

**PLANNING BOARD
TOWN OF DOVER, NEW YORK
WIND ROSE PROJECT**

NOTICE CONCERNING LEAD AGENCY

This notice is issued pursuant to Part 617 of implementing regulations pertaining to Article 8 (State Environmental Review Act) of the Environmental Conservation Law. The Town of Dover Planning Board hereby gives Notice as follows:

1. The Planning Board has received an application from Wind Rose Dutchess, LLC as follows:

This project will be known as Wind Rose. A Project Narrative, an Environmental Assessment Form (EAF), a location map, and an Illustrative Master Plan, are attached with this notice.

The eight parcels that make up the 1,144.79 acre project site are situated on West Dover Road in the Towns of Dover and Pawling, Dutchess County, New York. As summarized in Table 1, below, the eight parcels are located within single family residential zones (RU and RC zones in the Town of Dover, and in R-2 zone in the Town of Pawling). Nearby land uses are primarily residential and agricultural.

The applicant has requested site plan, subdivision, and related approvals from the Towns of Pawling and Dover to permit construction of a mixed-use membership (residential) development with a Jack Nicklaus signature golf course on approximately 653.99 acres in the Town of Dover and 490.80 acres in Pawling.

The proposed development would consist of a mixed use membership club that would include an 18-hole Jack Nicklaus signature golf course with a clubhouse and ancillary facilities, 21 residential suite units, 12 residential duplex units, 43 residential cottage units, and 154 full membership residential units. One hundred and forty (140) of the proposed units would be located in the Town of Dover, while 90 of the residential units would be located in Town of Pawling. Other amenities included in the proposed plan are as follows: an equestrian center, a kid's camp, hiking trails, tennis courts, and adult and kids swimming pools.

The proposed development would occupy approximately 400 acres of the 1,144.79 acre property.

2. With respect to the SEQRA review, the following is applicable:

- (a) The proposed action is subject to the State Environmental Quality Review Act (SEQRA).
- (b) The action may involve a federal Agency.
- (c) The action may involve one or more other agencies.
- (d) The action is preliminarily classified as a Type 1 action pursuant to 6NYCRR Part 617.
- (e) Coordinated review of the action is appropriate.

3. The Town of Dover Planning Board shall be designated as Lead Agency if no objection to such Lead Agency status is received by the Planning Board from any other involved agency within thirty calendar days of mailing this notice to such agencies. Involved Agencies, and the approval types and permits required, have been preliminarily identified as follows:

| 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 Pawling Town Board | Transportation Corporation for Sewer and Water Facilities Operation |
| Town of Dover Planning Board | Site Plan and Subdivision SEQRA Determination (pending lead agency determination) Highway Work Permit Special Permit for Membership Club |
| 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 State Department of Transportation
- (q) United States Department of the Interior/National Parks Service

4) EIS and Scoping:

The applicant has indicated its intent to prepare a Draft Environmental Impact Statement (DEIS) for the project. A draft scoping outline for the DEIS is attached.

Dated: _____

DOVER PLANNING BOARD, David Wylock, Chairman

LEAD AGENCY RESPONSE FORM

Town of Dover Planning Board
Historic Tabor Wing House
3128 Route 22
Dover Plains, New York 12522

In the matter of: Wind Rose, West Dover Road, Towns of Dover and Pawling, Dutchess County, New York.

**RESPONSE TO REQUEST THAT TOWN OF DOVER
PLANNING BOARD SERVE AS LEAD AGENCY**

On behalf of (AGENCY NAME) _____, I acknowledge receipt of the Lead Agency Notice in this matter, which was received on _____.

The above named involved agency hereby

(Please check one)

() **CONSENTS** that the Town of Dover Planning Board serve as Lead Agency in this application and requests that the undersigned continue to be notified on filings and hearings in this matter.

() **DOES NOT CONSENT** to the Town of Dover Planning Board serving as Lead Agency in this application and wishes that _____ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6 (e).

DATED: _____

SIGNATURE: _____

(Stamped, self-addressed envelope enclosed)