



February 13th, 2017

The Honorable Linda French
Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522

Re: Town of Dover – Restore NY IV – Dover Greens – (PTS# ab767)

Dear Supervisor French,

I would like to take this opportunity to offer my congratulations on the Town of Dover Restore NY grant and to update you on the next steps in the Empire State Development Corporation's ("ESD") grant process. According to our records, funds have been awarded for the following Restore NY project(s) and will be used as outlined in your original application:

- Dover Greens (\$500,000) – PTS# ab767

If necessary, please send an update of any changes to your application (revised timeline, State Environmental Quality Review Act ("SEQRA") update, State Historic Preservation Office ("SHPO") review information, etc.) to your project manager, Scott Lamkin, at Scott.Lamkin@esd.ny.gov. As soon as we receive this information your project manager will work with you as necessary to finalize your application.

When your application has been finalized, the Town of Dover Restore NY project will be presented to the ESD Board of Directors for approval. The Directors meet on a monthly basis. Please note that no project will be presented to the ESD Board of Directors for approval until both the SEQRA and SHPO reviews have been completed.

Projects shall be reviewed by the Affirmative Action Unit of ESDC, which shall, in consultation with the applicant and/or proposed recipient of Restore NY assistance and any other relevant interested parties, develop appropriate goals, in compliance with applicable law (including Section 2879 of the Public Authorities Law, Article 15-A of the Executive Law and Section 6254 (11) of the Unconsolidated Laws) and the policy of ESDC, for participation by minority group members and women. Compliance with laws and the policy of ESDC prohibiting discrimination in employment on the basis of age, race, creed, color, national origin, gender, sexual preference, disability or marital status shall be required.

After board approval, all Restore NY projects must go through ESD's public hearing process and subsequently be approved by the Public Authorities Control Board. Once these



final steps are achieved, your project manager will send you a signed Grant Disbursement Agreement ("GDA") for execution. Project disbursements may occur after ESD's receipt of the executed GDA and with the submission of the appropriate supporting documentation. As mentioned throughout the application process, payments will be made in a lump sum on a reimbursable basis. However, highly or moderately distressed communities may, upon request, receive progress payments throughout the Restore NY project.

This award shall terminate two calendar years from the date of this letter if the project has not commenced.

Should you have any questions regarding how to proceed, please feel free to call me or Scott Lamkin at 212 803 3675 . We look forward to working with you on this important project.

Sincerely,

Meghan Taylor
Mid-Hudson Regional Director

CC: Scott Lamkin, Ryan McLeod

Copy of a Town of Dover record

NYS Consolidated Funding Application
Legal Name of Applicant: Dover
Project Name: Dover Greens
Application Number 69260
Registration Email: kathy.s@dovergreens.com
File created October 3, 2016 - 11:19 AM
Application NOT Finalized

Region

Mid-Hudson

Questionnaire Questions & Answers

Threshold

Restore New York Communities Initiative

Q_4599 Is the applicant an official from a qualifying municipality? See Scoring Tips for qualifying municipalities

Locked.

Yes

Q_4953 Did you submit an Intent to Apply form to Empire State Development?

Locked.

Yes

Q_5415 Are all buildings in this project classified as vacant, abandoned, condemned or surplus?

Locked.

Yes

Location

Q_184 NYS Assembly District where the project is located. (please enter a number between 1 and 150 that represents your Assembly District)

Locked.

105

Q_190 NY Senate District where the project is located. (please enter a number between 1 and 63 that represents your Senate District)

Telephone Number (include area code)

Locked.
845-832-6111

Email Address

Locked.
supervisor@townofdoveryny.us

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
First Name	Locked. Linda	Locked. Linda	
Last Name	Locked. French	Locked. French	
Title	Locked. Supervisor	Locked. Supervisor	
Organization	Locked. Town of Dover	Locked. Town of Dover	Locked. No Answer
Street Address	Locked. 126 East Duncan Hill Rd.	Locked. 126 East Duncan Hill Rd.	
City	Locked. Dover Plains	Locked. Dover Plains	
State	Locked. NY	Locked. NY	

Q_4610 Type of Municipality

Locked.
Town

Q_4611 NYS Unemployment Insurance Tax #

Locked.
04-60363-4

Q_4613 Provide a brief description of the Municipality's history. Limit description to one page.

Locked.

The Town of Dover lies on the southeastern border of Dutchess County with two major hamlets, Dover Plains and Wingdale. It is bounded on the north by Amenia and Washington; on the south by Pawling; on the east by Connecticut; and on the west by Unionvale and Beekman. The eastern and western borders are ranges of hills while the center forms a valley. Dover is centrally located in the Harlem Valley which is named for Harlem rail line that runs through it. The principal streams are the Ten Mile River and the Swamp River.

Dover was formed as a town from Pawling on February 20, 1807. It is supposed that the first settlers were the Dutch who came here from the Hudson River area. At that time, the town consisted of many small farms and grist mills. As demand for iron grew, the mountain farms and woods were coaled to feed several iron furnaces in the region. Cattle traffic increased as drovers traveled from Vermont to New York City until the railroad came in 1850 and changed the town. The train transported many goods such as milk, grain, and iron to a growing New York City and also offered an escape for city residents who wished to visit the natural beauty of the area's camps, resorts, and the tourism industry grew.

The Harlem Valley was formed by glaciers which left behind various rock deposits. The closeness to a major city and the access to the train created many mining opportunities. In addition to the iron industry, Dover had marble quarries that were able to grow their business with the coming of the train. Over time, as needs changed, limestone, magnesium, garnet, sand and gravel were also mined in Dover.

In 1911, New York State purchased several farms in South Dover to construct the Wingdale Prison, modeled after the successful working-farm prison known as Sing-Sing and to relieve its overcrowding. In 1912, construction on the prison was halted; the site was modified and opened as the Harlem Valley State Hospital (HVSH) for the Insane in 1924. Construction on the site continued for decades and created a self-sufficient complex. The hospital significantly changed the town's economy and became by far the region's largest employer for seventy years, peaking with 5,000 patients and 5,000 employees.

New York State gradually started to move away from its large mental institutions with the development of community-based care for patients and ceased its operations at the state psychiatric center in Wingdale, then known as the HVPC, in 1994. Dover lost a \$45 million payroll with the closure and the facility sat abandoned and deteriorating along Route 22, the major north-south road through town.

The railroad transitioned away from freight service and became a major commuter line as transportation improvements to the Route 22 corridor made the truck travel more economical. With the continued decline of farming and the loss of its major employer, Dover has become a bedroom community for those who migrated north from the ever-increasing metropolitan area to its south.

Q_4638 Has the State Environmental Quality Review (SEQR) review process been initiated?
Locked.
Yes

Q_5343 Describe the status of the SEQR review process.

(This question is associated with your answer selection in question: [Q_4638](#))

Locked.

The Dover Greens project received a Negative Declaration on its Master Plan from the Dover Planning Board in August 2016. The Dover Greens project received its Phase 1 Site Plan approval from the Dover Planning Board in September 2016.

General Information

Q_4598 Is at least 50% of the project located within a Brownfield Opportunity Area?
Locked.
No

Q_4969 Do you attest to follow State Historic Preservation Office (SHPO) guidelines and procedures for any properties that fall under their jurisdiction?
Locked.
Yes

Q_4970 Is at least 50% of the project in an Empire Zone Program- Investment Zone? See Scoring Tips for list of municipalities that have Empire Zone-Investment Zone addresses.
Locked.
No

Q_4601 Did the municipality receive funding under Round 1, 2 or 3 of Restore NY?
Locked.
Yes

Q_5345 Please provide detailed project update (completed, on/behind schedule, surrounding circumstances, etc.).

(This question is associated with your answer selection in question: [Q_4601](#))

Locked.

The Town of Dover received Round 3 funding from the Restore NY Communities Initiative in 2009 for the demolition of Buildings #5 and #6 on the grounds of the former Harlem Valley Psychiatric Center. The grant project was completed by Dover Knolls in 2010.

Will any other entity (local, state, federal agency or private investor) will be involved in implementation of the project?

Locked.

No

Project Information

Q_4614

Describe how this project will fulfill one or more of Restore NY's goals to

- (1) revitalize urban centers;
- (2) induce commercial investment; and/or
- (3) improve local housing stock.

Locked.

The Harlem Valley Psychiatric Center (HVPC) once served as a center of economic activity in the hamlet of Wingdale in the Town of Dover. At its peak in the 1950s, there were 5,000 employees and 5,000 patients in the town which has a current population of approximately 8,500. When the State ceased operations at the HVPC, Dover lost thousands of jobs and a 35 million dollar payroll which was a very hard economic hit. Many other businesses closed down as well. For thirty years, the site sat abandoned. Dover Greens intends to redevelop the property to become the home of the Olivet University, Dover Tech Park and an Evangelical Center which will all serve to revitalize the Wingdale hamlet with new jobs, new growth and new investment. The property has a commuter train station which will help link the new uses to the metropolitan area that includes New York City, bringing people to Dover. The new uses should attract new commercial investment to meet the needs of the new and existing population and spur new housing as the Town grows.

Project Information- Timeline

Project Timeline

	Task Description	Responsible Party	Anticipated Completion
1	Locked. Restore NY Award Notification	Locked. ESDC	Locked. No Answer
2	Locked. Secure DOL Variance	Locked. Dover Greens	Locked. 2017-01-01
3	Locked. Notification to EPA	Locked. Dover Greens	Locked. 2017-02-01

13	Locked. Submit Final Report and Payment Request to ESDC	Locked. Dover	Locked. 2017-11-01
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Project Information- State and Federal Funding Sources

State and Federal Funding Sources

	Issuing Agency & Program Name	Amount Requested	Status of Application	Status of Funds
1	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
2	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
3	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
4	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
5	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer

Project Information- Local, Private and Non-Profit Sources

Other Funding Sources

	Source	Amount Requested	Status of Application	Status of Funds
1	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer

Describe, and quantify where possible, how the project will facilitate effective and efficient use of existing and further public resources so as to promote both economic development and the preservation of community resources.

Locked.

Dover Greens intends to rehabilitate over thirty buildings that have sat abandoned for twenty-two years. The property is one of only a few places in the Town where there is water and sewer service. These plants will also be rehabilitated for the new users of the property.

Q_4619

Describe, and quantify where possible, how the project will develop and enhance infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

Locked.

Dover Greens intends to rehabilitate over thirty buildings that have sat abandoned for twenty-two years. The new uses include the Olivet University, Dover Tech Park and an Evangelical Center. These are all new uses which will require staff and support services such as teachers, cooks, landscaping, housecleaning, security, etc. The student growth is expected to require services which will attract commercial investment.

Q_4620

Describe any public comments, either for or against this project during the Public Hearing.

Locked.

No one spoke at the Town of Dover September 28, 2016 Public Hearing.

Project Readiness and Feasibility

Permits Needed- Restore NY

	Agency Name	Permit Name	Status
1	Locked. Town of Dover Planning Board	Locked. Special Use Permit	Locked. existing
2	Locked. NYS Dept. of Labor	Locked. Asbestos Removal Variance	Locked. pending
3	Locked. No Answer	Locked. No Answer	Locked. No Answer
4	Locked. No Answer	Locked. No Answer	Locked. No Answer

	Total # of Properties	Total Project Cost	Total Restore NY Request
Demolition/Deconstruction	Locked. No Answer	Locked. No Answer	Locked. No Answer
Rehabilitation/Reconstruction	Locked. 1	Locked. 808750	Locked. 500000
Total Residential	Locked. No Answer	Locked. No Answer	Locked. No Answer

Overall Project Funding Request- Commercial Properties

Demolition/Deconstruction

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Class A	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Class B	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Class C	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Class D	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Class S	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer

Rehabilitation/Reconstruction

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
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Retail- Class D	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
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Total Commercial

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Total	Locked. 1	Locked. 51296	Locked. 808750	Locked. 500000

Overall Project Funding Request- Hazardous Materials

Hazardous Materials Handling

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Asbestos Removal	Locked. 1	Locked. 51296	Locked. 808750	Locked. 500000
Lead Abatement	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Total HazMat	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer

Overall Project Funding Request- Totals

Total Project Funding

	Total Project Cost	Total Restore NY Request
Total Residential	Locked. No Answer	Locked. No Answer
Total Commercial	Locked. No Answer	Locked. No Answer

Locked.

Yes

Q_5348

Name the permits required.

(This question is associated with your answer selection in question: [Q_4648](#))

Locked.

NYS Dept.of Labor Asbestos Removal Variance

Q_4649

Does your project involve demolition of a building?

Locked.

No

Q_4651

Does your project involve alterations to (other than for preservation) or demolition of a building(s) listed on the State or National Register of Historic Places?

Locked.

No

State Historic Preservation Office (SHPO)

Q_4655

Does the project involve demolition or rehabilitation of a building(s) more than 50 years old?

Locked.

Yes

Q_4656

Does the project involve demolition or rehabilitation of a building(s) or new construction on or contiguous to a site listed on or eligible for listing on the State or National Register of Historic

Places?

Locked.

No

Non Discrimination and Affirmative Action

Q_4900

It is the policy of the State of New York, and the ESDC, to comply with all federal, State and local laws, policies, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, gender identification, age, disability or marital status, and to take affirmative action in working with Contracting Parties to ensure that Minority and Women-owned Business Enterprises (MWBE's), Minority Group Members and women share in the economic opportunities generated by ESDC's participation in projects or initiatives, and/or the use of ESDC funds. ESDC's Non-Discrimination and Affirmative Action policy will apply to this contract. The selected municipality shall, to the extent permitted by law, agree to undertake a program of affirmative action as directed by and substantially in accordance with the affirmative action program of ESDC. If your project is approved for funding, where applicable, ESDC's affirmative action unit will implement an affirmative action program, including business and employment participation goals for minorities and women. Please identify the areas in which MWBE and/or minority and female workforces

Net New Jobs

No job answers necessary due to your associated programs.

Qualified Investments

No investment answers necessary due to your associated programs.

Total Project Cost

Total project cost: \$ 808750

Funding Requested from Program

Program	Amount Requested
Restore New York Communities Initiative	\$ 500000

Program Budget

Restore New York Communities Initiative

Use	Source	Amount	Indicate Source / Comments
Construction/Renovation	Private	\$308750	
Construction/Renovation	ESD Grant Funds	\$500000	

Legend

[x] = Expired Program

Linda French

From: Marian Rebro <marian.r@dovergreens.com>
Sent: Tuesday, February 07, 2017 2:31 PM
To: Linda French
Subject: Restore NY
Attachments: Dover_RestoreNYApplication_69260.pdf

Hello Linda,

Please find attached the application. Also, please see below the comment from Kathy:

The application had to be submitted on line and then a hard copy had to be sent with a check to the ESD Regional Office. This is the copy of the on-line application. You will notice all the answers have the work "Locked" by them. That means it was the final submission. It may say not final because it was not final until the check was received? It is all I have.

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Marian Rebro
President
Dover Greens, LLC

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