Petition to Deny Parking Variance to 1 New Broadway aka 300 North Broadway, Sleepy Hollow, NY

Petition summary and background	Village code requires 42 spaces be provided at this location due to Open Door's planned increase of the current building size. The current building has enough parking spaces in accordance with Village Code. Open Door purchased the building fully aware of the Village Code and the resulting requirements and decided to convert 12 parking spaces into additional medical office space. This decision left only 10 very narrow spaces on site and increases the building size from 5,000 square feet to 12,389 square feet. Open Door assumes that most of their clients will walk to the new location. Open Door's Parking study contained numerous errors: alternate side parking on New Broadway ignored, includes street parking in unrealistic locations etc. and claims that increasing pedestrian volume at their recommended crossing point of RT9/North Broadway to New Broadway from 1 pedestrian to 200 per day would not have a significant impact. Based on Open Door's Parking study and assuming that 20% more patients will drive because Open Door is moving away from its patients and accounting for the increased size of the Open Door Clinic, we can assume more than 200 cars/ day trying to find parking in the Webber park neighborhood. We are concerned about the very real negative and significant traffic and safety impact for our kids resulting from this increased traffic. Additionally, should a parking variance be granted to this location very real and significant legal challenges to the entire village are likely and would impact our village for years to come: • Previous Owners of this location were denied variances – now with fewer spaces, Open Door would receive better treatment. • Other locations petitioning for parking variances could use this location as an example. • Crossing Guard impact: Open Door would reimburse for the village to employ a crossing guard but would an accident or incident at this intersection increase village liabilities? Yes. Open Door has the financial and organizational means to provide parking in accordance with Village Code.
Action petitioned for	We, the undersigned, are concerned citizens who urge our village boards to deny any parking variance for this location.

	Printed Name	Signature	Address	Comment	Date
1	CAROLINE HARGREAVES		73 NEW BROADWAY SLEEPY HOLLOW, NY	THIS IS NOT AN APPROPRIATE LOCATION FOR MEDICAL OFFICE	7/14/12
2	CHARLES HARGREAVES		73 NEW BROADWAY, SLEEPY HOLLOW, NY 10591	This plan is inconsistent with safety and for residents' use	7/14/12
3	PETER DIPETRO		18 HUDSON TERRACE Sleepy Hollow, NY 10591	TOO MUCH TRAFFIC AS IT IS.	7/14/12
4	Sol Rodrigues	Rodrigues	33 Hudson Terrace Sleepy Hollow NY 10591		7/14/12

	Printed Name	Signature	Address	Comment	Date
5	JOE KELLY		28 HUDSON TERR.		7/14/12
6	Janet Kelly		28 Hudson Terr		7/14/12
7	NOEMI BOTTER		58 Hudson		7/14/12
8	Will Percuzzo		47 Lawrence Ave.		7/14/12
9	[illegible]		19 Lawrence		7/15/12
10	[illegible]		17 LAWRENCE AVE		7/15/12
11	Elizabeth Carey		38 Dell Street		7/18/12

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	Printed Name	Signature	Address	Comment	Date
1	Jeremy Zifchock	Jeremy Zifchock	15 PINE ST SLEEPY HOLLOW NY 10591		7/15/12
2	Pasqualina Pirrotta	Pasqualina Pirrotta	26 Neperan Rd Tarrytown NY 10591		7/15/12
3	BRENDEN GALVIN	Brenden Galvin	28 PINE ST SLEEPY HOLLOW NY 10591		7/15/12
4	Rebecca Zifchock	Rebecca Zifchock	15 Pine St Sleepy Hollow NY 10591		7/16/12
5	Jose Pacheco	Jose Pacheco	7 MAHONEY PL SLEEPY HOLLOW NY 10591		7/16/12

	Printed Name	Signature	Address	Comment	Date
6	ALEX. REQUEJO		41 NEW BROADWAY		07-16-12
7	Margaret Randazzo	Margaret Randazzo	45 New Broadway		7/16/12
8	JOHN KRAFT		54 NEW BROADWAY		7/16/12
9	EILEEN KORACA	Eileen Koraca	10 SPRUCE STREET		7/16/12
10	IVAN KORACA		10 SPRUCE STREET		7/16/12
11	MARGARET KRAF	Margaret Kraft	54 NEW BROADWAY		7/16/12
12	Cathy Williams		52 New Broadway		7/16/12
13	Tim Williams		52 New Broadway		7/16/12
14	Jim Williams		52 New Broadway		7/16/12
15	Bambi Lincoln		52 new broadway		7/16/12
16	Chris Finn		52 new broadway		7/16/12
17	David Lynch		old Albany Post Rd		7/16/12
18	Monica Hernandez		Old Albany Post Rd		7/16/12
19	Jean Mets	Jean Mets	19 Pine St.		7/16/12
20	Arjen Mets	A Mets	19 Pine St		7/16/12
21	Mitch Sylves		48 NEW BROADWAY		7/18/12

Petition to Deny Parking Variance to 1 New Broadway aka 300 North Broadway, Sleepy Hollow, NY

Petition summary and background	Village code requires 42 spaces be provided at this location. Open Door purchased the building fully aware of those requirements and decided to convert 12 parking spaces into additional medical office space. This decision left only 10 very narrow spaces on site. Open Door assumes their clients will walk to the new location and are surprised by the number of existing patients who drive to the current location (27% per the Adler study). The Adler Parking study contains numerous errors: alternate side parking on New Broadway ignored, includes street parking in unrealistic locations and claims that increasing pedestrian volume at their recommended crossing point of RT9/North Broadway to New Broadway from 1 pedestrian to 200 per day would not have a significant impact is completely inaccurate. Arguments about other locations that do not have parking are irrelevant – this location has numerous, specific issues that do not exist in any other village or Open Door locations. Legal impacts to the entire village should a parking variance be granted to this location are many and would impact our village for years to come: • Previous Owners of this location were denied variances – now with fewer spaces, Open Door would receive better treatment. • Other locations petitioning for parking variances could use this location as an example. • Crossing Guard impact: Open Door would reimburse for the village to employ a crossing guard, would an accident or incident at this intersection increase village liabilities – yes.
Action petitioned for	We, the undersigned, are concerned citizens who urge our village boards to deny any parking variance for this location.

Printed Name	Signature	Address	Comment	Date
Edward Stickles	Edward Stickles	32 Pine St. Apt 2 Sleepy Hollow, NY 10591	Parking issues NOT wanted	7/17/12

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	Printed Name	Signature	Address	Comment	Date
1	Richard Green		65 New Broadway		7/19/12
2	Edna Robinson		65 New Broadway	inappropriate location choice	7/19/12
3	Annette Circiello		71 New Broadway		7/19/12
4	Grazia Circiello		71 New Broadway		7/19/12
5	Robin Barnett		76 New Broadway		7/18/12

	Printed Name	Signature	Address	Comment	Date
6	Allen Williams		11 Spruce St.	inappropriate location/use.	7/18/12
7	Margaret Williams	Margaret Williams	11 Spruce St. S.H	Inappropriate Location	7/8/12
8	Brian Wilkes		11 Spruce St.	Inappropriate location	07/18/12
9	ANNE OCONE		66 NEW BROADWAY	" "	7/19/12
10	RANDY RADELICH		2 HOLLAND AVE.	PARKING ON SITE ONLY	7-19-12
11	MARTIN YURKOW		10½ Spruce	" " "	7/19/12
12	Ivan Kovaca		10 Spruce	" " "	7/19/12
13	A. Garrido	A. Garrido	6 SPRUCE	" " "	7.19.12
14	Eileen Kovaca	eileen Kovaca	10 Spruce Street	parking issues, inappropriate location	7.19.12
15	Costas Boumis	Costas Boumis	110 Gordon Ave.	INAPPROPRIATE LOCATION FOR THIS BUSINESS	
16	Rachel Boumis	Rachel Boumis	110 Gordon Ave	Parking inadequate	7/19/12
17	Demetri Boumis	Demetri Boumis	110 Gordon Ave	Inappropriate location for this business	7/19/12
18	Thomas Hammond		87 new Broadway		7/19/12
19	Ashley Smutek	Ashley Smutek	25 Elm Street		7/19/12
20	Alex Pietta	Alex Pietta	109 GORDON AVE		7-19-12
22	Carmen	Santos	119 " "		07/19/12
23	M. Lewis	M Lewis	115 " "	unsafe	7/19/12

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	Printed Name	Signature	Address	Comment	Date
1	Filomena Fallacaro	Filomena Fallacaro	49 New Broadway	Opposed.	7/17/12
2	GLORIA CAVALIERI	Gloria Cavalieri	151 Webber Ave	Opposed	7/17/12
3	Muriel Pankone	Muriel Pankone	155 Webber Ave	very Dangerous	7/17/12
4	Mario DiFeo	[illegible]	35 Gory Brook	NO	7/17/12
5	MARGERET Marge	FIRCIO Fircio	33 GORX RD " "	NO	7/17/12

	Printed Name	Signature	Address	Comment	Date
	Paul	LeClerc	78 CLINTON ST	NO	7/17/12
6	Paul	LeClerc	" "	"	"
7	PURA Pujol	Pura Pujol	28 Chestnut ST S.H	NO	7-07-12
8	Catherine Coppola		44 Pocantico St - SH	NO	7-07-12
9	Jenny Valcora	Jenny Valcora	102 Wirth ave.	NO	7/7
10	Mary Cannoles	MARY CANNOLES	182 WEBBER AV. SH	NO	7-17-12
11	MARY GALGANO	Mary Galgano	241 Gory Brook Rd	NO	7-17-12
12	Joseph Di Palma	Joseph Di Palma	115 Gordon Ave	NO	7-18-12
13	Marie Nicol	Marie Nicol	61 Gory Brook Rd.	Against	7/18/12
14	JOSEPHINE GALGANO	J Gal	53 Gory Brook Rd	VERY DANGEROUS INTERSECTION	7/19/12
15	Marilyn Helwig	MARILYN HELWIG	45 GORY BROOK Rd	NO	7/19/12
16	PATRICIA GUZZO	[illegible]	70 BEEKMAN AVE	VERY dangerous intersection	7/19/12
17	Elinor Di Felice	ELINOR DiFelice	35 Gory Brook Rd.	NO	7/19/12
18	Mario Belanich	MARIO BELANICH	153 N. WASHINGTON ST	NO PARKING	7-19-12

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1	RATHBUN		125 N. New Bway #2	Totally agree!	7/15/12
2	Martin		207 Gordon Ave.	Totally agree	7/15/12
3	BEINE		87 New Broadway	Totally agree	7/15/12
4	MARCUS PINNIX		148 NEW BROADWAY	AGREE	7/15/12
5	EDNA BELANICH	Edna Belanich	153 N. Washington St.	TOTALLY AGREE	7/16/12

	Printed Name	Signature	Address	Comment	Date
6	Bill Kazura	[illegible]	119 Depey Ster	Ø	7 16 12
7	Cristina Mireo	[illegible]	148 New Broadway	N/A	7/17/12
8	Caryn Herlitty	[illegible]	140 N. B'way	N/A.	7.18.12
9	Thomas Finn	[illegible]	49 Highland Ave	N/A	7/18/12
10	David Kelmatto	[illegible]	420 Bellwood		
11	Donna Gates	[illegible]	53 New Broadway	NO	7/19/12
12	Harvard Gates	[illegible]	" " "	"	7/19/12

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	Printed Name	Signature	Address	Comment	Date
1	Rafael A. Green		124 Van Tassel Ave.	Would Harm Webber Park	7/16/12
2	Delia Mendez	Delia Mendez	124 Van Tassel Ave. FL 1	Too much Traffic.!!	7/16/12
3	Rosemarie McManus	RA McManus	31 New B'way S.H	Street is too congested	7/16/12
4	Tina Ryan	Tina Ryan	117 New Broadway		7/16/12
5	William Ryan	William J Ryan	117 New Broadway		7/16/12

	Printed Name	Signature	Address	Comment	Date
6	Maggie Natarelli	MNat	176 Van Tassel Ave		7/16
7	John Bellantoni	John Bellantoni	12-A Franklin Tower Court	IMPACT ON Rt 9	7/17
8	Phil Tesler		1769 Central Ave		7/17
9	Pete Ruffalo	Pete Ruffalo	30 Woodlawn Ave		7/17
10	Ray Lanet	Ray Lanet	Briar Cliff		7/17
11	Jack Downing	Jack Downing	30 Dell St.		7-17
12	John Meade	John Meade	38 Gordon Ave	TRAFFIC IMPACT	7/18
13	Robert Sclafani	Robert Sclafani	Beekman Ave	Village Liability	7/19
14	DAVID BEDELL		122 VAN TASSEL AVE	SELF-INFLICTED, IMPLAUSIBLE MITIGATIONS	7/19
15	David Downing		120 1/2 Van Tassel Ave	↓	7/19
16	Cathy Downing		120 1/2 Van Tassel Ave		7/19
17	Frank J Ray		37 Holland Ave N.T.	NON-CONFORMING	7/19
18	Lois M Ray		37 Holland Ave	Too much traffic	7/19
19	Laura R Tamarelli		37 Holland Ave	Too much traffic	7/19/2012
20	~~Tom~~ Anthony Tamarelli		37 Holland Ave	Too much traffic	7/19/2012
21	Paula Thaler		116 Rice Ave	Too Much traffic	7/19/12
22		116 Rice Ave	GARY Thaler	Dangerous	

	Printed Name	Signature	Address	Comment	Date
23	Bridie Kennedy	Bridie Kennedy	9 Hudson Place	Dangerous!	7/19
24	MAX BERMAL		50 No. Washington St	Dangerous - traffic	7/19

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Action petitioned for	We, the undersigned, are concerned citizens who urge our village boards to deny any parking variance for this location.

	Printed Name	Signature	Address (Business if)	Comment (Business Name)	Date
1	Frank Perez Jr		C.A.R.S. 333 N. Broadway Sleepy Hollow NY 10591	CARS Autobody	7/17/12
2	MICHAEL KEEGAN		285 NORTH BROADWAY SLEEPY HOLLOW N.Y.	MICKEY'S AUTOMOTIVE	7/17/12
3	Jessica Fermin		358 North Broadway Sleepy Hollow NY 10591	Westchester Physical therapy group	7/17/12
4	M. SKOCHANSKI		"	T.H. BROWN DDS	7/17/12
5	Chris Stroud		347 North Broadway Tarrytown, NY ~~10~~ 10591	Enterprise Rent a CAR	7/17/12

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1	Liz Ciccarella	Liz Ciccarella	71 New Broadway Sleepy Hollow, NY 10591		7/14/12
2	Corrado Ciccarella		71 New Broadway Sleepy Hollow NY 10591		7/15/12
3	Alexia Boumis	Alexia Boumis	110 Gordon Ave Sleepy Hollow NY 10591		7/14/12
4	Phyllis Arduino		122 Gordon ave Sleepy Hollow NY 10591		7/14/12
5	Maritza Tola		89 New Broadway, Sleepy Hollow		7/14/12

	Printed Name	Signature	Address	Comment	Date
6	Christine Clayton		91 New Broadway	Too large a scale for neighborhood	7/14/12
7	Matt Clayton		91 New Broadway		7/14/12
8	Grzegorz Del Monaco		11 VAN RIPPER		7-14-12
9	Maria Del Monaco		11 VAN RIPPER		7-14-12
10	Angela Farrell		135 Gordon Ave		7-14-12
11	Bernard Farrell		135 Gordon Ave		7-14-12
12	Andrew Buscetto		207 Gordon Ave		7/14/12
13	Cathy Kadner		207 Gordon Ave		7/14/12
14	Angelina Frasca		14 Maple St		7/14
15	Cindy Guzman	Cindy Guzman	219 Gordon Ave		7/14
16	Mario Guzman	Mario Guzman	219 Gordon Ave		7/14/12
17	Dianne McCarthy	Dianne McCarthy	16 Maple St		7/14/12
18	Sean McCarthy	Sean McCarthy	16 Maple St		
19	Carol Ann Otis	Carol Otis	33 Long Brook Rd	dangerous intersection	7/14
20	Giuseppe Fanelli	Giuseppe Fanelli	80 NEW Broadway	Not enough space	7/14
21	Tim Williams	Timothy Williams	52 New Broadway	Not enough parking	7/14
22	Catherine Williams	Catherine Williams	52 New Broadway	Not enough parking	7/14

	Printed Name	Signature	Address	Comment	Date
23	MARIA Borgman	Maria Borgman	129 Gordon AVE SI		7/14/12
24	MATTHIW Borgman	Matthew Borgman	129 Gordon AVE SI		7/14/12
25	MARIA Modica	26 Anderson Ave	Maria Modica		7/14/12
26	SAL Modica	26 Anderson Ave	SAL Modica		7/14/12
27	SABUTT	SCOTT BURNETT	76 NEW BROADWAY SLEEPY HOLLOW		7/14/12
28	LUCIA PONGINEBISI	[illegible]	60 NEW BROADWAY		7/14/12

Open Door Webber Park Proposal

Signatures

24 TOTAL

17

Sign Petition Now!

Sponsored links

1
Name: Nancy Schnitzler on Jul 15, 2012
Comments:
Flag

2
Name: Maria Solari on Jul 16, 2012
Comments: I am a very concerned citizen and I agree that the village board should deny any parking variance for this location.
Flag

3
Name: Marian Oliveira on Jul 16, 2012
Comments: This clinic belong at Phelps Memorial Hospital and not in a having difficulty understanding why the Open Door should be allow in a residential neighborhood, especially in area with no parking. The clinic works in Port Chester because there is a multi-story parking lot within a short walking distance. The same goes for Mount Kisco. Additionally, both locations are commercial and not residential. There is already too much going on at this intersection without addition foot/vehicular traffic. At least once a month I almost get creamed by someone making an illegal left turn 448 and I know that I'm not the only one that this happens. The police can't get a handle on that, how will they prevent people from parking illegally on the surrounding streets. Additionally, since Phelps plan on using this as a residency program then this belongs up there. Phelps have already proven that they are not to be trusted as neighbors when they refused to reopen the path between Sleepy Hollow Manor and Kendall after the construction...
Flag

4
Name: Ed Berry on Jul 16, 2012
Comments: Parking and safety are real concerns and no variance should be granted for a bigger building and fewer parking spaces..
Flag

5
Name: Harv & Donna Gates on Jul 16, 2012
Comments: we fully oppose Open Door because of traffic and parking constraints
Flag

already on list

6
Name: James Evangelow on Jul 16, 2012
Comments:
Flag

already on list

7
Name: Rachel Hansen on Jul 16, 2012
Comments:
Flag

8
Name: *Anonymous* on Jul 16, 2012
Comments:
Flag

Not counted : Anonymous

9
Name: Patricia Tornello on Jul 16, 2012
Comments:
Flag

10
Name: Donna Cornell on Jul 16, 2012
Comments:
Flag

11
Name: Michael Briante on Jul 16, 2012
Comments:
Flag

12
Name: Veronica Briante on Jul 16, 2012
Comments:
Flag

13
Name: Rocco Buscetto on Jul 16, 2012
Comments: I FULLY oppose this!
Flag

14
Name: AnnMarie Savino on Jul 16, 2012
Comments:
Flag

15
Name: Dana Tavano on Jul 16, 2012
Comments:
Flag

16
Name: Andrew Buscetto on Jul 16, 2012
Comments:
Flag

17
Name: William F, Ryan on Jul 17, 2012
Comments: It will wreck Webber Park! Forget get the renovation of my house.
Flag

18
Name: Kathleen Burns on Jul 17, 2012
Comments:
Flag

19
Name: Michele R. Gonzalez on Jul 17, 2012
Comments:
Flag

20
Name: MAFALDA ANN TORNELLO on Jul 17, 2012
Comments: Sleepy Hollow does not need more tax-free properties on the tax roll.
Flag

21
Name: *Anonymous* on Jul 17, 2012
Comments: This location will create a dangerous crosswalk for pedistrians forced to cross Rt. 9. The parking requirements should be enforced.
Flag

} Not counted S/C Anonymous

22
Name: *Anonymous* on Jul 18, 2012
Comments:

Not counted S/C Anonymous

Flag

23
Name: *Anonymous* on Jul 18, 2012
Comments:
Flag

Not counted S/C Anonymous

24
Name: *Anonymous* on Jul 18, 2012
Comments:
Flag

Not counted S/C Anonymous

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Petition to Deny Parking Variance to 1 New Broadway aka 300 North Broadway, Sleepy Hollow, NY

Petition summary and background	Village code requires 42 spaces be provided at this location due to Open Door's planned increase of the current building size. The current building has enough parking spaces in accordance with Village Code. Open Door purchased the building fully aware of the Village Code and the resulting requirements and decided to convert 12 parking spaces into additional medical office space. This decision left only 10 very narrow spaces on site and increases the building size from 5,000 square feet to 12,389 square feet. Open Door assumes that most of their clients will walk to the new location. Open Door's Parking study contained numerous errors: alternate side parking on New Broadway ignored, includes street parking in unrealistic locations etc. and claims that increasing pedestrian volume at their recommended crossing point of RT9/North Broadway to New Broadway from 1 pedestrian to 200 per day would not have a significant impact. Based on Open Door's Parking study and assuming that 20% more patients will drive because Open Door is moving away from its patients and accounting for the increased size of the Open Door Clinic, we can assume more than 200 cars/ day trying to find parking in the Webber park neighborhood. We are concerned about the very real negative and significant traffic and safety impact for our kids resulting from this increased traffic. Additionally, should a parking variance be granted to this location very real and significant legal challenges to the entire village are likely and would impact our village for years to come: • Previous Owners of this location were denied variances – now with fewer spaces, Open Door would receive better treatment. • Other locations petitioning for parking variances could use this location as an example. • Crossing Guard impact: Open Door would reimburse for the village to employ a crossing guard but would an accident or incident at this intersection increase village liabilities? Yes. Open Door has the financial and organizational means to provide parking in accordance with Village Code.
Action petitioned for	We, the undersigned, are concerned citizens who urge our village boards to deny any parking variance for this location.

Printed Name	Signature	Address	Comment	Date
James Evangelow	James Evangelow	77 New Broadway		07-17-12
Jay Doorley	Jay Doorley	75 New Broadway		07-18-12

21 + 2 = 23 + 17 = 40

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	Printed Name	Signature	Address	Comment	Date
1	Jennifer LoBATO-Church		85 New Broadway SH		7/13/12
2	Timothy Church		85 New Broadway SH		7/13/12
3	Jeff End		22 Gory Brook Rd		7/14/12
4	Tom Johnson		77 New Broadway	Every time a car accident occurs on 9 is too high	07/14/02
5	Cheryl Johnson	Cheryl Johnson	77 New Broadway		7/14/12

	Printed Name	Signature	Address	Comment	Date
6	Eric McCarthy		87 New Broadway		14 July 2012
7	IRENE AMATO		119 New Broadway		14 July 2012
8	Walter J Cecconi	WALTER J. CECCONI	120 NEW BROADWAY		7-14-12
9	SEAN FLATLOT		125 NEW BROADWAY		7/14/12
10					
11	Mark Nelson		139 New Broadway	more dialogue is needed!!!	7/14/12
12	MARIA GRACA	Maria L.	143 New Broadway	11	7/14/12
13	Frances Loffredo	Frances Loffredo	147 New Broadway		7/14/12
14	Kathleen DOlen	Kathleen DOlen	149 New Broadway	Car accidents are possible!	7/14/12
15	Karen Killeen	Karen Killeen	149 New Broadway		7/14/12
16	Baiba Rudzitis	Baiba Rudzitis	148 New Broadway	Dangerous Intersection Extra traffic on New Broadway	7/14/12
17	FRANCES MURRAY	Frances Murray	23 GORYBROOK Rd.		7/14-12
18	Donald Murray	D. J. Murray	23 Gorey Brook Rd.		7/14/12
19	Rachel Schroeder	R. S	12 Gory Brook Rd		7/14/12
20	Nicholas Tsilikas		34 New Broadway	way to busy - complex intersection -	7/15/12
21	Sandra La Tripp	Sandra M. Tripp	34 New Broadway		7/15/12
22	MICHAEL KAMPEN		12 GORY BROOK Road		7/18/12