

**SEQR NOTICE OF
PUBLIC SCOPING SESSIONS
ON THE REVISED SCOPING DOCUMENT FOR THE
PROPOSED KNOLLS OF DOVER**

**LEAD AGENCY
TOWN OF DOVER TOWN BOARD**
126 E Duncan Hill Rd
Dover Plains, NY 12522

Date: April 9, 2008

This notice is 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.

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.

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.

Name of Action: Knolls of Dover

SEQR Status: Type I Action

Description of the Proposed Action: 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.

Location: Harlem Valley Psychiatric Center, Route 22 and Wheeler Road and the Dykeman Farm, Pleasant Ridge Road, Wingdale, Dutchess County, NY.

A copy of this notice and the revised scoping document has been sent to:

- Town of Dover Town Board
- Supervisor Ryan Courtien, Town of Dover
- Town of Dover Planning Board
- Town of Dover Conservation Advisory Council
- Building Inspector, Town of Dover
- Town of Dover Architectural Review Board
- Highway Superintendent, Town of Dover
- Dr. Craig Onofry, Superintendent, Dover Union Free School District
- J.H. Ketcham Hose Company, Town of Dover
- Dutchess County Planning Department
- Dutchess County Department of Health
- Dutchess County Water and Wastewater Authority
- Dutchess County Department of Public Works
- Dutchess County Sheriff's Office
- Commissioner, NYSDEC
- NYSDOT Region 8
- NYS Dept. of Environmental Conservation, Region 3
- NYS Attorney General Office
- New York State Police Troop K
- National Alliance on Mental Health, New York State
- US Army Corps of Engineers
- US Fish and Wildlife Service
- Environmental Notice Bulletin
- Dover Knolls Development Company II
- Graham Trelstad, Senior Vice President, AKRF, Inc.
- Joseph P. Berger P.E., L.S., Berger Engineering and Surveying
- Thomas J. Jacobellis, Esq., Hogan & Rossi, Esq.
- George Rodenhausen, Esq., Rapport, Meyers, Whitbeck, Shaw, and Rodenhausen, LLP
- Any other parties requesting a copy from the Town Board

To view a copy of the Draft Scoping Document:

Contact Person: Caroline Reichenberg, Town Clerk
Address: 126 E Duncan Hill Rd
Dover Plains, NY 12522
Phone No.: 845-832-6111

**The full application and scoping document are also available on the Town's website:
www.townofdover.us**