

Ryan Way
20 Jean's Drive
Wingdale, New York 12594

Dover Town Board
126 East Duncan Hill Road
Dover Plains, New York 12522

Re: Dover Knolls Scoping

Dear Supervisor Courtien and Council members:

I request that the following issues be addressed thoroughly during the review of the Dover Knolls application:

1. Phasing Plan for Development –The proposed phasing plan is vague in the revised proposed scoping document. This lack of specificity leaves the Town Board and residents without real data on which to base an assessment of impacts. Making determinations or conclusions without clear data puts existing and future residents at risk. Please require a more detailed plan.
2. Habitat – The conceptual Plan seems to allow development in areas previously identified by Dr. Klemens, Hudsonia and others as important to be protected. Please require protection of our natural resources. These resources are fragile and must not be compromised. It is the mix of natural resources that make this area rich and provide a quality of life for those of us who call this rural area home.
3. Jobs – Please require the developer to quantify and provide for long term jobs.
4. Water Quality & Quantity – This area has been fortunate to have relatively clean and abundant water resources. Please require detailed studies, conducted now, to assess existing water quality and quantity. Also require a detailed plan to quantify future usage over the next 50 years, including the impacts of global warming.
5. Air Quality – Please require the developer to do detailed studies of impacts to our air resources from both the 10 – 20 years of construction activity and impacts from the projected development itself.
6. Visual Impacts – The development of hillside structures and deforestation of slopes over 25% is inconsistent with the rural community character of our town and is unnecessary. A reconfiguration of the project should be proposed.
7. Affordable Workforce Housing – There is a need for affordable workforce housing in this area to accommodate our population. We need to retain our firefighters, police force, nurses, young professional etc. in order to serve our community and provide a future workforce.
8. Downtown Center – The town needs a downtown center that is attractive, fosters a community spirit and provides a variety of commercial opportunities. This has been the goal of our efforts to get the former Harlem Valley Psychiatric Center into private hands since the early 1990's. This center will provide a quality of life and help to balance the tax base. The current application does not clearly identify

how or when this will occur. Instead, the focus is on housing that may at some point in the future lead to a real downtown center. Financial guarantees must be instituted to provide assurances that economic revitalization of the campus center, the downtown center, an integral component of the plan be completed. Strip commercialization and big box are the antithesis of a downtown center and are not desired. They are also not conducive to a real quality of life and protection of property values.

The Town Board has the responsibility and hard job of protecting the community. I wish you luck in this endeavor.

Thank you for providing me an opportunity to comment on the proposal.

Sincerely,
Ryan Way