

Municipal Name **Dover**

## **Round 3**

# **RESTORE NY COMMUNITIES INITIATIVE**

**Municipal Grant Program**

**February 9, 2009**

**Empire State Development Corporation (ESDC)  
Request for Proposals**

## **APPLICATION**

**Proposal Due Date: 3:00 p.m. – Monday, May 4, 2009**

# **Restore NY APPLICATION**

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## Part 1 – Application Checklist and Certification

Municipal Name			
Item	Part	Yes	N/A
Certification signed by municipal official	1	X	
Application fee payable to Empire State Development Corporation	*	X	
<b>Project 1</b>			
Completed Parts 3-12	3-12	X	
Project Site Map	3	X	
Individual Property Data Sheets for all properties	7.a	X	
Façade Photos for all properties	7.a	X	
Individual Property Budgets for all properties	7.b	X	
Written commitment(s) for project financing	7.b	X	
Site Control Affidavits for all non-municipally owned properties	7.c	X	
Credentials of individuals of non-municipal entities involved in project	8	X	
Non-municipal entity Project Proposal	8	X	
SEQRA Environmental Assessment Form (EAF)	10		X
SEQRA Negative Declaration	10		X
EIS Findings Statement	10		X
SHPO Review Materials	11	X	
Proof of Publication of Property Assessment List	13	X	
Proof of Publication of Public Hearing Notice	13	X	
A true and complete copy of the Municipal Resolution	13	X	
<b>Project 2</b>			
Completed Parts 3-12	3-12		
Project Site Map	3		
Individual Property Data Sheets for all properties	7.a		
Façade Photos for all properties	7.a		
Individual Property Budgets for all properties	7.b		
Written commitment(s) for project financing	7.b		
Site Control Affidavits for all non-municipally owned properties	7.c		
Credentials of individuals of non-municipal entities involved in project	8		
Non-municipal entity Project Proposal	8		
SEQRA Environmental Assessment Form (EAF)	10		
SEQRA Negative Declaration	10		
EIS Findings Statement	10		
SHPO Review Materials	11		
Proof of Publication of Property Assessment List	13		
Proof of Publication of Public Hearing Notice	13		
A true and complete copy of the Municipal Resolution	13		

\* Place application fee in an envelope and insert inside front pocket of the application binder. Send that copy w/ check to the ESD Regional Office serving your area. See Section 10 of the Guidelines for address.

**Certification:** The undersigned solemnly affirms that to the best of my knowledge, information and belief, the application is complete and that all statements, including all schedules, attachments and additional information submitted in connection herewith, are true and accurate. I hereby authorize ESDC to order credit reports or other financial background information on the Municipality, and any individual or entity proposed as a guarantor, as may be necessary to provide the assistance requested.

Municipal Official Signature		
Type Name	Ryan Courtien	
Title	Supervisor	Date

## Part 2 – General Information

Municipal Name	Dover	
Street Address (not PO Box)	126 East Duncan Hill Road	
City, State, Zip	Dover Plains, NY, 12522	
County	Dutchess	
Contact Name	Ryan Courtien	
Title	Supervisor	
Phone Number	845-832-3206	
E-Mail Address	supervisor@townofdover.us	
NYS Unemployment Insurance Tax #		
Type of Municipality	City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/>	
Senate District(s) # and Name(s) (If multiple, list all. Attach additional page if necessary.)	# 40	Senator Vincent L. Leibell
Assembly District(s) # and Name(s) (If multiple, list all. Attach additional page if necessary.)	# 103	Assemblyman Marcus Molinaro

Name of Project 1	The Knolls of Dover	
Total Project Costs	\$ 3 Million	
Total Restore NY Funding Request	\$ 2.5 Million	
Total number of properties involved in project	2	
Is at least 50% of the project located within an Empire Zone?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is at least 50% of the project located within a Brownfield Opportunity Area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>NOTE: Check Guidelines Section 5 for eligibility to apply for more than one Project.</b>		
Name of Project 2		
Total Project Costs	\$	
Total Restore NY Funding Request	\$	
Total number of properties involved in project		
Is at least 50% of the project located within an Empire Zone?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is at least 50% of the project located within a Brownfield Opportunity Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>	

## Part 2 – General Information

Municipal Name | Dover

Did the Municipality receive funding under Round 1 or 2 of Restore NY? Yes  No

If YES, is the project on schedule to be completed on time? Yes  No

If NO, explain.

The Town of Dover did not apply for funding under Round 1 of Round 2 of Restore NY as this project was not ready at that time.

Does the Round 3 project relate to the either the Round 1 or Round 2 project? Yes  No

If YES, explain.

Has the Municipality ever been or is it currently delinquent under the terms of any agreements with ESDC?

Yes  No

If YES, explain circumstances.

Does the Municipality have a local revitalization or urban development plan?

Yes  No

If YES, enter date of last update.

For the project site - HVPC Reuse Plan and Dover Zoning Code 1999

## Part 2 – General Information

Municipal Name | **Dover**

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

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.

## **PLEASE NOTE**

**If municipality is eligible to apply for more than one project, complete Parts 3–12 for each project. Clearly label each page with the Municipal Name and the Project Name.**

**Place each Project Proposal (Parts 3-12) and supporting documents in the application binder behind separate dividers clearly marked Project 1 and Project 2.**

**Check Guidelines Section 5 for eligibility.**

**Address all questions to**

[restoreny@empire.state.ny.us](mailto:restoreny@empire.state.ny.us)

**Or contact the ESD Regional Office in your area.  
Phone numbers can be found in the Guidelines Section 10.**

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe the overall “project” and the affect it will have on the municipality. Include a general description the intended reuse for the properties included in this project. Note: Part 7.a requires a full description of the reuse for each individual property.

This Restore NY Round 3 Project Application is for demolition of two buildings that are part of a much larger, comprehensive redevelopment project for the former Harlem Valley Psychiatric Center (HVPC) property in the hamlet of Wingdale called The Knolls of Dover. The 850+ acre site was purchased from New York State by Dover Knolls Development Co. II, LLC in 2003.

The former HVPC property, bisected by NYS Route 22 and the Metro-North Harlem Rail Line, consisted of 83 principal and accessory structures totaling approximately 2.15 million square feet of floor area. The majority of the buildings were constructed during the 1920’s and 1930’s. Operations at the HVPC peaked in the 1950’s with 5,000 patients and 5,000 around-the-clock employees and continued at that level until the state began downsizing the facility in the 1970’s. The HVPC closed on February 1, 1994, creating a \$45 million payroll loss for the region. The state decommissioned the majority of the buildings and those buildings have remained vacant for the past fifteen years.

Dover Knolls Development has spent the last several years working with town, county and state officials on reuse plans for the HVPC. The DEIS was recently submitted to the Dover Town Board for its review. The Knolls of Dover redevelopment project plans to revitalize the old campus into a mixed-use community, exhibiting traditional neighborhood design principles and centering on an existing train station that provides service to White Plains, New York City and other locations. The construction and development of Dover Knolls will create an immediate infusion of thousands of job opportunities. The full-build out will provide over one thousand permanent jobs and new revenues streams for the town and surrounding region. The development program includes 1,376 dwellings in a wide variety of unit-types, approximately 245,800 square feet of commercial space, and approximately 77,000 square feet of community facility or recreation center space.

The overall redevelopment project is conceived as a community of compact neighborhoods on both sides of NYS Route 22. The eastern side of the project site is proposed for more varied and more intensive uses. A new Town Center would be established in proximity to the Metro-North station and form the heart of the community. The layout creates a new “Main Street” for the community and includes buildings with residential and office space above ground floor retail. The former HVPC power plant and storehouse buildings near the train station would be adaptively re-used and anchor the west end of the Town Center.

Residential neighborhoods incorporating a wide variety of housing types surround the Town Center on the east and west side, consistent with traditional community development patterns and the principles of new urbanism. Less intense residential neighborhoods are located further out from the Town Center. Each neighborhood would include some age-restricted units within the overall product mix and recreational opportunities would exist throughout the site.

The overall redevelopment project requires a large amount of demolition, environmental clean-up and upgrades to infrastructure. This Restore NY Round 3 Project Application for the demolition of two of the buildings will jumpstart that work, remove some of the blighting influence of the vacant oppressive buildings and help leverage additional investment funding.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

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.

The Knolls of Dover redevelopment project plans to revitalize the old HVPC campus into a mixed-use community, exhibiting traditional neighborhood design principles and centering on an existing train station that provides service to White Plains, New York City and other locations. The construction and development of Dover Knolls will create an immediate infusion of thousands of job opportunities. The full-build out will provide over one thousand permanent jobs and new revenues streams for the town and surrounding region.

The eastern side of the overall project site is proposed for more varied and more intensive uses. A Town Center would be established in proximity to the Metro-North station along Wheeler Road and form the heart of the community. The layout creates a new “Main Street” for the community and includes buildings with residential and office space above ground floor retail. The former HVPC power plant and storehouse buildings near the train station would be adaptively re-used and anchor the west end of the Town Center.

Residential neighborhoods incorporating a wide variety of housing types surround the Town Center core on the east side, consistent with traditional community development patterns and the principles of new urbanism. The western portion of the project consists of several distinct neighborhoods, as well as the 9-hole golf course. Consistent with traditional neighborhood design principles, each neighborhood would incorporate diverse housing types, including single-family homes, duplexes, townhomes and flats. In addition, the neighborhoods include a mix of age-restricted, age-targeted and non-age-restricted units.

At full build-out, the site would contain approximately 1,376 dwelling units, approximately 245,500 square feet of floor area designated for commercial uses, and approximately 77,000 square feet of community center or recreational facility space. Of the 1,376 dwelling units, 438 would be restricted to households with one member aged 55 years or older. Ten percent of the total 1,376 units will be available as workforce housing that would be attractive for teachers, municipal employees, volunteers, etc.

The overall redevelopment project on this degraded site requires a large amount of demolition, environmental remediation and upgrades to infrastructure. This Restore NY Round 3 Project Application for the demolition of two of the buildings and razor-wire fencing will jumpstart that work. Dover Knolls’ adaptive reuse of landmark buildings, demolition of those remaining and new construction will remove the blighting influence of the vacant and abandoned former state facility and encourage additional investment in the neighboring areas of the town.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe how this project conforms to a local revitalization or urban development plan, or is otherwise architecturally consistent with nearby and adjacent properties.

The Town of Dover joined the Harlem Valley Partnership; a not-for-profit economic development corporation directed by board members from both the public and private sectors of the seven communities in eastern Dutchess County in an effort to deal with the state job loss and vacated space when HVPC closed in 1994.

The Partnership commissioned a market feasibility study for HVPC in 1994, a reuse action plan in 1995 and managed the state-mandated HVPC Task Force in 1996. The information and recommendations from all those plans and public hearings were combined with assistance from Dutchess County Planning into the HVPC Reuse Plan in 1996. The Partnership continuously provided tours of the state property to developers over a ten-year period, though the cost of dealing with the existing buildings and grounds was a large liability.

The Dover Town Board adopted a new town zoning code in 1999 which included a specific effort to address the reuse of vacated state property called the Mixed-Use Institutional Conversion Overlay District. This new district included density bonuses and flexibility as incentives to attract a buyer for the site.

Town officials lobbied for the abandoned state facility property to be included in the Poughkeepsie/Dutchess Empire Zone as another incentive to bring business and jobs back to the valley and a small portion of the east side of the property was granted Empire Zone status in 2002.

Dover Knolls Development Co. II, LLC purchased the HVPC on October 27, 2003 and was guided by the HVPC Reuse Plan, the Dover Master Plan and the Dover Zoning Code in designing its redevelopment plan. The developer worked together with the town and its consultants over several years and began the SEQRA process on the conceptual plan called The Knolls of Dover in January 2008. Some of the original HVPC buildings are targeted for adaptive reuse with others targeted for demolition. Dover Knolls also drafted and proposed Design Guidelines for the project that will match and compliment the restored buildings on site and the neighboring architecture.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

It is anticipated that municipalities will be notified of Round 3 Restore NY awards by the end of July, 2009. Complete the timeline below providing a project start date and completion date. Fill in additional milestones and parties responsible for completing those milestones.

<b>Task Description</b>	<b>Responsible Party</b>	<b>Anticipated Time</b>
Restore NY Award Notification	ESDC	7/1/2009
Project Start Date	Municipality	<b>11/2009</b>
Project Completion Date	Municipality	<b>6/2010</b>
Submit Final Report and Payment Request to ESDC	Municipality	<b>6/2010</b>

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe how Restore NY funds will be used in this project.

Restore NY funds will be used for demolition, environmental clean-up and removal of razor-wire fencing for two of the former HVPC buildings located in the rear portion of the campus that were most recently used as a youth detention facility and then abandoned by the NYS Division for Youth. These buildings are not proposed for reuse and their demolition will help prepare that portion of the site for new construction associated with the redevelopment and revitalization of the former state campus into a new town center.

Identify all state and federal funding applied for or received for this project. Provide program names, status of applications, including amount of funding requested, committed or received.

NYS or Federal Agency and Program Name	Amount of Funds	Status of Application	Status of Funds		
			Received	Committed	Requested
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Identify all local public funding as well as all private and not-for-profit funding applied for or received for this project. Provide the names of entities, status of applications, including amount of funding requested, committed or received.

Source	Amount of Funds	Status of Application	Status of Funds		
			Received	Committed	Requested
<b>Dover Knolls Development Co. II, LLC</b>	<b>\$506,722</b>		<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the project is not fully funded, explain what other sources the municipality will seek, or measures it will take, to fully fund, implement and complete this project.

The Town of Dover will have no funding obligation in this project. The demolition of the two buildings, including environmental remediation and removal of the razor-wire fencing will be fully funded by Dover Knolls Development Co. II, LLC and Restore NY Round 3 funding.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe the measurable results and economic impact the municipality expects to achieve through this project. Include numbers of new or refurbished housing units and square footage of industrial and commercial space.

The Knolls of Dover is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (HVPC) property in the hamlet of Wingdale, New York, with a mixed-use community, exhibiting traditional neighborhood design principles and centering on an existing train station and NYS Route 22.

The construction and development of Dover Knolls will create an immediate infusion of thousands of job opportunities. In addition to the various construction jobs, the full-build out will provide over one thousand permanent jobs and new revenues streams for the region. Money paid to workers will in turn be spent locally on their businesses, homes, and families which will in turn benefit suppliers, food establishments, and other service providers. This direct and indirect job investment in the community is in addition to the new tax revenues that come with new construction through state and county sales tax and local property taxes, all adding to the economic health of the community.

The development program includes 1,376 dwellings in a wide variety of unit-types, approximately 245,800 square feet of commercial space, and approximately 77,000 square feet of community facility or recreation center space. The Restore NY funding will help start the revitalization and reuse of the former state facility with the demolition of two of the buildings.

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

The Knolls of Dover overall redevelopment project will implement several of the Town’s Master Plan goals. The Town of Dover designated the redevelopment of the HVPC a priority and identified the site as a growth center in its Conceptual Master Plan. The Town adopted zoning that allowed flexibility and speedy permitting and was successful in securing Empire Zone status for a portion of the site in its efforts to attract a buyer for the property.

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.

The Town of Dover designated the redevelopment of the HVPC a priority in its Conceptual Master Plan. The site was identified as a growth center because of its existing infrastructure. In addition to the existing buildings, existing roads, water and sewer plants, the site is bisected by the major north-south highway and the Metro-North Commuter Rail Line. The Knolls of Dover project reuses and restores these assets to create a new Town Center that will provide and support opportunities for new businesses and new diverse housing.

Insert a site map clearly identifying all targeted properties in this project.

Map should be no larger than 24 x 36”.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

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

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Respond to the questions below. Attach documentation only as indicated below. Other documentation must be available upon request.

<b>Project Feasibility</b>	
Has a Market Feasibility Analysis been done?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable <input type="checkbox"/>
Does the project have a Business Plan? If yes, has it been analyzed by a financial institution?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
For all private financing sources, attach letters of commitment in Part 7.b – Individual Property Budget.	Attached <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/>
Attach documentation for all cash equity commitments in Part 7.b – Individual Property Budget.	Attached <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/>

<b>Project Readiness</b> (attach documents in this section)		
Attach letter from the Local Planning/Zoning official stating that the project is compatible to local ordinances.	Attached <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Attach copies of third party estimates for project costs.	Attached <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/>	
Attach copies of five years of operating pro formas for the development project.	Attached <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
List all State, Federal and local permits/approvals that are required for the project and their status.		
<b>Agency Name</b>	<b>Permit Name</b>	<b>Status</b>

<b>Transportation and Utility Systems Readiness</b>	
Has a transportation analysis been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the water system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the sewer system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the electric system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the gas system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Has an analysis of the telecom system been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

<b>Environmental Readiness</b>	
Has a Phase 1 Environmental Site Assessment been completed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the project located on or adjacent to a Brownfield? If yes, what is its environmental status and impact on the project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any other known environmentally sensitive issues affecting the project (e.g. endangered species, wetlands, etc)? If yes, name them and their status.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Issue</b>	<b>Status</b>
The two buildings proposed for demolition in this Restore NY Round 3 Project Application are not located near or in any wetlands or habitat for endangered species.	
Has the SHPO consultation process been initiated? If yes, what is the status?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The review of the two buildings was done and SHPO ruled they were not listed on or eligible for listing on the State or National Register of Historic Places.	
Has the SEQRA review process been initiated? If yes, what is the status?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The Knolls of Dover DEIS has been submitted to Dover Town Board for their review as Lead Agency.	
Has an energy conservation analysis been performed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Are Green Construction techniques being employed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## Part 5 – Project Overall Project Funding Request

Municipal Name	Dover	ESD Region*	Mid-Hudson
Project Name	The Knolls of Dover		

<b>RESIDENTIAL PROPERTIES</b>			
	Total # of Properties	Total Project Costs	Total RNY Request
Demolition/Deconstruction			
Rehabilitation/Reconstruction			
<b>Total Residential</b>		(1)	(1)

<b>COMMERCIAL PROPERTIES</b>				
	Total # of Properties	Total Square Footage	Total Project Costs	RNY Request
Demolition/Deconstruction				
▪ Class A				
▪ Class B	1	143,270	\$1,457,056	\$1,457,056
▪ Class C	1	56,102	\$ 368,029	\$ 368,029
▪ Class D				
▪ Class S				
Rehabilitation/Reconstruction				
▪ Office – Class A				
▪ Office – Class B				
▪ Office – Class C				
▪ Office – Class D				
▪ Light Mfg – Class A				
▪ Light Mfg – Class B				
▪ Light Mfg – Class C				
▪ Light Mfg – Class D				
▪ Retail – Class C				
▪ Retail – Class D				
<b>Total Commercial</b>		199,372	(2)	(2) \$1,825,085

<b>HAZARDOUS MATERIALS HANDLING</b>				
	Total # of Properties	Total Square Footage	Total Project Costs	RNY Request
Asbestos Removal	2	18,701	\$997,137	\$ 637,174
Lead Abatement	2	10,917	\$184,500	\$ 37,741
<b>Total HazMat</b>	2	29,618	(3)\$1,181,637	(3)\$674,915

<b>TOTAL PROJECT FUNDING REQUEST</b>		
	Total Project Costs	Total RNY Funding Request
(1) Total Residential	\$	\$
(2) Total Commercial	\$ 1,825,085	\$ 1,825,085
(3) Total HazMat	\$ 1,181,637	\$ 674,915
<b>GRAND TOTAL</b>	<b>\$ 3,006,722</b>	<b>\$ 2,500,000</b>

NOTE: For Residential Properties, maximum award for demolition/deconstruction is \$20,000; for rehabilitation/reconstruction, it is \$100,000.

\* See Guidelines Section 5 for allowance charts for Commercial Properties and HazMat rates.



## Part 7.a – Individual Property Data Sheet

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Complete an Individual Property Data Sheet for each building in this application. Limit description to the space provided on this form. Attach a photograph of the building façade for each property. Attach a Site Control Affidavit for non-municipally owned properties (Part 7.c).

Site Name/Address	<b>The Knolls of Dover Hutchinson Ave., Wingdale, NY 12594</b>
Size (in square feet):	<b>Building #4 - 143,270 Building #5 - 56,102</b>
Is the municipality the owner of this property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If NO, Name of Property Owner:	<b>Dover Knolls Development Co. II, LLC</b>
Is the property owner an official of the applicant municipality, or spouse, son or daughter of a municipal official?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Assessed Value of Property	<b>The two buildings have an individual assessed value of zero due to their condition</b>	Date of Last Assessment	<b>2004</b>
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Is the building/property located in an:	If YES, provide name of zone/area:	
Empire Zone	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Poughkeepsie/Dutchess</b>
Brownfield Opportunity Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Type: (Check all that apply) (See Section 7 of Guidelines for Definitions)	Demolition <input checked="" type="checkbox"/>	Rehabilitation <input type="checkbox"/>
	Deconstruction <input type="checkbox"/>	Reconstruction <input type="checkbox"/>
In specific terms, describe the reuse strategy for this property.		
<b>The Knolls of Dover is a comprehensive redevelopment of the former Harlem Valley Psychiatric Center (HVPC) property in the hamlet of Wingdale, New York, with a mixed-use community, exhibiting traditional neighborhood design principles and centering on an existing train station and NYS Route 22.</b>		
Estimated start date:	<b>11/2009</b>	
Estimated completion date:	<b>6/2010</b>	
Describe status of permits, zoning or other regulatory requirements.		
<b>Pending</b>		

**ATTACHMENTS: (1) Façade Photo (2) Site Control Affidavit (if necessary)**

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Site Name/Address	<b>The Knolls of Dover, Hutchinson Ave., Wingdale, NY 12594</b>
ESD Region	<b>Mid-Hudson</b>
Total Square Feet (SF)	<b>199,372</b>

Check One in Each Column

Building Type *	Type of Construction (commercial/mixed-use only)	Building Category *	Project Type *
Residential <input type="checkbox"/>	Office – Class A <input type="checkbox"/>	Vacant <b>X</b>	Demolition <b>X</b>
Commercial <b>X</b>	Office – Class B <b>X</b>	Abandoned <input type="checkbox"/>	Deconstruction <input type="checkbox"/>
Mixed-Use <input type="checkbox"/>	Office – Class C <b>X</b>	Surplus <input type="checkbox"/>	Rehabilitation <input type="checkbox"/>
	Office – Class D <input type="checkbox"/>	Condemned <input type="checkbox"/>	Reconstruction <input type="checkbox"/>
	Light Mfg – Class B <input type="checkbox"/>		
	Light Mfg – Class C <input type="checkbox"/>		
	Light Mfg – Class D <input type="checkbox"/>		
	Retail – Class C <input type="checkbox"/>		
	Retail – Class D <input type="checkbox"/>		

\* See Guidelines Section 7 for Definitions.

RNY Funding Calculation for Commercial Buildings (Commercial ONLY)								
( Commercial Allowance	x	Total SF )	+	( HazMat Allowance	x	Total SF )	=	Maximum RNY Funding Request
<b>\$ 10.17</b>		<b>143,270</b>		<b>\$53.32</b>		<b>18,701</b>		<b>\$2,500,000</b>
<b>\$ 6.56</b>	x	<b>56,102</b>	+	<b>\$16.90</b>	x	<b>10,917</b>	=	

\* See Guidelines Section 5 for Commercial and HazMat Allowance Charts

Sources of Project Financing as itemized on the Sources and Uses Statement		
Name of Entity	Funding Amount	Documentation Attached *
Cash <b>Dover Knolls Development Co. II, LLC</b>	<b>\$506,722.</b>	Yes <b>X</b> No <input type="checkbox"/>
Bank		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 1		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 2		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 3		Yes <input type="checkbox"/> No <input type="checkbox"/>
Other 4		Yes <input type="checkbox"/> No <input type="checkbox"/>

\* ATTACHMENT:

- (1) Letters of commitment for all financing sources
- (2) Documentation for all equity commitments

**Part 7.b – Individual Property Budget – Sources and Uses Statement**

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

**Site Name/Address** **Dover Knolls Development Co. II, LLC Hutchinson Avenue, Wingdale, NY 12594**

Uses of Funds	Sources of Funds								
	Total	Restore	Muni	Equity*	Bank*	Other 1*	Other 2*	Other 3*	Other 4*
<b>Acquisition</b>									
▪ Land									
▪ Building									
Subtotal									
<b>General Construction</b>									
▪ New Construction									
▪ Renovation									
Subtotal									
<b>Infrastructure / Site Preparation</b>									
▪ Demolition	\$1,825,085.	\$1,825,085.							
▪ On-Site Streets									
▪ Parking									
▪ Water/Sewer									
▪ Excavation/Grading									
▪ Enviro. Cleanup	\$1,181,637.	\$ 674,915.		\$ 506,722.					
Subtotal	\$3,006,722.	\$2,500,000.							
<b>Indirect/Soft Costs</b>									
▪ Professional Service/Consultants									
▪ Engineering									
▪ Inspections									
▪ Fees									
▪ Insurance									
▪ Enviro. Assessment									
▪ Legal Costs									
▪ Closing Costs									
▪ Contingencies									
Subtotal									
<b>Other Costs</b>									
Subtotal									
<b>TOTAL</b>	<b>\$3,006,722.</b>	<b>\$2,500,000.</b>		<b>\$ 506,722.</b>					

## Part 7.c – Site Control Affidavit for Non-Municipally Owned Properties

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

It is my/our understanding that   **Dover**   will submit a Restore NY  
(MUNICIPAL NAME)  
 grant proposal to Empire State Development Corporation requesting funds to revitalize urban centers, induce commercial investment and improve the local housing stock.

I/we further understand that the Restore NY program provides grants for up to 90% of the costs to demolish, deconstruct, rehabilitate and reconstruct residential and commercial properties, subject to applicable program grant limits.

I/we further understand that the   **Dover**   is proposing to use these  
(MUNICIPAL NAME)  
 funds to demolish, deconstruct, rehabilitate and/or reconstruct my property at

  **Hutchinson Ave., Wingdale, NY 12594 Dutchess County**    
STREET, CITY, STATE, ZIP (COUNTY)

I/we certify that I/we are the rightful owners of such property and that I/we consent to have my/our property included in the Restore NY application and will allow the municipality control of the above mentioned property for the purposes outlined in this application.

/s/ \_\_\_\_\_  
 Type/Print Name   **Denise R. Coyle**   Phone: **516-745-0150**

/s/ \_\_\_\_\_  
 Type/Print Name \_\_\_\_\_ Phone: \_\_\_\_\_

This is to certify that I have reviewed the tax roles for the   **Dover**    
(MUNICIPAL NAME)

and determined that   **Dover Knolls Development Co. II, LLC**   is/are the owner(s) of record of  
(NAME(S) OF PROPERTY OWNER)

  **Hutchinson Ave., Wingdale, NY 12594 Dutchess County**   **132600-7159-00-162702-0000**  
STREET, CITY, STATE, ZIP (COUNTY) TAX MAP #

as of the most recent assessment period and that no transfer of ownership information has been transmitted to the   **Dover**   since that date.  
(MUNICIPAL NAME)

/s/ \_\_\_\_\_  
(CITY CLERK / TREASURER)

Type/Print Name \_\_\_\_\_

**NOTE: For long term leased properties where the lessee is in control of the property (e.g., a ground lessee), the lessee must also submit a signed Site Control Affidavit.**

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Will the project be conducted by the municipal applicant?      Yes     No

If NO, respond to the questions on the following pages.

Limit response to one page.

Add the Municipal Name and the Project Name on each page.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe the scope of work to be performed.

The scope of work includes the demolition, environmental remediation and removal of razor-wire fencing for two of the former HVPC buildings located in the rear portion of the campus that were most recently used as a youth detention facility and then abandoned by the NYS Division for Youth. These buildings are not proposed for reuse and their demolition will help prepare that portion of the site for new construction associated with the redevelopment and revitalization of the former state campus into a new town center.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe the entity’s qualification and prior results achieved. Include credentials of individual participant in the project. Attach resumes if available.

*The Benjamin Companies* is the parent company for Dover Knolls Development Co. II, LLC and Arlen Contracting of Dover II, Inc. who will manage the project identified in this Restore NY Round 3 Project Application with a commitment to using as many local workers as is feasible. Please refer to the attached portfolio of projects spanning over 40 years of experience in residential and commercial development.

Dover Knolls Development Co. II, LLC was selected by the Empire State Development Corporation to purchase the former Harlem Valley Psychiatric Center in October 2003, due to the state’s positive experience with the developer. *The Benjamin Companies* has successfully redeveloped two other abandoned state facilities and was awarded an urban renewal project to revitalize a blighted portion of Rockaway Beach in Queens, NY. These redevelopment projects, now known as The Greens at Half-Hollow, Islip Landing and Arverne-by-the-Sea, are creating a new standard for self-contained neighborhoods.

*The Benjamin Companies* projects cover a full spectrum from affordable housing to luxury complexes in gated communities, from high-rises and townhouses to multi-use integrated communities, totaling over 25,000 apartments and homes, golf-course communities, thousands of square feet of office space, professional buildings, extended care facilities, and shopping centers in New York, New Jersey, Pennsylvania and Florida.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Describe the selection criteria used to select the entity. Attach a copy of the entity’s proposal.

N/A

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

If any other entity (local, state or federal agency or private investor) will be involved in implementation of the project, identify each entity and describe their involvement.

N/A

## Part 9 – Non Discrimination and Affirmative Action

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

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, age, disability or marital status, and to take affirmative action in working with Contracting Parties to ensure that Minority and Women-owned Business Enterprises (M/WBEs), 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.

To identify opportunities for M/WBE and workforce participation, **place an X in the appropriate boxes** below to indicate those areas where M/WBEs, minority and female workforce may be utilized.

	Minority/Women-Owned Business Enterprise	Minority/Female Workforce Participation
Consultant/Feasibility Studies		
Design (Arch & Eng Services)		
Construction Contracts		
Facility Operations Contracts		
Other ( <b>Demolition and Environmental Remediation</b> )	<b>X</b>	<b>X</b>

For further information regarding ESDC's Non-Discrimination and Affirmative Action program, contact the ESDC Affirmative Action Office at (212) 803-3224.

## Part 10 – State Environmental Quality Review Act (SEQRA)

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

For information about the State Environmental Quality Review Act (SEQRA), visit the New York State Department of Environmental Conservation’s web site at <http://www.dec.ny.gov/>. If you have any questions about the required SEQRA documentation or how to proceed with this application, contact your ESD Regional Office (see Section 10 of the Guidelines), or ESDC’s Planning and Environmental Review Office at (212) 803-3252 or 3253.

**NOTE:** All SEQRA reviews must be completed prior to ESDC Board approval. Physical work on a project must not be started prior to completion of appropriate SEQRA review.

### SEQRA Information

1. Does your project involve any physical alteration to a site (including demolition) or to the exterior of a facility, change in the nature of the activity conducted at the project site or facility, or result in significant changes to the project site area’s activity patterns? Yes  No

If YES, answer question 2 below. If NO, skip question 2 as your project probably does not require environmental review. Your application will be reviewed to confirm this.

2. Does your project involve:
- Acquisition of real estate? Yes  No
  - Infrastructure improvements, other than extensions of existing distribution systems in approved subdivisions or site plans? Yes  No
  - Renovation or new construction that will add more than 4,000 square feet or requiring a zoning or land use change with no other discretionary action? Yes  No
  - Procurement of environmental regulatory permits? If YES, name the permit(s) required: Yes  No   
\_\_\_\_\_
  - Demolition of a building(s)? Yes  No
  - If YES, is there currently a specific project plan or proposal for redevelopment or change in the type or intensity of use of the site? (Note: SEQRA review is required for all known or reasonably foreseeable phases of the project, including any future redevelopment plans or plans to change the use of the site.) Yes  No
  - Alterations to (other than for preservation) or demolition of a building(s) listed on or eligible for listing on the State or National Register of Historic Places? Yes  No

If you answered YES to any of the above, your project must be reviewed under SEQRA by a lead agency. (A “lead agency” is a public entity principally responsible for undertaking, funding or approving a project. Examples of lead agencies are: county industrial development agencies; municipal planning agencies/boards/councils; health departments; and zoning boards.)

### SEQRA Review

<p>Has a SEQRA review been completed for this property?</p> <ul style="list-style-type: none"> <li>▪ If YES, provide a copy of the environmental assessment form (EAF), including Short EAF Parts 1, 2 and 3 or Full EAF cover page and Parts 1 and 2 (and Part 3, if completed), and the Negative Declaration.</li> <li>▪ If NO, on a separate page explain the status of the project’s SEQRA review, provide the identity of the lead agency, and date when the SEQRA review is anticipated to be completed.</li> <li>▪ If an Environmental Impact Statement (EIS) was required for the project, provide a copy of the Draft and Final EIS (digital copy is acceptable) and the lead agency’s Statement of Findings.</li> </ul>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/></p> <p style="color: red; font-weight: bold;">See attached CD for The Knolls of Dover DEIS</p>
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Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

For issues relating to consultation with the State Historic Preservation Office (SHPO), visit the New York State Office of Parks, Recreation and Historic Preservation’s web site at <http://nysparks.state.ny.us/shpo/>.

You can also contact your ESD Regional Office (see Section 10 of the Guidelines), or ESDC’s Planning and Environmental Review Office at (212) 803-3252 or 3253.

Does the project involve:	
▪ Demolition or rehabilitation of a building(s) more than 50 years old?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
▪ 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 Registers of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you answered YES to either of the above, the project requires consultation with SHPO in accordance with Section 14.09 of the New York State Historic Preservation Act. **Follow the instructions in Section 9 of the Guidelines and submit materials to SHPO for review.** Attach a copy of the Project Review Cover Form to all subsequent documentation sent to SHPO.

NOTE: SHPO’s Letter of Determination of No Adverse Effect or Letter of Resolution to Mitigate Adverse Effect is required prior to ESDC Board approval. Upon receipt of SHPO’s letter, submit a copy to Empire State Development, ATTN: Loans & Grants/Restore NY, 633 Third Avenue, New York, NY 10017.

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>



**New York State Office of Parks, Recreation and Historic Preservation  
 Historic Preservation Field Services Bureau  
 Pebbles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)  
 Delaware Avenue, Cohoes 12047 (Delivery)**

Rev. 8-08  
**(518) 237-8643**

**Restore NY Round 3 - PROJECT REVIEW COVER FORM**

Please complete this form and attach it to the top of any and all information submitted to this office for review. Accurate and complete forms will assist this office in the timely processing and response to your request.

<b>1. This RESTORE NY Grant relates to a previously funded project.</b>	<input type="checkbox"/> <b>Yes</b>
PROJECT NUMBER _____ PR _____	
COUNTY _____	
If you have checked Yes in the box and noted THE PREVIOUS Project Review (PR) number assigned by this office, you do not need to continue unless any of the required information below has changed.	

<b>2. This is a new project.</b>	<input type="checkbox"/> <b>Yes</b>
Project Name	
Location	
(You MUST include street number, street name and/or County, State or Interstate route number if applicable)	
City/Town/Village	
(List correct municipality in which project is being undertaken. If in a hamlet, you must also provide name of the town.)	

<b>TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)</b>			
A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency in addition to ESDC?			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, list agency name(s) and permit(s)/approvals(s)			
Agency Involved	Type of permit/approval	State	Federal
ESDC	Restore NY Grant Round 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
B. Type of project(s) proposed: (Check all that apply)			
Demolition(s)	<input type="checkbox"/> 1-20 buildings	<input type="checkbox"/> over 20 buildings	_____ number of buildings
Rehabilitation Project(s)	<input type="checkbox"/>		
New Construction Project(s)	<input type="checkbox"/>		

<b>Contact Person for Project</b>			
Name		Title	
Firm/Agency			
City/State/Zip			
Phone	Fax	Email	

## Part 12 – Statement of Need

Municipal Name	<b>Dover</b>
Project Name	<b>The Knolls of Dover</b>

Explain why ESDC assistance is being requested. Use one or more of the following as a guide. Include information on the impact Restore NY funding is likely to have on the project's success. Provide supporting documentation as applicable. Limit response to the space provide below.

Financial Gap	Sufficient funds cannot be obtained from other sources to complete the project without ESDC assistance. <i>Include evidence that ESDC assistance is needed to subsidize, encourage or leverage private sector investment.</i>
Feasibility	The project cannot go forward on the basis of terms offered by private and/or public funding sources. <i>Include the expected terms that would be imposed by other sources and why these will not allow the project to proceed. Outline the terms that are required and explain how these will make the project feasible.</i>

The Knolls of Dover overall redevelopment project requires a large amount of demolition, environmental clean-up and upgrades to infrastructure before the planned revitalization and reuse of this property can take place. Economic analysis estimates put the total cost of this work at \$187 million, severely impacting the economic feasibility of a project. It is necessary to form public and private partnerships for a project of this magnitude. ESDC assistance is crucial in order to implement The Knolls of Dover redevelopment project.

The construction and development of Dover Knolls will create an immediate infusion of thousands of job opportunities. The full-build out will provide over one thousand permanent jobs and new revenues streams for the town and surrounding region. The development program includes 1,376 dwellings in a wide variety of unit-types, approximately 245,800 square feet of commercial space, and approximately 77,000 square feet of community facility or recreation center space.

Restore NY funds will be used for demolition, environmental clean-up and removal of razor-wire fencing for two of the former HVPC buildings located in the rear portion of the campus that were most recently used as a youth detention facility and then abandoned by the NYS Division for Youth. These buildings are not proposed for reuse and their demolition will help prepare that portion of the site for new construction associated with the redevelopment and revitalization of the former state campus into a new town center. This Restore NY Round 3 Project Application for the demolition of two of the buildings will jumpstart the work, remove some of the blighting influence of the vacant oppressive buildings and help leverage additional investment funding.

## **Part 13 – Public Disclosure Documents**

In Part 13, insert copies of the documents listed below.

1. Proof of the publication of the Property Assessment List. Acceptable documentation is (1) photocopies of all three of the advertisements showing the dates of publication and/or (2) a signed receipt from the newspaper.
2. Proof of the publication of the Notice of Public Hearing to discuss the Restore NY application and the Property Assessment List.
3. A true and complete copy of a Municipal Resolution finding that the proposed project(s) is/are consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project(s); that the project(s) facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and where applicable, the project(s) develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

**All documents MUST be included with the application.**

**Incomplete applications will not be considered.**

ESDC at its sole discretion, reserves the right to accept minor amendments and additions to this application.