

*Baiba Rudzitis-Pinnis
148 New Broadway
Sleepy Hollow, NY 10591
917-270-4786
e-mail: pinnis@banet.net*

April 18, 2012

Sean McCarthy, Village Architect
Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Open Door – 1 New Broadway, Sleepy Hollow, NY

Dear Mr. McCarthy and Members of the Planning Board:

I hereby urge the Planning Board of Sleepy Hollow to recommend to the Zoning Board of Sleepy Hollow to have a “negative recommendation” in the matter of Open Door forthcoming petition to the Zoning Board to grant its facility at One New Broadway a zoning variance.

Open Door’s site plan is way too massive for a residential area bordering an extremely dangerous intersection, i.e. New Broadway, Route 9 (North Broadway), Beekman Avenue, Bedford Road, and Hudson Terrace.

The proposed site plan allows for only 10 parking spaces on Open Door’s property. Despite the fact that Open Door has committed to having its employees utilize parking at Phelps Memorial Hospital and will have its employees clock in at Phelps, the problematic parking and traffic situation has not been resolved. Patients will be parking on New Broadway as well as vendors. Traffic on New Broadway and Route 9 (North Broadway) will increase. Trucks delivering supplies to Open Door will add to the congestion. There will not be a left hand turn onto Route 9 from Open Door. If a vehicle leaves Open Door and its destination is to go south, they will likely go up Gordon, Rice, and turn right onto New Broadway. New Broadway is a residential neighborhood with many young families and children. Excessive traffic does not enhance the quality of the neighborhood.

The handicapped entrance is off of New Broadway. Open Door has not indicated whether it will be requesting handicapped parking spaces, which would further diminish parking capacity for the residents of New Broadway.

Open Door’s site plan provides for a conference room for 71 people. Again, where will the attendees at a meeting in Open Door park. It is very doubtful that every attendees would be shuttled from Phelps Memorial.

Considering the impact on Webber Park, it is imperative that any zoning variance for Open Door be an unanimous decision on the part of the Zoning Board.

Therefore, I am requesting that the Planning Board recommend a “negative recommendation” to the Zoning Board.

Please include my letter into the public record.

Sincerely yours,

Baiba Rudzitis-Pinnis