

Sean E. McCarthy

Village Architect

sean mccarthy

From: Dan Rutledge [danrutledge@optonline.net]
Sent: Tuesday, December 18, 2012 12:46 PM
To: sean mccarthy
Subject: Open Door Application

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DEC 19 2012

BUILDING DEPT.
VILLAGE OF SLEEPY HOLLOW

Mr. McCarthy,

I was told the way to send an email to the Zoning Board was to send it through you so thank you in advance for forwarding it to the proper individuals.

Dear Members of the Zoning Board of Sleepy Hollow:

My name is Daniel Rutledge. I am a 63 year old male who is a patient at the Open Door Family Medical Center and am writing in support of its request to be issued a variance to relocate to 300 North Broadway from 80 Beekman Ave. I realize the purpose of the hearings that have been held is not a referendum on the efficiency or quality of the care offered by Open Door, but I would be remiss if I did not state that I am able to write this note because of the excellent care they have provided me over the past year or so. I did not know it but I was in a near fatal situation when I went there and because they would see me at a cost I could afford I was properly diagnosed and have been able to come back for the most part. I am a typical patient at the Open Door who could not afford to be seen at any of the more "traditional" medical facilities available to those who either had insurance or were fortunate enough to be able to pay very high out of pocket expenses.

I am not a resident of Sleepy Hollow but am a member of a constituency that is a significant portion of the village. The Open Door provides all of us with superior care. The demographic who utilizes its facilities is growing and the proposed alterations to the set up of the Open Door will be able to help address the medical situation of the village in both the short and long term. In the short term, it will provide facilities to attend to the expanding needs of the population it already serves; in the long term, through the residency program it is administering in conjunction with Phelps Memorial Hospital it will be helping bring numerous primary care physicians into the area. Not all of the residents will be staying in Sleepy Hollow but, with the aging of the current physician population in the area, there will be ample opportunities for these new doctors to remain in the area thus providing ongoing service to the village and its environs. So, in the short term, the patients of Open Door will be able to receive the care we need so much and, in the long term, we will provide a population for these residents, under close supervision, to become independent physicians. It would seem to be a win/win situation for all concerned.

The Open Door and Phelps Hospital have addressed all the questions that have come their way from both the official boards and the dissenting voices at various hearings. They have done their best to be good neighbors. None of the "concerns" voiced are likely to come to fruition; as one of the management of Open Door said at a Planning meeting, if the situation turns out to be untenable, the patient base will simply not come. To hear the dissenters, it would seem that they expect that the move would cause all the patents to go out and buy cars they can't afford so they can drive to North Broadway. And when they arrive there, they would be cruising around looking for non-existent parking places because the streets are already filled with various commercial vehicles and day laborer transportation. I doubt highly that either eventuality will occur. Extensive surveys have borne this out; the dissenting voices have basically said "you're wrong." I don't know what else the Open Door can do to assuage these folks. Occupying the new facility will not negatively impact property values because the structure is already there and alterations will be almost

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exclusively done on the interior. Thus, I would urge the members of the Zoning Board to act favorably on the request of the Open Door and allow it to take the next step in improving health care delivery to the all of the community. Thank you for your consideration of this letter.

Daniel C. Rutledge
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