

sean mccarthy

From: TIMOTHY CHURCH [timchurch@optonline.net]
Sent: Thursday, April 19, 2012 9:44 AM
To: sean mccarthy
Subject: Open Door -- Request for Negative Recommendation

Dear Sean,

I may not be able to attend the meeting of the Planning Board tonight and thus I am writing for the purpose of having it in the public record that as a resident/homeowner at 85 New Broadway, I would like the Planning Board to make a negative recommendation for Open Door at 1 New Broadway.

There are numerous factors showing that the available parking is completely inadequate to serve a high-volume medical facility:

- Open Door is moving further away from the patients it currently serves.
- Based on its own study, 25% of patients drive to the facility on Beekman already. That number will increase.
- It serves 5000 patients but would like to double that number.
- The proposed shuttle is only for employees, and as the Board's experience with Ichabod Landing's shuttle shows, the shuttle will be ineffective.

Moreover, based on my cursory review of Open Door's parking study, it counts as available spaces both sides of New Broadway when there is alternate side parking.

The loss of parking on New Broadway will negatively effect homeowners and landlords who rent apartments and have to ensure spots are available for tenants.

The Planning Board made a negative recommendation for Grotto, and none of the conditions for that recommendation are different today (e.g., it is still a neighborhood with limited parking).

In fact, the circumstances were much more favorable in Grotto's case in that Grotto was going to use the garage bays for parking, so he actually required a much smaller number of spots. Further, Grotto's Building was only going to be 1 floor - Open Door wants 2 floors plus an addition.

Finally, the Zoning Board had given a conditional variance, the condition being the space could not be rented to a medical facility.

I would like the Planning Board to consider all of these factors which clearly show that there is no reason for the Planning Board to deviate from its precedent and also common sense. I strongly urge the Planning Board to provide a negative recommendation.

Regards,

Tim