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June 1, 2015

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Chairman David Wylock, and the
Planning Board of the Town of Dover
Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522

**Re: Olivet Management, LLC;
Redevelopment of the Former
Harlem Valley Psychiatric Center/Dover Knolls Site**

Dear Chairman Wylock and the Members of the Planning Board:

Olivet Management, LLC (“Olivet”) is pleased to initiate the local land use review process for the redevelopment of the above-referenced Site with your Board pursuant to the framework set forth in the letter from the Chair and Supervisor Ryan Courtien, dated May 11, 2015 (the “Town’s May 11th Letter”). To introduce your Board to Olivet’s proposal, and to serve as a basis for discussion of the anticipated review process at your June 15, 2015 Meeting, Olivet respectfully submits eight (8) copies of its: (i) Concept Plan, which outlines the overall development plan for the Site, and (ii) Phase I Plan, which sets forth Olivet’s proposal for the first Phase of development, and which will form the basis of its initial Site Plan and Special Permit Application. These Plans have been prepared by Rennia Engineering Design, PLLC.

Pursuant to the May 11th Letter, Olivet will be applying for Site Plan and Special Permit approval for Phase I of its proposal pursuant to the underlying zoning. This Application will be processed pursuant to Article IX of the Town Zoning Code (“Special Permits and Site Plan Review”). Phase 1 generally encompasses certain existing buildings on the “spine” of the Site along Hutchison Avenue, from around the former Haven House down to Smith Hall. Phase 1 will include a variety of educational uses, including a primary school, which is intended for children of the administration and staff members, dormitory space, and staff housing, as well as office uses.

Please note that, as also contemplated by the May 11th Letter, the existing Chapel on the Site, which already has all necessary approvals to operate, is being included in the Phase I Plan even though it does not require Site Plan approval to continue to operate. Similarly, while Haven House is also included in the Phase I Plan, Olivet can use and occupy this building as a continuation of its existing use prior to the completion of the Site Plan review.

As contemplated by the Town's May 11th Letter, Olivet will be submitting an Environmental Assessment Form ("EAF") so that your Board can assess the impacts of the Concept Plan pursuant to the State Environmental Quality Review Act ("SEQRA"). We understand that the Planning Board's SEQRA review will compare the impacts of Olivet's proposal to the impacts of the Benjamin Companies' Knolls of Dover Project. In connection with this, Olivet intends to present your Board, at its June 15th Meeting, with a Matrix, comparing the potential impacts of the Olivet Concept Plan with the impacts posed by the Benjamins' Dover Knolls Project. We understand, as set forth in the Town's May 11th Letter, that the impacts of the individual phases of the Site Plan will be reviewed for conformity with the Board's review of the impacts of the Concept Plan.

We look forward to appearing before your Board at its June 15th Meeting to discuss the enclosed Plans and the anticipated review process. As always, please do not hesitate to contact us should you have any questions.

Respectfully,



Michael D. Zarin
Daniel M. Richmond

MDZ/mth

cc: Philip Bae

Anthony Chiu

Kathleen Schibanoff

Olivet Management, LLC

David Schiff

Michael Junghans

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