the New York State Natural Heritage Program.

   b. Description and identification of vegetative communities on-site.

2. Potential Impacts.
   a. Impacts on endangered or threatened species or species of special concern, and significant habitats on-site.
   b. Location, acreage and types of vegetation proposed to be cleared.
   c. Methods of tree removal and disposal.
3. Mitigation Measures
   a. Preservation of portions of the existing vegetation
   b. Proposed revegetation and landscaping.

D. Terrestrial and Aquatic Ecology

1. Existing Conditions

   a. Existing habitat types and typical associated wildlife, including wildlife survey that addresses potential for use by rare, endangered or protected species.

2. Potential Impacts

   a. Site disturbance by habitat type
   b. Potential impacts on wildlife
   c. Potential impacts on rare, endangered and protected species

3. Mitigation measures

E. Water Resources

1. Existing Conditions.

   a. Existing ground and surface water resources on and adjacent to the project site
   b. Baseline surface water quality and existing drainage patterns on the site, between the site and the Swamp River/Great Swamp, and between other areas within a 1/4 mile radius of the site, including any areas subject to flooding.
   c. Existing point(s) where stormwater discharges from the properties.
   d. Stormwater runoff quantity. The existing volumes of stormwater runoff and peak discharge rates for the 2, 10, 25, 50, and 100-year storm events.
   e. Stormwater quality and pollutant loading at each discharge point from the project site
   f. Adequacy of existing groundwater resources to meet project's projected demand

2. Potential Impacts.

    a. Stormwater runoff quantity. Post construction volume of stormwater runoff and peak discharge rates for the 2, 10, 25, 50, and 100 year storm events
    b. Surface and ground water quality changes associated with stormwater

        1. Identify increases in pollutant loads from roads, parking areas, and other impervious surfaces, including golf cart and equipment storage areas, maintenance areas and storage areas for turf management chemicals.
        2. Sedimentation of receiving waters resulting from construction and operation of the project.

    c. Changes to surface water quality, including that in the Swamp River, from post construction increases in pollutant loading.
    d. Water supply study. Prepare a water budget, including recharge and evapotranspiration rates, and conduct a 72 hour pump test of proposed wells and appropriate monitoring of select existing neighborhood wells within ¼ mile of the test well sites to establish potential interference. Potable groundwater demand and demand for irrigation.

        1. Proposed irrigation system and demand versus supply;
        2. Alternative irrigation systems, including use of grey water

    e. Golf Course and landscape irrigation demand.
    f. Permits required from State agencies associated with groundwater and surface water.
    g. Other potential impacts, including use of turf management materials on golf course and landscaped areas.

3. Mitigation Measures.

    a. Turf management and Integrated Pest Management Plans that include measures to mitigate potential impacts on groundwater and surface water associated with the use of turf management chemicals

        1. Identify any proposed affiliation with national programs, such as Audobon International. Examine options to mitigate impacts on water resources.

    b. Conduct a Risk Assessment for Turf Management Chemical Toxicity
    c. Measures proposed in the Stormwater Pollution Prevention Plan, including the Erosion and Sediment Control Plan, to mitigate potential impacts
    d. Maintenance of stormwater management facilities, including.

        1. Type of maintenance
        2. Frequency of maintenance
        3. Responsible parties providing short and long term maintenance.
        4. Parties liable for potential failure of stormwater control systems and associated detrimental impacts (identified as necessary) that may occur downstream from the site.
        5. A contingency plan for protection of receiving wetlands and surface waters in the event of sediment and erosion control plan failure.

e. Compliance with NYSDEC State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activities 02-01 (GP-02-01).
f. Options for providing potable water to local residences in the event of interference resulting from groundwater withdrawals.
g. Other mitigation

F. Zoning, Surrounding Land Uses, and Public Policy

Zoning

1. Existing Conditions - describe the existing zoning for the project site and surrounding area in both the Towns of Dover and Pawling and applicability to proposed project. Discuss any previously approved subdivision applications for the project site.
2. Potential Impacts of the proposed project - describe how the proposed project would conform to applicable zoning regulations and any variances that would be required.
3. Mitigation Measures.

Land Use

1. Existing Conditions: Describe existing land use conditions on the project site and in the vicinity of the project.

2. Potential Impacts of the proposed action: Discuss relationship of the proposed project with adjoining uses and discuss the effects of the proposed project on the general land use pattern within the vicinity of the project site.

3. Mitigation Measures

Public Policy

1. Existing Conditions: Relevant policies contained in the Town of Dover Master Plan (1993) and the Town of Pawling Comprehensive Plan (1991) with respect to the proposed development. Identify specific provisions within these Plans that are relevant to the proposed development.

2. Potential Impacts: The compatibility of the proposed project with relevant policies contained in the above mentioned Plans

3. Mitigation Measures

G. Historical and Archeological Resources

1. Existing Conditions:
   a. A Phase 1 Archaeological Survey will be conducted.
   b. Coordinate historic and archeological investigation with New York State Office of Historic Preservation and Towns of Pawling and Dover Historians.

c. Identification and discussion of existing stonewalls within the area of disturbance.

2. Potential Impacts

a. Comparison of proposed site improvements with respect to the location and extent of any found historic and/or cultural resources.
b. Disturbance or removal of existing stonewalls within the area of disturbance.

3. Mitigation

a. Avoidance and mitigation measures proposed to avoid and minimize impacts to any found historic and/or cultural resources.
b. Relocation of existing stonewalls and use of new stonewalls.

H. Transportation

1. Existing Conditions.

a. A description of the area roadways including pavement width, pavement conditions, number of lanes, posted speed limits, types of roadways, and traffic controls.
b. Manual traffic movement surveys at the following intersections for existing a.m. and p.m. peak hour. Traffic volumes should reflect conditions on typical days.

- Wingdale Road and West Dover Road
- Old Pawling Road and Nanny Hill Road
- East Main and Route 22
- West Main Street and Charles Coleman Boulevard
- Blackberry Road and West Dover Road
- Corbin Road and West Dover Road

c. With the exception of the Old Penny Road and Nanny Hill Road and Blackberry Road and West Dover Road intersections, capacity analyses should be completed for conditions at each intersection noted above, following procedures from the Highway Capacity Manual (latest computer program).
d. Capacity Analysis of the site main access(es),

Background information concerning services provided by the Metro North Railroad

2. Future Transportation Conditions Without the Project

a. Background traffic volume for the design year, including a general growth factor and any planned developments in the immediate vicinity of the site.
b. Capacity analysis based on future background traffic conditions for each intersection for the proposed design year conditions.

3. Future Transportation conditions with the project .

a. Site generated added peak hour traffic
b. Estimate distribution of additional site-generated traffic on area roads.

c. Capacity analysis of combined conditions for each intersection (including proposed development of site plus future background traffic).
d. Description of interior circulation on proposed trails, sidewalks, and cart paths
e. Discussion transportation services to be provided by the project. Discuss internal traffic circulation.
f. Sight distance evaluation at the proposed access drives.
g. Emergency access to the site.
h. Description of the impact of construction traffic on local roads and traffic.

4. Mitigation Measures.

a. Transportation improvements.

1. Types of improvements, such as traffic control at intersections, road widening, intersection improvements, and surface improvements
2. Responsibility for improvements.
3. Methods of funding improvements, as appropriate.

b. Other.

I. Fiscal/Community Services

Taxes

1. Existing Conditions - Current level of taxes generated from project site.

a. Dutchess County
b. Towns of Dover and Pawling
c. Dover and Pawling School District Taxes

2. Potential Impacts - Property Taxes after development

a. Dutchess County
b. Towns of Pawling and Dover Town Taxes
c. Pawling and Dover School Taxes
d. Comparison of future taxes generated versus municipal costs

3. Mitigation

Employment

a. Existing Conditions
b. Potential Impacts - Employment Opportunities

1. short-term construction jobs
2. long-term employment

Community Services

a. Existing Conditions - The proposed project may potentially create the need for additional community services in the Towns of Dover and Pawling and possibly Dutchess County for such services as police and fire protection, emergency services, education, recreation, utilities (including water supply and wastewater disposal) and solid waste disposal. Each existing service area will be described in terms of its existing capacity, projected changes in service levels in the future without the project. Information on hydrants and water for fire suppression purposes will be provided. Information will be based on personal communications with service providers and/or review and confirmation of pertinent literature.

b. Potential Impacts - The impact of the proposed project on each service area will be estimated, according to generally accepted practices. In order to estimate impacts, this section will include a demographic analysis to project the number of persons that would reside in the new development. This analysis will use standard multipliers reported by such sources as Urban Land Institute and the Rutgers University Center for Urban Policy Research (Burchell and Listokin). Proposed recreational amenities will be described, including clubhouses uses and other community spaces, available for residents. Discuss whether any facilities (roads, walks, drainage facilities, recreation areas, etc.) will be offered for dedication to the Towns of Dover and Pawling.

c. Mitigation - Mitigation measures will be discussed including increasing the capacity of each of the community service areas as a result of the proposed action.

J. Noise

1. Existing Conditions.

   a. Current ambient noise levels in vicinity of project site (specifically along West Dover Road, interior portions of the site(s) and surrounding residential neighborhoods;
   b. Local noise ordinance.

2. Potential Impacts

   a. Construction Noise
   b. Operational Noise
      1. Truck and automobile traffic
      2. Delivery and loading
      3. Mechanical equipment

3. Mitigation Measures

   1. Location Monitoring

K. Visual Quality

1. Existing Conditions

    a. Views of the site from public areas including public roads surrounding the project site;
    b. Views of the site from identified vantage points including Cat Rocks and the Appalachian Trail;
    c. Describe existing landscape

2. Potential impacts

    a. Analysis of impacts on existing views of the project site from public vantage points using photographs, sight line diagrams and/or cross-sections, as appropriate during off-leaf conditions.
    b. Analysis of potential impacts from proposed site lighting including night lighting, particularly with respect to public roads in the immediate vicinity of the site. Analysis of potential visual impacts associated with the removal of trees along existing area roadways from the construction of the proposed development.
    c. Analysis of potential visual impacts on public view points including Cat Rocks and the Application Trail

3. Mitigation

    a. Tree Preservation
    b. Proposed landscaping including buffer planting and screening.
    c. Other.

V. ALTERNATIVES

The following alternatives to the proposed action are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should be a level of detail sufficient to permit a comparative assessment of the alternatives discussed and shall be analyzed in summary and matrix format.

A. No Action Alternative
B. Conventional Residential Subdivision Alternative

VI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

VII. OTHER ISSUES

A. Irreversible and Irretrievable Commitment of Resources
B. Growth Inducing Impacts
C. Effects on the Use and Conservation of Energy Resources:

    1. The energy sources to be used if the proposed action is implemented.
    2. Increased energy consumption.
    3. Energy conservation measures.

VIII. SOURCES AND BIBLIOGRAPHY

IX. APPENDICES

A. All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration, and the accepted DEIS Scoping Outline.
B. Copies of all official correspondence pertaining to issues discussed in the DEIS.
C. Copies of all technical studies, in their entirety.

IX. Involved Agencies, Required Approvals and Permits, and Interested Agencies

The following agencies have been preliminarily identified as Involved Agencies under SEQRA, and would ultimately have approval authority over various aspects of the applications:

Involved Agency	Type of Approval/Permit
Town of Pawling Planning Board	Site Plan and Subdivision Special Permit for Golf Course SEQRA Determination (pending lead agency determination) Environmental (Erosion Control/Wetlands)
Town of Dover Planning Board	Site Plan and Subdivision SEQRA Determination (pending lead agency determination) Highway Work Permit Special Permit for Membership Club
Town of Dover Zoning Board of Appeals	Area Variance
Dutchess County Department of Health	Water supply, Wastewater Collection, Realty Subdivision
Dutchess County Department of Public Works	Highway Work Permit
New York State Department of Health	Water supply
New York State Department of Environmental Conservation	Article 24 Freshwater Wetland Permit Coverage under Stormwater SPDES General Permit Article 15 Water Supply Permit Article 17 SPDES for Wastewater Treatment Article 15 Protection of Waters Permit Water Quality Certification
New York State Office of the Attorney General	Offering Plan and Homeowner's Association
New York State Department of Health	Water Supply Permit

	Wastewater
United States Army Corps of Engineers	Wetlands Permit

The following agencies have been preliminarily identified as Interested Agencies. No discretionary approvals are required from these agencies.

(a) Town of Dover Town Board

(b) Dover Environmental Conservation Board

(c) Dover Union School District

(d) Dover Fire Department

(e) Dover Volunteer Ambulance Corps

(f) Pawling Town Board

(g) Pawling Conservation Advisory Board

(h) Pawling Volunteer Fire Department

(i) Pawling Central School District

(j) Dutchess County Division of Planning and Development

(k) Dutchess Land Conservancy

(l) Dutchess/Putnam Appalachian Trail Management Committee

(m) Dutchess County Water Wastewater Authority

(n) Dutchess County Department of Planning and Development

(o) United States Fish and Wildlife Service

(p) New York Sate Department of Transportation

(q) United States Department of the Interior/National Parks Service