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HENRY M. HOCHERMAN  
OF COUNSEL

February 25, 2013

*Via Federal Express – A.M. Delivery*

Hon. Kenneth G. Wray, Mayor  
and Members of the Board of Trustees  
Village of Sleepy Hollow  
28 Beekman Avenue  
Sleepy Hollow, New York 10591

*Re: Open Door Family Medical Center  
300 North Broadway, Sleepy Hollow, New York  
Request Regarding Parking Permits, Crossing Guard and Shuttle Drop Off*

Dear Mayor Wray and Members of the Board of Trustees:

Thank you for scheduling discussion and consideration of the requests set forth in our January 28, 2013 letter to your Board for your Board's March 5, 2013 meeting. We included with our submission the site plan that was filed with the Planning Board and upon which the variance application pending before the Zoning Board of Appeals (the "ZBA") is based.

Village Counsel Janet Gandolfo, Esq. has pointed out to me (correctly so) that our January 28<sup>th</sup> submission did not include a conceptual alternative site plan that we submitted to the Zoning Board of Appeals (the "ZBA") on December 12, 2012, and she has invited us to submit the conceptual alternative site plan to your Board since it is also before the ZBA. Open Door's requests set forth in our January 28, 2013 letter do not change based upon the conceptual alternative site plan because the matters we want to discuss with your Board and with which we seek the Board's cooperation relate to off-site matters, not on-site conditions. Nevertheless, to avoid confusion over which plans are before the ZBA, I am enclosing for your information a copy of the conceptual alternative site plan, prepared by Arconics Architecture, P.C., last revised November 29, 2012.

The differences in the plans relate mainly to the dimensions of the parking spaces, the location of pedestrian access from the sidewalk on North Broadway to the office entrance (also on North Broadway), and the location of the loading space in relation to the drive aisle in the parking lot. The site plan included with our January 28, 2013 submission showed a combination of full-size, compact

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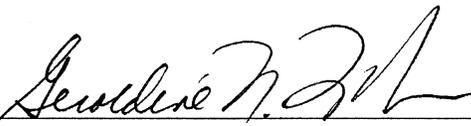
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and transient parking spaces and did not include a dedicated pedestrian path from the sidewalk on North Broadway to the office entrance (also on North Broadway). The enclosed conceptual alternative site plan shows dimensionally conforming parking spaces, provides for a dedicated pedestrian path from the sidewalk to the office entrance, and relocates the loading zone to remove it from the drive aisle in the parking lot. It was developed in response to site planning and circulation comments by the Village Architect and to address some of the variances for which Open Door requires approval. Should the conceptual alternative site plan become the "preferred plan," the number of parking spaces would be reduced from 10 to 7 but vehicular circulation would be opened up.

We look forward to addressing the Board at its March 5<sup>th</sup> meeting. If you have any questions in the interim, please do not hesitate to contact us.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By:   
Geraldine N. Tortorella

GNT:mc

Enclosure

cc: *Via Electronic Mail (with enclosure)*  
Janet Gandolfo, Esq., Village Attorney  
Sean McCarthy, Village Architect  
Hon. Peter Koffler, Chairman  
and Members of the Zoning Board of Appeals  
Hon. Glenn Rosenbloom, Acting Chairman  
and Members of the Planning Board  
Mr. Keith Safian, CEO, Phelps Memorial Hospital  
Ms. Lindsay Farrell, President and CEO  
Ms. Anita Wilenkin, COO  
Gary Gianfrancesco, AIA, AICP, LEED AP  
Bernie Adler, P.E.  
Michael P. O'Rourke, P.E.  
Kyle McGovern, Esq.