

Christopher Bradbury

Subject: FW: NO 259 NORTH RIDGE STREET

Begin forwarded message:

From: Paul GROSSBERG <pgrossberg@aol.com>
Date: December 8, 2016 at 5:30:58 PM EST
To: mayor@ryebrook.org, trusteesusanepstein@outlook.com,
klein.jason4@gmail.com, Jeffrey Rednick <j.rednick@verizon.net>,
d345788@aol.com
Subject: NO 259 NORTH RIDGE STREET

Paul Grossberg
57 Hillandale

Road

Rye Brook, NY

10573

December 8, 2016

Hon. Paul S. Rosenberg
Mayor of the Village of Rye Brook
and Members of the Village Board
Village of Rye Brook
938 King Street
Rye Brook, NY 10573

Hon. Robert Goodman
Chairman of the Village of Rye Brook Planning Board
and Members of the Planning Board
Village of Rye Brook
938 King Street
Rye Brook, NY 10573

Re: 259 North Ridge Street Project

Dear Mayor Rosenberg, Chairman Goodman, and Members of the Village Board and Planning Board:

I reside at 57 Hillandale Road, which is in close proximity to the proposed 3-lot subdivision at 259 North Ridge Street. While I do not oppose affordable housing, I strongly oppose the way this Project is currently designed.

Isolating the affordable housing in a large building on its own separate lot, together with a commercial-style 14-space parking lot and unattractive privacy fencing and landscaping, is completely out of character with the pattern of development in our established single-family residential neighborhood. This proposed layout defeats the very purpose of affordable housing, which is to integrate such units into the community so that they do not stand out from the market-rate homes.

The Project also presents serious traffic and safety concerns along this "Scenic Road." This is already a dangerous stretch of North Ridge Street as cars speed by on their way to the highway. The Project will additionally cause impacts to wetland buffers, as the entire Lot 3 structure would be in the buffer. I am also not aware that a viable stormwater management plan has been submitted and reviewed by the Village. Nor does the Village have realistic visual renderings to show what this Project will really look like if and when built, including the totally out of character asphalt parking lot.

There are many open design and technical issues that must be further studied and resolved. I respectfully request that the Village Board and Planning Board require the applicant to come up with a more appropriate layout for this site, which takes into account the sensitive environmental features along this scenic road, and all Village Code and other legal requirements.

Thank you for your consideration.

Respectfully,

Paul Grossberg

Sent from my iPad