

To: Village of Sleepy Hollow Zoning Board of Appeals

Re: 9 Irving Place (the "Property")

Date: May 20, 2020

We have submitted an application to convert the Property to a 3 family dwelling because: (a) the additional income would help to defray the costs associated with the Property; and (b) per my later dated May 16, 2020 previously submitted to the Board we are looking to accommodate professional racers while they train for races. In connection with the above referenced application we would like to address the following:

USE AS A MULTI-FAMILY DWELLING

1. The Property is zoned for multi-family as of right
2. Multi-family dwellings in detached houses are not atypical in the neighborhood
3. There have been no complaints with respect to the proposed use of the Property as a multi-family dwelling from neighboring property owners

PARKING

1. We have historically been able to park 5 cars at the Property, albeit not in conformity with applicable parking requirements
2. We are able to permit 3 cars in conformity with applicable parking requirements (see parking mashup)
3. Open to alternative creative solutions:
 - A. Van Tassel Apartments (located at 9 Beekman Ave in Sleepy Hollow) has agreed to rent me the spots as they become available. I am currently on a waitlist and spots are expected to become available over the summer. These parking spots would be on Irving.
 - B. The municipal lot located on the corner of Elm St and Andrews Lane. While the lot is currently full, renewals are due next month. I will know the first week of July if this is a viable option.
 - C. License agreement with neighboring property owner(s) allowing tenants to park on neighboring property
 - D. Similar arrangement with Village to Tarrytown's fee in lieu of parking arrangement.
 - E. Lease restrictions on parking – including restrictive language regarding parking in on or more leases so that the total number of spots permitted at the Property pursuant to the leases is equal to the number of spots actually available. This number would depend on the availability of spots pursuant to the options listed above.