

Donald A Cassone  
258N Ridge St  
Rye Brook, NY 10573

December 11, 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

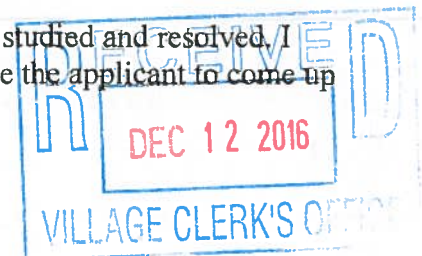
Dear Mayor Rosenberg, Chairman Goodman, and Members of the Village Board and Planning Board:

I reside at 258 N Ridge St, 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,

A handwritten signature in black ink, appearing to read "Donald A. Cassone", written in a cursive style with a long horizontal flourish extending to the right.

Donald A Cassone