

**EFG/DRA Heritage, LLC
47 River Road
Summit, NJ 07901**

October 22, 2015

Ruth L. Pierpont, Deputy Commissioner for Historic Preservation
Office of Parks, Recreation and Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188

Re: Hudson River State Hospital Redevelopment Plan (156-acre "Lower Campus")

Dear Ruth:

It was a pleasure meeting with you, Andy Beers and John Bonafide yesterday to discuss our redevelopment and rehabilitation plans for the former Hudson River State Hospital (HRSH). Our development team greatly appreciates the spirit of cooperation evident in OPRHP's approach to this important project in the Hudson Valley.

As we discussed, EFG/DRA Heritage, LLC, the property owner and developer of the project, intends to renovate the buildings and property features identified below and incorporate them into the master plan of development, and demolish all other buildings and structures on the site. In addition, EFG/DRA Heritage, LLC will provide digital photographs of buildings and structures that will be demolished on the HRPC property and will depict these building locations on a site plan.

1. Main Wing of Administration Building (Bldg. 51) (approximately 85,000 SF)
2. Freestanding North Tower north of North Wing of Administration Building
3. Library (Bldg. 73)
4. Amusement Hall (Bldg. 38)
5. Protestant Chapel (Bldg. 35)
6. Director's Residence (Bldg. 59)
7. Great Lawn (approximately 18 acres)

Pursuant to our discussion, EFG/DRA Heritage, LLC understands that OPRHP concurs that preservation of the above identified structures and property features is a feasible and prudent plan which adequately and appropriately mitigates any potential adverse impacts of the project on historic resources. We also understand that OPRHP will assist in the identification of resources regarding the original Olmstead-Vaux Great Lawn plan.

We look forward to working with OPRHP and its staff and very much appreciate the expediency of decision making and the cooperative spirit which has been indicated to date.

Yours truly,

A handwritten signature in black ink, appearing to be 'N. Minoia', written over a horizontal line.

Nicholas W. Minoia
Managing Partner, EFG/DRA Heritage, LLC

cc: Andy Beers
John Bonafide
Jonathan Stein
Patricia Lynch/Mark Weingarten
Andrew Derickson
George Carfagno