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TOWN CLERKS OFFICE
TOWN OF DOVER

Town of Dover Town Clerk and Town Board
126 East Duncan Hill Road,
Dover Plains, NY 12522

RE: Dover Knolls Development DEIS

This submission is in addition to my testimony at the public hearing on June 3, 2008. My husband and I are taxpayers, voters and residents of the Town of Dover. We moved to Dover Plains in late 1983 so we have lived here for 26 years. We fully support the redevelopment of the Psychiatric Center and wish to see it restored to the vibrant community it once was.

I became involved with local government around 1983 because of mining and water issues on the then Ten Mile River Farm. Throughout the years I have actively participated in lots of local, county and state issues, zoning, master plan, Dover Stone Church acquisition, and served for years as CAC Chair. So, everything I have work for and supported has been for the benefit of the people of the town, which is still support.

I was at the meetings and hearing on the closing of the Harlem Valley Psychiatric Hospital, where I first met former Gov. George Pataki, when he was running for Governor. I was delighted when the hospital property was sold and plans were made to redevelop it. We attended the first Dover Knolls PR meetings, were exciting as we were introduced to the proposed 18 hole golf course, the spa, the sidewalk coffee shops, the nice grocery store, with the nice neighborhood theme with the mature trees going on. Who wouldn't? It sounded good. However, that first proposal seemed to change fast with Dykeman property becoming housing not part of the golfcourse.

I want to see that the redevelopment of the Harlem Valley Hospital is a great benefit and asset to our town. As a taxpayer, I am concerned that our school, town and other taxes will increase drastically (see Phillips Preiss Shapiro Associates report). The Town should make sure that the town residents and taxpayers are not burdened with much higher town, school, fire and ambulance taxes. There should be some type of relief built in which the developer can provide. As retirees on fixed incomes, we can ill afford those high expenses.

I am concerned about the size of the project and its effect on our schools, road traffic, recreation, water resources, fire protection and police protection especially since our population is projected to increase by 49%. Does our current fire department have sufficient manpower and equipment to reach the proposed 4 storey apartment buildings proposed?

At the Saturday, May 30, 2009 Dover Knolls DEIS public hearing, the Coalition for the Responsible Growth of Dover (CRGD) fiscal expert, who also worked with the Harlem Valley Partnership and Kathy Schibanoff in the early 1990's, pointed out flaws in the assumptions and input into the DEIS study. He voiced concern that the required "hard look" under SEQRA has not been taken regarding the fiscal impacts of the project. I am too. I have yet to see a project anywhere, Westchester or Putnam which reduced school and any other taxes. We would all be amazed.

The proposed development, the largest ever in Dutchess County, sits in the heart of the Great Swamp (DP22) the second largest freshwater wetland in the State of New York. There needs to be greater boundary

protection for the wetlands. We have studies and recommendations by Dr. Michael Klements, a world-wide respected expert, which we should apply to protect that Critical Environmental Area. Dr. Klements recommendations should be respected, instead of simply ignored. It bears repeating that building slopes should be restricted to no more than 15%, the normally accepted practice in Dutchess County, because of storm water management/erosion.

We, in Dover, have lots of experience with roads on steep slopes and resulting flooding, as we are all familiar with road washouts such as Cart Road, part of Sand Hill/Berkshire Rd and many others as well as siltation into the streams. So the alleged low density development around the reservoir presents a new road problem for our town highway department and its budget which taxpayer's fund. Last winter we heard concerns from the Highway Dept. regarding snow removal in the Wood Winds development because folks parked on the road since their driveway was just too steep. The Highway Dept. was ordered to have tickets issued. We should not perpetuate bad planning and should learn from past experience.

I have a lot of concerns about the Dover Knolls project but it is difficult to review the DEIS since it has only been on the town web for about 2 weeks (at time of May 30 public hearing). Also, the Dover Knolls Master Development Plan was posted on web site on Friday, May 29, 2009 at 11:30PM, about 8 hours before the first public hearing although it was included in the public hearing notice in the newspaper. This is just such a blatant injustice and it should have been available to the public for their review. Seems to be to be a violation of SEQRA. As taxpayers and citizens we are entitled to have input and contribute towards important life changing decisions for all in our town. We are the taxpayers and residents.

I believe therefore that the public review time should be extended so as to give them time for an adequate review of the documents. This is a onetime project. As someone said, we have only one chance to get it right.

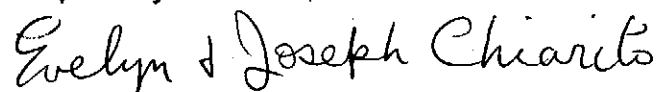
The DEIS is so very vague in many respects and it should not be. We are not told where the construction and demolition (C&D) will go. I mean bricks, mortar, wood with years of pesticide, lead paint, asbestos which may be buried on site and eventually leak into our aquifer and affect, especially our children at the nearby Wingdale Elementary, who also drink the water. There is also a report from the Dutchess County Water and Wastewater Authority in 1993 by Gray, Railing and Heinsman reporting large PCB transformers buried on site. When these leak into the water, who will be responsible for the clean-up? In the DEIS, applicant also reported contaminated well water samples which he assumes are cross-contaminated in the lab. Folks who worked at the HVPC say that there was a laundry room near that location. Perhaps they also did dry-cleaning as well. Further testing should be demanded. Pure and sufficient water is essential and our Town Board should require every precaution necessary to keep it this way for the health, safety and welfare of our community.

I support the findings of CRGD fiscal and water experts as well as the research submitted by Alan Surman.

I believe there are serious water constraints and negative fiscal impacts as proposed. Also inadequate time to review the DEIS and especially the Dover Knolls Master Development Plan which is a complex document.

I respectfully request an extension of time to further review this DEIS and Dover Knolls Master Development Plan because of the inadequate time allowed by the town.

Respectfully Submitted,



Evelyn and Joseph Chiarito