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April 19, 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:

We are writing to urge the Planning Board of Sleepy Hollow to recommend to the Zoning Board of Sleepy Hollow to issue 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.

The location is not zoned for medical facilities for many reasons. Open Door made a mistake purchasing a property that is not zoned for the use they require. They should not be rewarded for their mistake by having our village board grant them a zoning variance. It is not our village’s responsibility to bail out an organization, even if it provides valuable services to our community. The residents of Webber Park are a part of that community and would be subject the negative impacts if a zoning variance is granted for this location.

The research and solutions offered do not change the fact that Open Door plans on operating as late as 7pm on most week nights and several hours on Saturday mornings. Even if the 70% of patients who walk continue to do so, the other 30% drive, or take taxi’s, etc., with the primary traffic flow leading into Webber Park and onto New Broadway. There will be a significant increase in traffic in a residential neighborhood with limited street parking and a history of accidents and misdirected vehicles.

The location does not have sufficient parking and should never have been considered for an facility as large as Open Door is planning. It will subject a residential neighborhood to the additional traffic and street parking 6 days a week would greatly impact the quality of life in this neighborhood in Sleepy Hollow. Other Open Door locations should not be part of our Village’s decision making. The intersection of Broadway/Rt. 9 & New Broadway and the adjacent Webber Park neighborhood are not comparable to any other town, city or village Open Door location.

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, we are respectfully requesting that the Planning Board give a “negative recommendation” to the Zoning Board.

Please include our letter in the public record.

Sincerely,



Caroline Hargreaves and Charles Hargreaves