



**FERRANDINO & ASSOCIATES INC.**  
PLANNING AND DEVELOPMENT CONSULTANTS

## **MEMORANDUM**

**To:** Village of Sleepy Hollow Zoning Board of Appeals

**From:** Vince Ferrandino, AICP, Principal  
Stephan A. Maffia, P.E., Senior Associate

**Date:** March 5, 2013

**Re:** Open Door Family Medical Center  
Request for Area Variances

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At the ZBA meeting of February 27, 2013, a resident had a concern that alternate side parking regulations were not considered when the parking surveys were conducted. In response to that concern, Ferrandino & Associates offers the following information.

The Adler studies apparently did not consider alternate side parking regulations; for example, the number of spaces along New Broadway included in the Adler studies was 22 on each side of the street for a total of 44 spaces. In our evaluation, only 22 New Broadway spaces were counted as part of the Parking Supply Area (PSA). We believe that 22 is the appropriate number to use in an evaluation of available parking spaces since the full 44 spaces are not available throughout the day.

We trust this provides an adequate response to the resident's and Village's concern. Thank you.