

PUBLIC NOTICE

PLEASE TAKE NOTICE that pursuant to Chapter 6 of the New York Code of Rules and Regulations Part 617, which constitutes the implementing regulations under Article 8 of the Environmental Conservation Law of the State of New York entitled “Environmental Quality Review” (“SEQRA”), the Town of Dover Town Board, in its capacity as Lead Agency under SEQRA, will hold public scoping sessions on the revised scoping document (the “Scoping Document”) for the proposed Knolls of Dover development (the “Project”) on Wednesday, May 7, 2008 at 6:30 PM, and Saturday, May 10, 2008 at 9:30 AM, at the Dover High School located at 2368 Route 22 in Dover Plains, New York.

THE SCOPING SESSIONS: Both scoping sessions will begin with a 30 minute informational period at which representatives of the Applicant will be available for questions followed by a public comment period at which all interested persons shall have the opportunity to be heard on the form and content of the Scoping Document. The public scoping sessions are for the purposes of soliciting public input on the Scoping Document, the final version of which will identify potentially significant environmental impacts to be evaluated in the Draft Environmental Impact Statement (the “DEIS”) for the Project and will eliminate consideration of those impacts which are irrelevant or nonsignificant.

THE PROJECT: The Applicant, Dover Knolls Development Company II, LLC, proposes to construct a 1,376 unit residential project with approximately 245,000 square feet of commercial floor area known as the Knolls of Dover on (i) a 853± acre site known as the Harlem Valley Psychiatric Center, located east and west of NYS Route 22 and Wheeler Road; and (ii) a 83± acre site known as the Dykeman Farm, located at Pleasant Ridge Road, both in the hamlet of Wingdale, Town of Dover, New York. Approximately 65% of the Project Site would be open space. The Project is located in the SR, CO, HM, HR, and RU Zoning Districts, and the MC, SC, and FP Overlay Districts.

The necessary approvals and permits for the Project include Town Board approval of the Master Development Plan, and zoning text and map changes for the MC Overlay District; Town of Dover Sediment and Erosion Control Permit; Planning Board Recommendation on the Master Development Plan and the zoning text and map changes; Dutchess County Health Department approval of water supply, sewage disposal, and subdivision; Architectural Review Board Review; Dutchess County Planning Department Review; New York State Department of Transportation permit; New York State Department of Environmental Conservation Wetlands and SPDES permits; New York Attorney General approval of homeowners association; and Army Corps of Engineers wetland permit.

All interested parties are invited to attend and be heard. Written comments on the Scoping Document will be accepted until Wednesday, May 14, 2008, and should be addressed to the Town Supervisor, Ryan Courtien, Tabor Wing Town Hall Annex, 3128 Route 22 North, Dover Plains, NY 12522. The full application and scoping document are available for public review at the Town Clerk's office in Town Hall located at 126 East Duncan Hill Road, Dover Plains, New York 12522 and are also available on the Town's website www.townofdover.us.

By order of the Town of Dover Town Board
Dated: April 9, 2008