

TOWN BOARD
TOWN OF DOVER

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In the Matter of the Petition of

DOVER KNOLLS DEVELOPMENT
COMPANY II, LLC

PETITION

For a Zoning Amendment to the Zoning Map
of the Town of Dover

Property: Parcel Grid ID#132600-7059-00-502949-000

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TO THE TOWN BOARD OF THE TOWN OF DOVER:

PETITIONER, Dover Knolls Development Company II, LLC (“Dover Knolls”) is the contract vendee of the parcel of property (the “Property”) containing approximately 83 acres having frontage on Pleasant Ridge Road and adjoining the former Harlem Valley Psychiatric Center (“HVPC”) property, now owned by Dover Knolls, in the Hamlet of Wingdale and known as Parcel Grid ID#132600-7059-00-502949-000. The Property is located in the SR District under the Zoning Ordinance of the Town of Dover.

Petitioner Dover Knolls, by its attorneys McCullough, Goldberger & Staudt, LLP, hereby petitions the Town Board of the Town of Dover for the following Map Amendment:

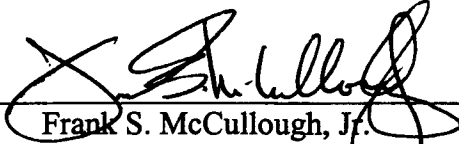
That the Town of Dover Zoning Map be amended to extend the Mixed Use Institutional Conversion Overlay District (MC) to include Parcel ID#132600-7059-00-502949-000 on the Tax Assessment Map of the Town of Dover.

The proposed Map Amendment as set forth above is requested for the purpose of permitting Parcel Grid ID#132600-7059-00-502949-000 to be included in the overall development (the “Development”) of the former HVPC. Dover Knolls proposes to build a cluster-housing golf course community consisting of single-family and attached houses on the western side of the Development and requires the additional acreage of the Property. Including Parcel Grid ID#132600-7059-00-502949-000 in the MC Overlay District will enable Dover Knolls to construct cluster-housing and a golf course on the Property and will aid the applicant in avoiding environmental impacts on the property being developed. Dover Knolls is simultaneously making an application to the Town Board of the Town of Dover for approval of its Master Development Plan.

WHEREFORE, Dover Knolls respectfully requests that the Town Board of the Town of Dover amend the Zoning Map as requested above.

Respectfully submitted,

MCCULLOUGH, GOLDBERGER & STAUDT, LLP

By: 
Frank S. McCullough, Jr.

Attorneys for Petitioner Dover Knolls Development, LLC
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(914) 949-6400

TOWN BOARD
TOWN OF DOVER

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In the Matter of the Petition of

DOVER KNOLLS DEVELOPMENT
COMPANY II, LLC

CONSENT TO
PETITION

For a Zoning Amendment to the Zoning Map
of the Town of Dover

Property: Parcel Grid ID#132600-7059-00-502949-000

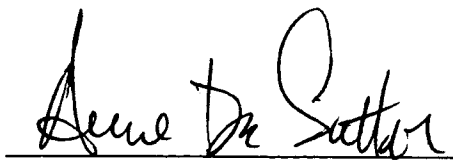
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TO THE TOWN BOARD OF THE TOWN OF DOVER:

Beth Dykeman, the owner and contract vendor of the above-referenced property, hereby consents to the application of Dover Knolls Development Company II, LLC, for inclusion of that parcel of land having frontage on Pleasant Ridge road and adjoining the former Harlem Valley Psychiatric Center property and known as Parcel Grid #132600-7059-502949-000 in the Mixed Use Institutional Conversion Overlay District (MC).


Beth Dykeman

Sworn to before me on this
12th day of November 2004


Notary Public

ANNE DE SUTTER
Notary Public, State of New York
No. 02DE6074318
Qualified in Westchester County
Commission Expires May 13, 2005