

February 8, 2013

To the ZBAs Board members

Re: David Schroedel's letter to the Sleepy Hollow Zoning Board of Appeals dated December 19, 2012

Dear ZBA members,

I ask that this letter be made part of the public record for this application.

While I would not normally comment on other public comments, I would like to make sure that the ZBA members know about Mr. Schroedel's evident conflict of interest.

As one can see in the attached announcement, his wife, Rebecca Srole, was appointed to the Board of Directors of Phelps Memorial Hospital Center after Open Door submitted their application to the Planning Board.

I think his statements in his letter dated December 19th 2012 should be seen in the light of his personal situation and close relationship with Phelps Memorial.

And please allow me to comment specifically on one statement in his letter. Mr. Schroedel quoted an e-mail written by me in his letter. Mr. Schroedel stated that parts of the Webber park neighborhood have organized around a concept to stall Open Door in order to buy the property on the cheap.

This is not true.

During discussions within the Webber park neighborhood, some residents expressed their concern that if Open Door cannot move into this building, this building will remain vacant and will fall into disrepair and would become an eyesore and, as a gateway to the neighborhood, would potentially lower their property values. To address these concerns and show alternatives, some rough ideas were generated that included a clubhouse, charter school and science labs for kids, or other businesses that the neighborhood would like in the sense that these businesses/organizations should not generate frequent in-and-out traffic (a school for example has traffic in the morning and in the afternoon for receiving and releasing the pupils), should not reduce parking in the neighborhood and should not cause safety concerns due to significantly increased out-of-the-neighborhood traffic and should provide services to the directly adjacent neighborhood.

Mr. Schroedel calls Open Door a "major medical facility" that has such a negative impact on Beekman Avenue that with it a vibrant shopping destination cannot exist.

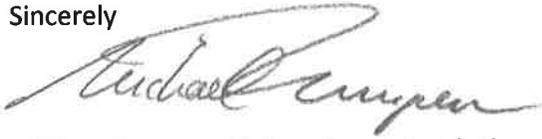
What "vibrant shopping destination" Mr. Schroedel envisions is unclear, but currently Beekman Avenue's shops and organizations provide many services to the surrounding neighborhoods and the Open Door Clinic is one of those service providers. Moving away services from neighborhoods where

those services are needed makes no sense. The motivation of Open Door should be based on providing services as close as possible to their clientele and should not be driven by the lowest cost strategy and the attitude that Open Door's patients have no other choice so they would follow Open Door anywhere.

Open Door should re-consider their application and intentions instead of using alliances with Village Representatives like Mr. Schroedel to force it through the Planning and Zoning Boards against the well documented and reasonable, strong resistance of the immediate neighborhood and valid village law.

I am not following Mr. Schroedel's example in asking you to ignore his opinion as he has asked you to ignore the opinions of residents in Webber Park but respectfully ask you to take the above into account when deliberating Mr. Schroedel's letter.

Sincerely

A handwritten signature in cursive script, appearing to read "Michael Kampen".

Michael Kampen, 12 Gory Brook Road, Sleepy Hollow, NY 10591

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Editor Krista Madsen krista.madsen@patch.com

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Phelps Appoints Sleepy Hollow's Rebecca Srole to Board

Posted by [Nancy Gold](#) June 7, 2012

Phelps Memorial Hospital Center has appointed a total of six new members to its Board of Directors, including Rebecca Srole of Sleepy Hollow.



Rebecca Srole is a Senior Vice President with Chase Healthcare Banking, which specializes in providing financial services to healthcare and not-for-profit organizations. Ms. Srole is a Team Leader and Division Manager in Chase Commercial Bank's Not for Profit Group. Ms. Srole earned her B.A. degree Cum Laude from Brandeis University and an M.B.A. and M.P.H. from Columbia University.

Other newly appointed members include: Dr. Christy Joyce of Ossining, Briarcliff Manor residents Richard Peress, M.D., and Louis Wachtel, Kenneth Miller of Chappaqua, and Diane Potter of Irvington.

Members of the Board serve a three-year term and may serve up to three terms.

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313

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