

EXHIBIT 7

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July 9, 2012

Honorable Members of the Village
of Sleepy Hollow Planning Board
Municipal Building
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Open Door Family Medical Center, Inc.
300 North Broadway
Village of Sleepy Hollow
Westchester County, NY

Dear Chairman and the Honorable Board Members:

This letter addresses the accident experience at the North Broadway intersection with Beekman Avenue/Hudson Terrace and Bedford Road well as the on-street parking supply in the vicinity of the Site.

A. Safety Study

The Planning Board has expressed concern about the number of accidents that have occurred at the "five-corners" intersection, namely the intersection of North Broadway with Beekman Avenue/Hudson Terrace and Bedford Road. It is understood that any improvements to the intersection are subject to the concurrence of the New York State Department of Transportation (NYS DOT) under whose jurisdiction the responsibility for North Broadway (US Route 9) lies. However, the Open Door Family Medical Center, Inc. has asked Adler Consulting, as their Traffic Engineer, to see if there is any relationship between the nature of the individual accidents or grouping of accidents and the street system upon which it operates. Accordingly, Adler Consulting reviewed each of the 98 accident reports and prepared a collision diagram which depicts the nature of the accidents and their locations.

The accident records revealed that during the five-year study period, there were 30 rear-end collisions, 28 sideswipe collisions, 13 right-angle collisions, seven (7) collisions involving a vehicle backing up, five (5) collisions involving a parked vehicle, as well as accidents involving a fixed object, sideswipes, bicyclists, left-turns and collisions of unknown types. The accidents are depicted in the attached figures for

the North Broadway corridor. Figure 1 depicts the collisions which occurred along the North Broadway corridor at the intersections with New Broadway, Bedford Road and Beekman Avenue/Hudson Terrace. Figure 2 depicts the accidents which occurred in the vicinity of the North Broadway intersections with Gordon Avenue and Lawrence Avenue. Driver inattention was the significant contributing factor for most of the rear-end collisions, which is common for signalized intersections. The majority of the 17 sideswipe accidents occurred on the section of North Broadway between Bedford Road and Beekman Avenue/Hudson Terrace where the two southbound travel lanes merge into one lane and where the one northbound travel lane divides into two separate through lanes. Many of the sideswipe accidents were attributed to one vehicle colliding with another vehicle while changing lanes in the merge or diverge transitional areas on North Broadway or to improper lane usage.

Surveillance of the roadways indicate that there are currently no warning signs along southbound North Broadway advising motorists that the number of available travel lanes reduces from two (2) lanes to one (1) lane between New Broadway/Bedford Road and Beekman Avenue/Hudson Terrace. The installation of a "LANE ENDS" sign (W4-2) on southbound North Broadway, north of the intersection with Beekman Avenue is suggested. Also, the installation of a "RIGHT LANE ENDS" sign (W9-1) on southbound North Broadway approaching the intersection with New Broadway is suggested to advise motorists of the impending change in the number of lanes. Both of these measures will aid in reducing the high number of sideswipe accidents that occur in the roadway section. It is suggested that the Village of Sleepy Hollow contact NYS DOT to discuss the installation of warning signs to advise motorists of the change in the number of lanes. The Village of Sleepy Hollow may also wish to discuss with NYS DOT the use of pavement marking arrows to advise motorists of the lane merge.

At the intersection of North Broadway with Beekman Avenue/Hudson Terrace, it is noted that the eastbound Beekman Avenue approach operates with one lane for right-turning vehicles and one lane for through and left-turn movements. There are also two parking spaces along the south curb. The Beekman Avenue approach is an approximately 44-foot wide approach which, combined with the faded pavement markings, leads to a "zone of confusion" for motorists to determine the proper positions for turns on the approach. The Village of Sleepy Hollow may wish to consider the application of pavement markings to create an island to more clearly define and separate a 12-foot wide right-turn lane from a 12-foot wide lane designated for through and left-turn movements. The parking spaces along the curb could be expected to remain.

B. Parking

At the Planning Board meeting, a neighbor noted the presence of alternate-side-of-the-street parking regulations on New Broadway. This fact was overlooked in the data collection process, and, therefore, in the resulting inventory of available parking. There are a total of 22 parking spaces on the east side of New Broadway and 22 spaces along the west side. No parking is permitted on the east side of New

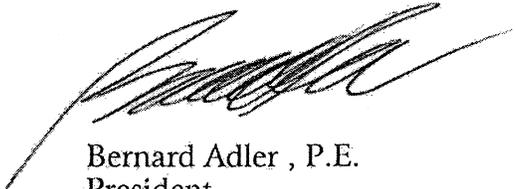
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Broadway between 8:00 a.m. and 4:00 p.m. on Tuesday and Thursday. On Monday, Wednesday and Friday, no parking is permitted on the west side of New Broadway between 8:00 a.m. and 4:00 p.m. Accordingly, during these time periods, there are a total of 220 on-street parking spaces available in the area. After 4:00 p.m., there are a total of 242 parking spaces available in the area.

Taking into account the alternate-side-of-the-street parking regulations on New Broadway, the resultant parking availability is reduced to an average of 103 parking spaces available between 8:00 a.m. and 12:00 noon and 98 spaces between noon and 4:00 p.m. Both of these values have been recomputed to reflect the 220 parking space availability. During the period of 4:00 p.m. to 7:00 p.m., an average of 70 available parking spaces remain.

We trust that this information will assist you with your continued review of this matter.

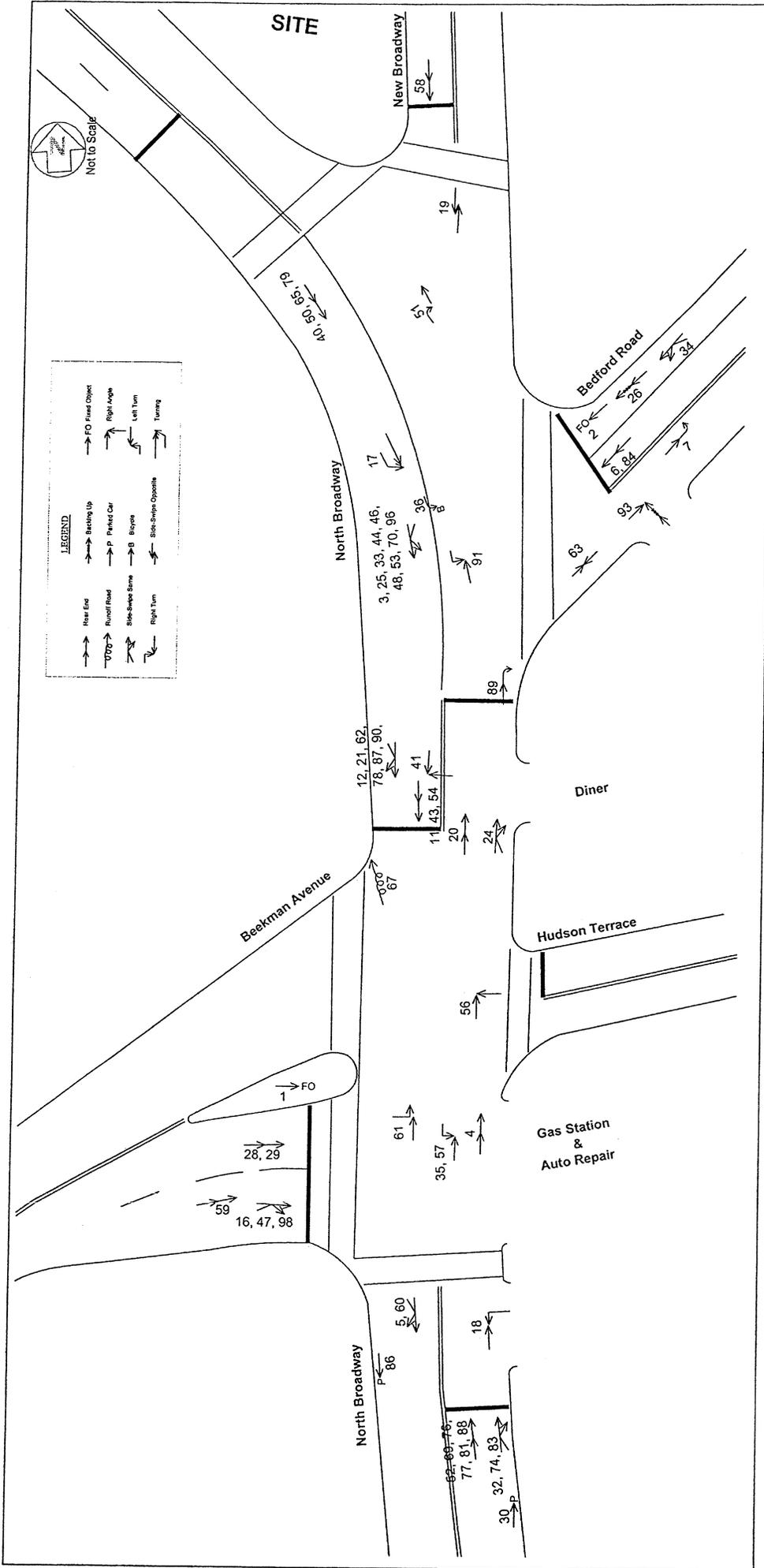
Respectfully submitted,
Adler Consulting,
Transportation Planning & Traffic Engineering, PLLC



Bernard Adler, P.E.
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Senior Associate
NY Professional Engineer 061375



Project:
Open Door
 Sleepy Hollow, NY

Title:
**Collision Diagram-
 Intersection of Beekman Avenue
 with North Broadway**

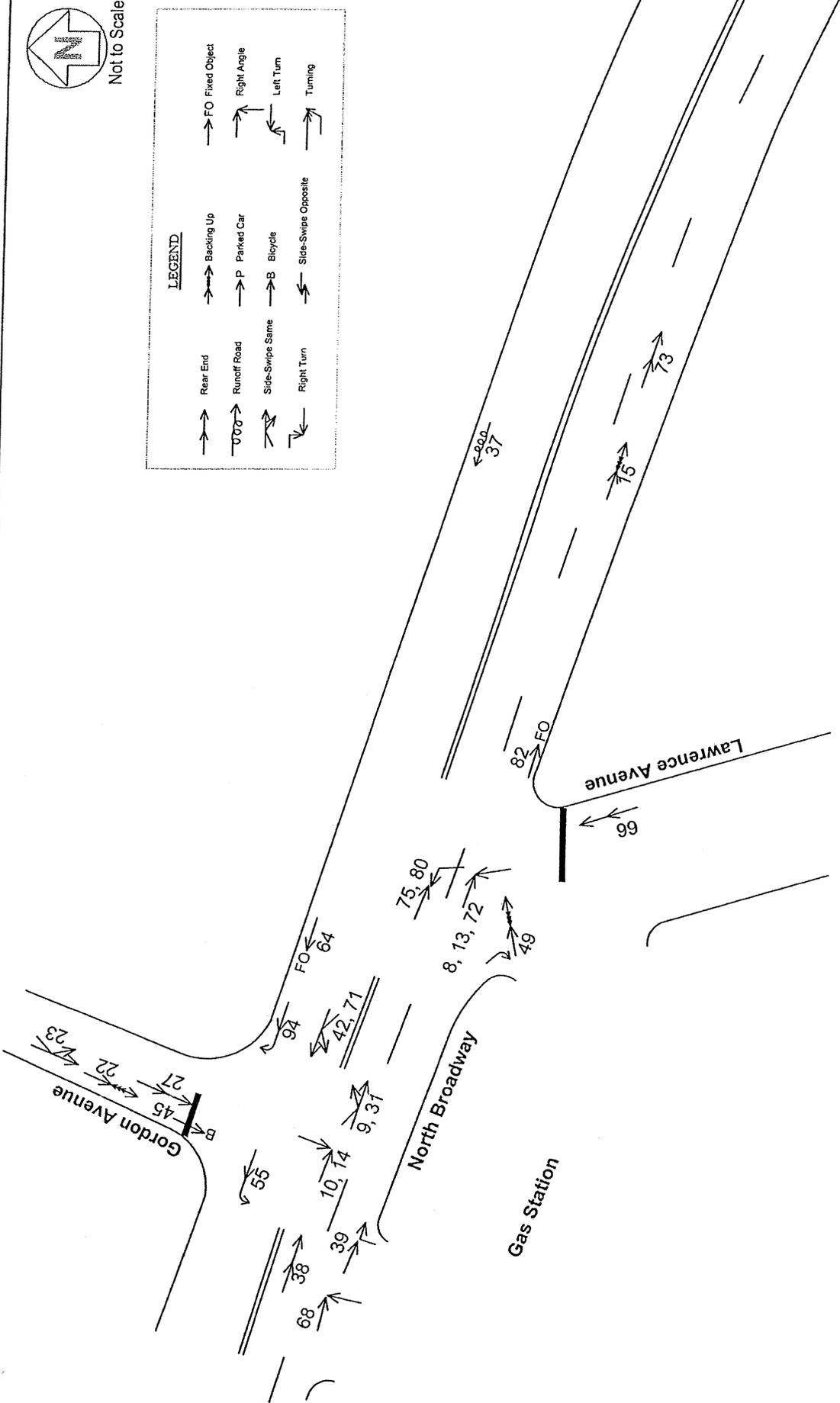
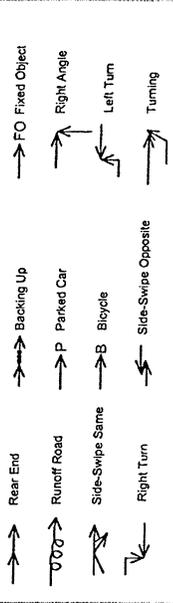
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Adler Consulting, White Plains, NY
 Transportation Planning & Traffic Engineering, PLLC

FIGURE 1



Not to Scale

LEGEND

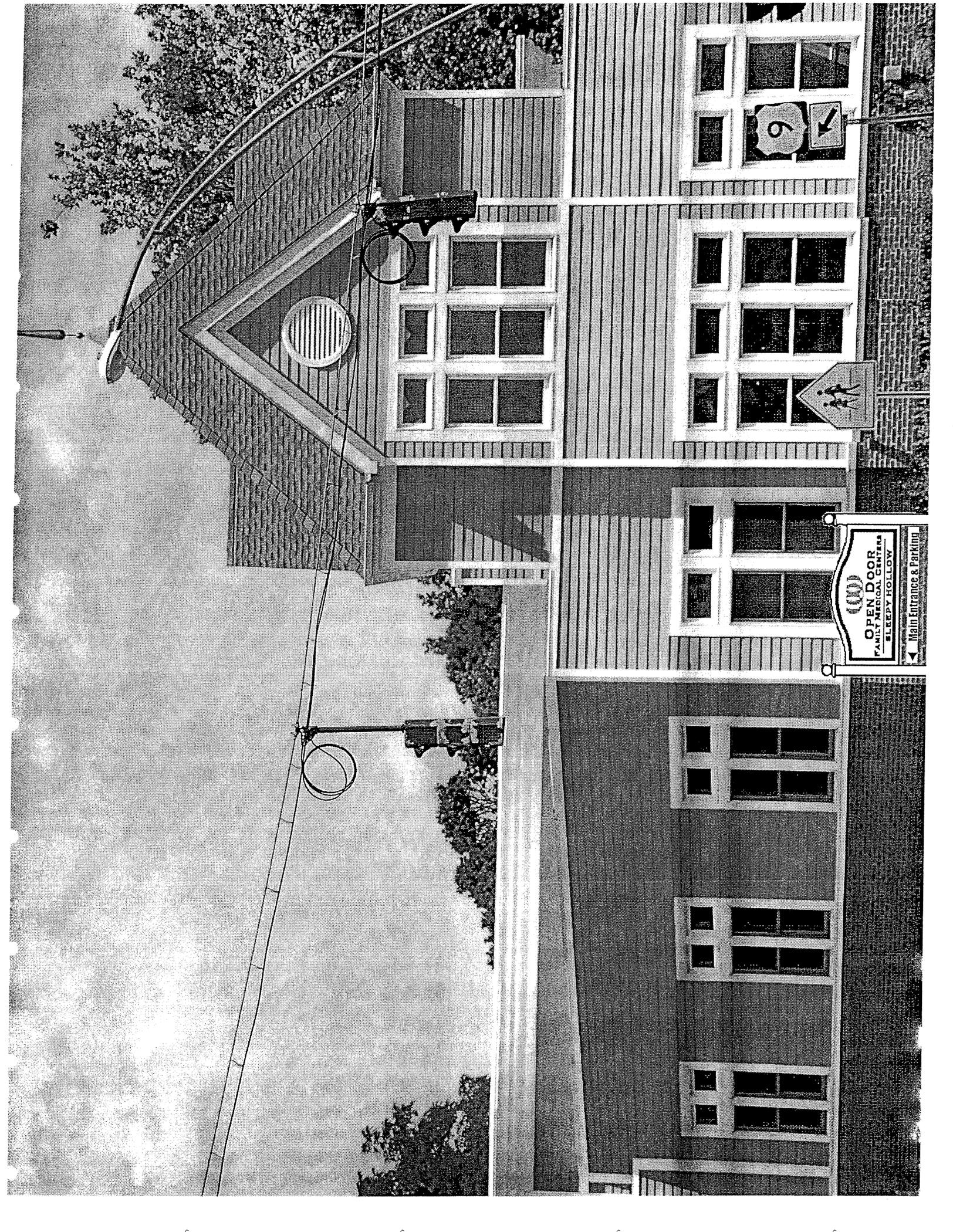


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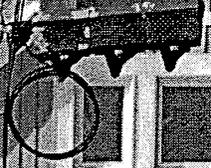
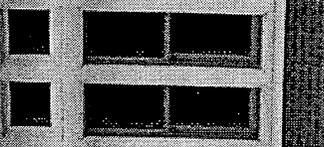
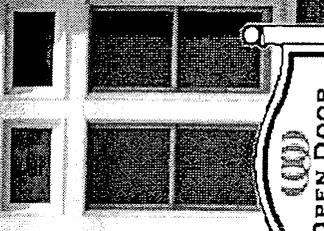
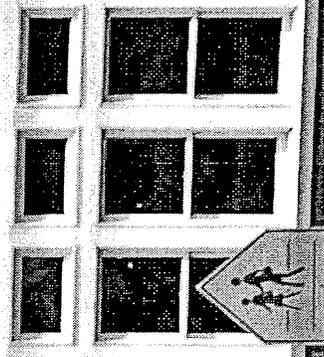
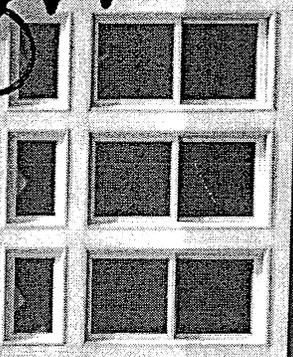
Title:
**Collision Diagram-
 Intersection of Lawrence Avenue/
 Gordon Avenue with North Broadway**

FIGURE 2



OPEN DOOR
FAMILY MEDICAL CENTER
SLEEPY HOLLOW
Main Entrance & Parking

9

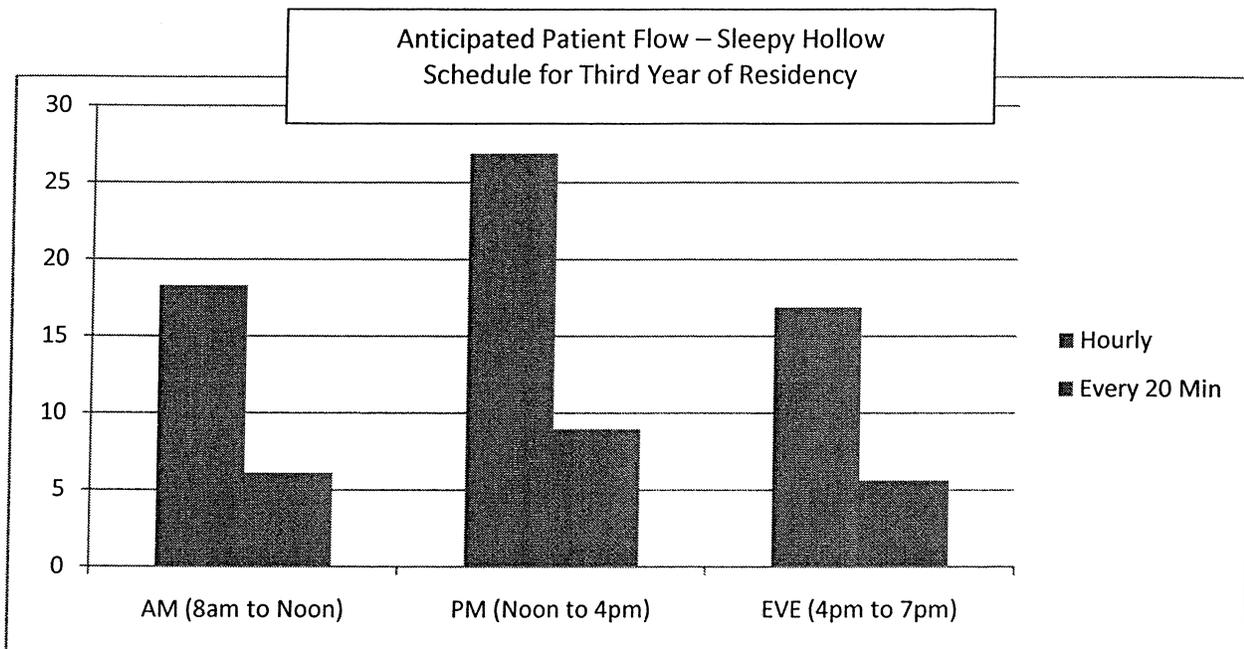


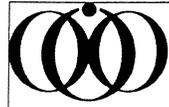
Hourly Volume of Patients

Open Door Sleepy Hollow

300 No Broadway

1. Calculations below are based on: the Residency program is in its third year (July 2014 and beyond); our busiest day of the week (Monday)
2. Our staffing model anticipates: three to four physicians in the practice at various times of the day; six physician residents at any one time throughout the day.
3. Physicians are expected to see 2.63 patients each per hour, and the physician residents see on average 1.2 to 2.0 patients per hour, depending on their year in training.
4. We have also included patients scheduled for our social worker(s) and our WIC Nutrition Program.
5. In the morning there are 18 patients per hour or six patients every 20 minutes. In the afternoons, there are 27 patients per hour or nine patients every 20 minutes. Evening hours (from 4:00pm to 7:00pm), are expected to be 17 patients per hour, and five to six patients every twenty minutes.





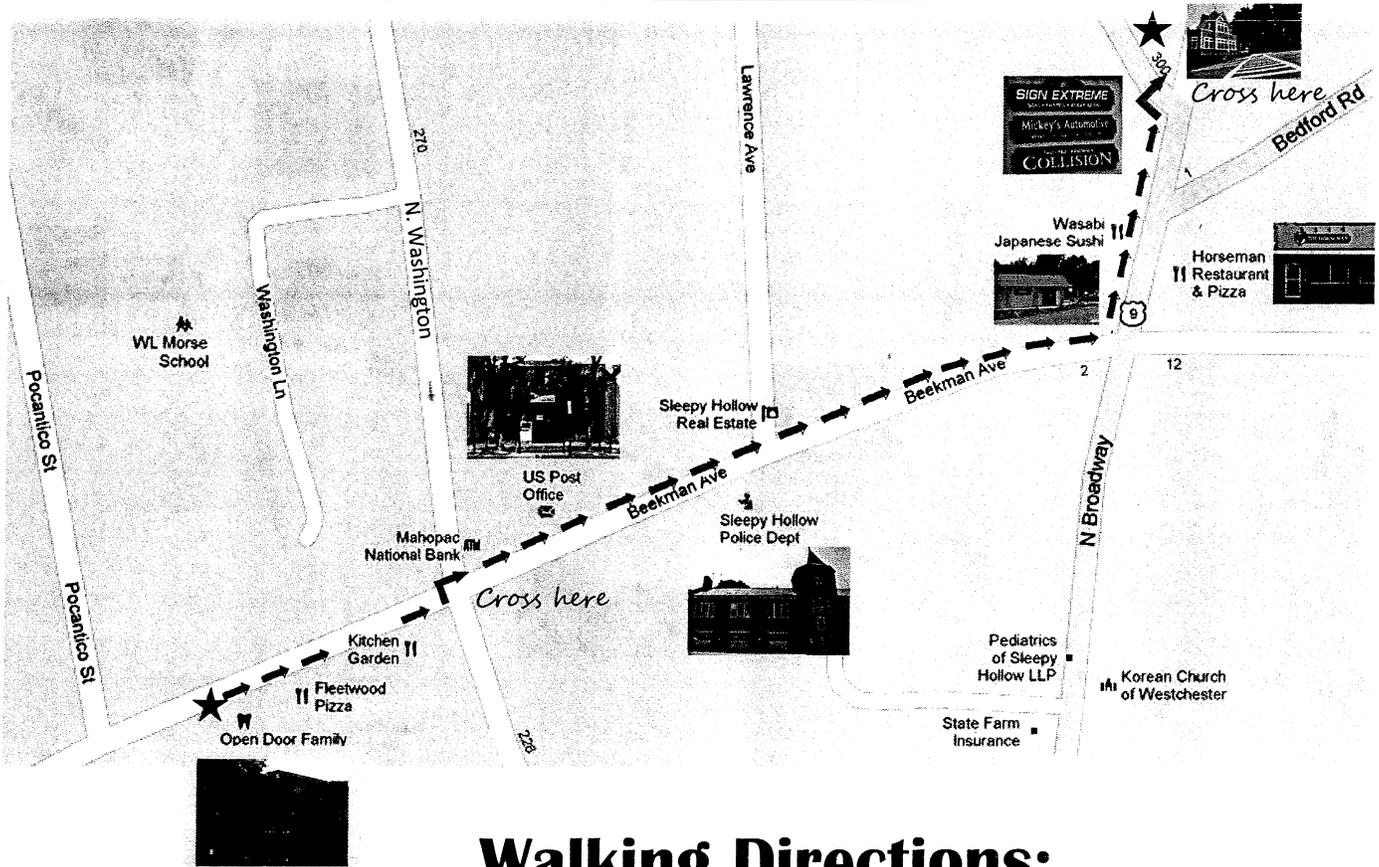
OPEN DOOR
FAMILY MEDICAL CENTERS

WALK SAFELY TO OUR NEW LOCATION



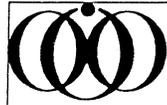
The entrance is here

300 N. Broadway



Walking Directions:

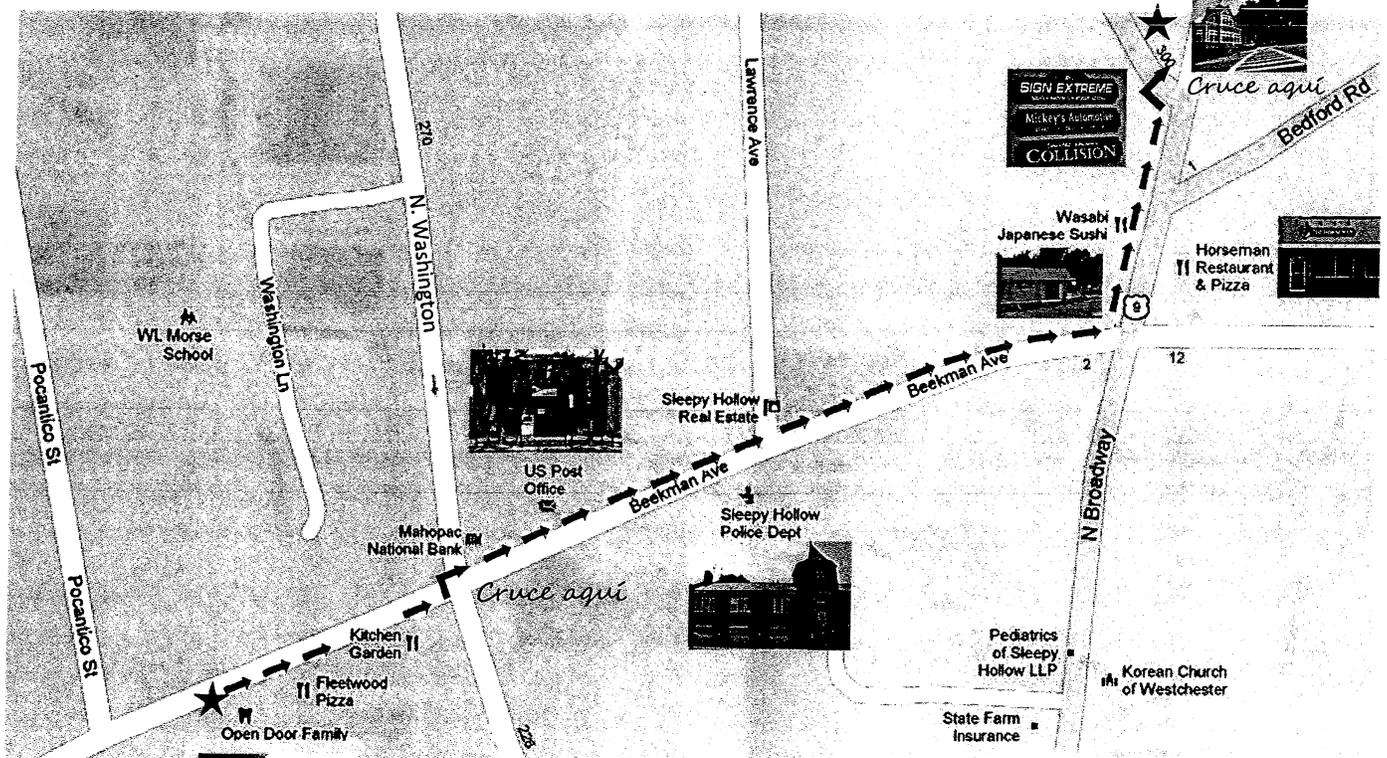
1. Start at Open Door, 80 Beekman Avenue, and walk in the direction of the Police Station/ Fire House toward Route 9 (Broadway)
2. At N. Washington Street (Bank, Furniture Store) cross Beekman using the crosswalk.
3. Continue toward Route 9 up the hill to Wasabi Japanese restaurant (on the corner). Turn left.
4. At Mickey's Automotive, press the walk button at the traffic light.
5. Cross when the signal permits. You have arrived at Open Door.



OPEN DOOR
FAMILY MEDICAL CENTERS

Camine seguro a nuestro nuevo sitio

La entrada está aquí



Direcciones para llegar a pie:

1. Parta en Open Door, 80 Beekman Avenue, y camine en dirección a la Estación de policía/Bomberos hacia Route 9 (Broadway)
2. En N. Washington Street (banco, tienda de muebles) cruce Beekman usando el paso de peatones.
3. Continúe subiendo hacia Route 9 hasta el restaurante Wasabi Japanese (en la esquina). Gire a la izquierda.
4. En Mickey's Automotive, pulse el botón de peatones al pie del semáforo .
5. Cruce cuando la señal lo permita. Usted a llegado a Open Door.