Village of Sleepy Hollow

More than a Legend

Department of Architecture, Land Use Development, Buildings & Building Compliance
28 Beekman Avenue
Sleepy Hollow, NY 10591
Telephone (914) 366-5116• Fax (914) 631-0607

December 12, 2012

Via US First Class mail and electronic mail: g.tortorella@htwlegal.com

Geraldine N. Tortorella, Esq.
Hocherman Tortorella & Wekstein, LLP
One North Broadway
White Plains, New York 10601-2319

Re: One New Broadway
Open Door Family Medical Center
Sleepy Hollow, New York 10591
115.11-4-27

Dear Ms. Tortorella:

On behalf of the Village of Sleepy Hollow Zoning Board of Appeals, the following is a list of preliminary questions and requests for information based on the materials submitted and discussed to date. The list is not intended to be conclusive and may be supplemented.

1. Provide a site plan of the proposed off-site parking area.
2. Provide a parking analysis indicating compliance with the Village Zoning Ordinance for the Phelps campus.
3. Provide a resolution from the Village Board of Trustees approving the hiring of a crossing guard.
4. Indicate how many of the 10591 zip code patients who contributed to the "walking survey" live in Sleepy Hollow.
5. Provide a copy of the building "feasibility study" for the existing 80 Beekman Avenue site.
6. Provide documentation to support the statement that the Open Door was "unable to use the second floor" of the 80 Beekman Avenue site.
7. Provide a copy of the lease agreement with Phelps Memorial Hospital.
8. Provide a copy of the employment agreement regarding the use of off-site parking.
9. Amend traffic study to include available parking during proposed office hours on Saturday's.
10. Define "Family Medicine Residency Outpatient Program" and include all available services.
11. Indicate if the Family Medicine program accepts other than low-income families.

Please review and contact me with your questions.

Respectfully,

Sean E. McCarthy
Building Inspector

cc: Chairman Koffler and members of the Zoning Board of Appeals
Janet Gandolfo, Esq., Village Attorney