

Town of Dover, New York
126 East Duncan Hill Rd.
Dover Plains, NY 12522
Jill Way, Supervisor

June 1, 2007

Mr. Jim Constantine
Looney Ricks Kiss, Inc.
19 Vanderverter Ave.
Princeton, NJ 08452

Dear Mr. Constantine,

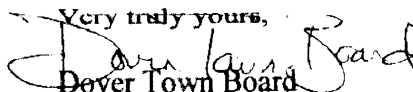
As you know, the Town of Dover has been working with the Benjamin Development Corporation on the Knolls of Dover conceptual plan to redevelop the former Harlem Valley Psychiatric Center in Wingdale. The campus presents distinctive and unique opportunities to economically revitalize the hamlet center and reorient the campus as a model for transit-oriented communities.

We are writing to request a proposal for consultative services of Looney Ricks Kiss to facilitate the collaborative development and preparation of a consensus plan to transcend the current impasse between us and the Developer. We are aware that your firm has worked collaboratively with the Developer's architectural firm, Torti Gallas and Partners, in the past and we believe the expertise that both firms share in transit-oriented development and revitalization is key to developing a good consensus plan.

We would like to share the following ideas as a guide for development of the proposal:

1. The purpose of the project is to facilitate the development of a consensus plan, not a new plan. We believe the current Knolls of Dover conceptual plan has many strengths; however, there still remain outstanding concerns that, to date, we have been unable to resolve. We would like to use the latest conceptual plan as the basis for future meetings and discussions.
2. Our goal in seeking your services is to respond to some residents' concerns about the lack of progress and possible benefit of a facilitator and mediator to help resolve the outstanding concerns, not as a means to defend or affirm the Town's or Developer's positions. We believe true consensus will require compromises and your services will help facilitate and provide another "sounding board" to assess the Town's and Developer's understandings and visions for the project.
3. We would like to facilitate development of a consensus plan that incorporates a public meeting and would like to schedule and facilitate this meeting as soon as possible.

Thank you for your consideration and we look forward to receiving your proposal. Once received, we will review and consider it for approval at our next Town Board meeting. Please don't hesitate to contact Supervisor Way if you have any questions.

Very truly yours,

Dover Town Board