

**Sean E. McCarthy**

**Village Architect**

**sean mccarthy**

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**From:** David Bedell [konishiroku@gmail.com]  
**Sent:** Wednesday, March 27, 2013 4:07 PM  
**To:** sean mccarthy  
**Subject:** Open Door.

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**MAR 27 2013**

**BUILDING DEPT.  
VILLAGE OF SLEEPY HOLLOW**

Mr. McCarthy --

Please include the statement below in the public record on Open Door's application for variances at 1 New Broadway:

To whom it may concern:

The social benefits of Open Door's medical center and of Phelps' residency program are clear. However, on balance, the variances ask too much of the zoning laws and should be denied. A medical center serving such a large number of people from Sleepy Hollow and neighboring communities should still be subject to good planning.

\* The extended operating hours of the medical center mean that the impacts on Webber Park and Broadway would be felt not just during 9-5 weekday business hours, but at weekday morning rush hour, weekday evening rush hour, and on Saturdays. Overnight parking in Webber Park is already scarce.

\* A variance of 5 or even 10 parking spaces might be reasonable because many of Open Door's patients do walk to the center, but a deficit of 30+ means that, practically, New Broadway would serve as the facility's parking lot. Lawrence Avenue, Hudson Terrace, and Beekman Avenue are not sites that real drivers would consider, and this is reflected in existing laws about parking.

\* The small parking lot is situated at a blind downhill curve at the Village's busiest intersection.

\* The mitigations proposed cannot reasonably be enforced by the Village.

\* The history of the site: Far less intensive uses have been rejected and the Village should be reasonably consistent. Open Door and Phelps clearly knew the history and created a self-imposed zoning problem.

Regards,

David Bedell  
122 Van Tassel Avenue  
March 27, 2013