

**Sean E. McCarthy**

**Village Architect**

**sean mccarthy**

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**From:** Karin Lane [karinlane@gmail.com]  
**Sent:** Monday, March 25, 2013 10:53 AM  
**To:** sean mccarthy  
**Subject:** For Zoning Board of Appeals, Comments Re Open Door Application

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**MAR 25 2013**

**BUILDING DEPT.  
VILLAGE OF SLEEPY HOLLOW**

Dear Mr McCarthy and Zoning Board,

I am writing to urge you to reject the Open Door Medical Center application for a variance to use the 1 New Broadway property:

- The proposal makes assumptions that are far from reality, e.g. assuming parking in surrounding areas that include streets like Hudson Terrace and others which, in practice by real-life people, will not be used for parking due to congestion, terrain (hilliness) and dangerous traffic and foot-crossing patterns. The shuttle bus proposal offers no means of enforcement, and therefore can't be counted on to ameliorate the parking issues, however useful it sounds on paper.
- To provide such a huge variance after denying a far smaller variance to previous owners would seem capricious, and bad precedent in zoning adjustments to suit specific buyers.
- This zoning has been in place for a number of years for good reason: this is one, if not the most dangerous intersection in the village. Let's abide by our own good regulations here.
- Open Door knew that the property was not zoned for medical use when they bought the property.

While Open Door is surely a wonderful organization, wonderfulness of mission is no reason to provide exception to village regulations that have been on the books for many years, were created for good reasons that still are valid, and have been applied to other applicants before them.

Thanks for your consideration.

Karin Lane  
122 Van Tassel Ave  
Sleepy Hollow, NY