

October 21, 2019

TO: LARCHMONT MAYOR WALSH AND VILLAGE BOARD OF TRUSTEES

At the Village Board Meeting on September 16, 2019, we presented a Petition with 262 signatories expressing their opposition to the Centro Project as proposed.

Since that date, a group of residents have created a citizens' group called Better Larchmont, which includes all of those original signatories, and has been joined by an additional 240+ people who are opposed to Centro and share all of the concerns expressed on BetterLarchmont.org.

We are opposed to the specifics of the project itself: too massive, too bulky, too tall.

We are opposed to the detrimental effect the project will have on our infrastructure, schools, traffic, safety and the environment.

We are opposed to the way in which the project was developed behind closed doors and then presented to the public with representations from the Board on the Village website that it will have "a minimal impact on our infrastructure and school district."

We believe that the Board should not grant preferential zoning treatment on a piecemeal basis but should instead create a plan and a vision for the central business district to ensure that our Village is developed thoughtfully with full input from the public.

Respectfully,

BETTER LARCHMONT

Signed: SEE ATTACHED LIST OF AUTHORIZED SIGNATORIES

	A	B	C	F	G	H	I	J
1	THE FOLLOWING PERSONS HAVE AUTHORIZED THE AFFIXATION							
2	OF THEIR NAMES TO THE ATTACHED LETTER DATED OCTOBER 21, 2019							
3	ADDRESSED TO THE MAYOR AND BOARD OF TRUSTEES OF							
4	THE VILLAGE OF LARCHMONT							
5	<i>(all addresses are Larchmont, NY 10538 unless otherwise noted)</i>							
6	Alini	Kate	17 Bonnett Avenue					
7	Andersen	Diane	2 Quarry Road					
8	Andreeva	Eleonora	40 Mayhew Avenue					
9	Bailey	Nan	56 Sherwood Drive					
10	Barry	Michael	9 Bishop Place					
11	Bejjani	Ghassan	24 Linden Avenue					
12	Belisle	Beth	48 Mayhew Avenue					
13	Belisle	Chris	48 Mayhew Avenue					
14	Berger-Bailey	Julia	56 Sherwood					
15	Brown	Elizabeth	3 Mayhew Avenue					
16	Burke	Margaret	10 Thompson Place					
17	Cafagna	Hannah	96 Chatsworth Avenue					
18	Cafagna	Vito	96 Chatsworth Avenue					
19	Cashman	Paul	2220 Boston Post Road					
20	Cashman	Michele	2220 Boston Post Road					
21	Chalfy	Amy	205 Larchmont Avenue					
22	Chandra	Inra	40 Magnolia Avenue					
23	Chandra	Christina	40 Magnolia Avenue					
24	Connolly	Mike	44 Woodbine					
25	Cotter	Joanne	12 Manor Lane					
26	Cotter	Kevin	12 Manor Lane					
27	Curtin	Chris	16 Ervilla Lane					
28	Danckwerth	Kevin	7 Wendt Avenue					
29	Danckwerth	Lindsay	7 Wendt Avenue					
30	De Beaulora	Marie	Stuyvesant Avenue					
31	DeLazzerro	Vincent	51 Wendt Avenue					
32	DeSouza	Grace	34 Oak Avenue					
33	DiNardo	James	78 Chatsworth					
34	DiNardo	Mary	78 Chatsworth					
35	Dupuis	Laura	64 Elm Avenue					
36	Dupuis	Matt	64 Elm Avenue					
37	Dziwura	Anita	188 Larchmont Avenue					
38	Dziwura	Joe	188 Larchmont Avenue					
39	Epstein	Karen	1 Thompson Place					
40	Feldman	Lauri	6 East Drive					
41	Finkelstein	Diane	27 Shadow Lane					
42	Finkelstein	Martin	27 Shadow Lane					
43	Fleury	Catharine	6 Summit Avenue					
44	Friedman	Seth	4 Cliff Way					
45	Gedney	Susie	9 Forest Park					
46	Giancoli	Whitney	6 Rockhill Terrace					
47	Giancoli	Jordon	6 Rockhill Terrace					
48	Gitelman	Melissa	6 Lundy Lane					
49	Greene	Adam	19 Oak Avenue					

	A	B	C	F	G	H	I	J
50	Greene	Nancy	19 Oak Avenue					
51	Gupta	Ro	Cambridge Court					
52	Heussner	Ki Mae	Cambridge Court					
53	Ivanovic	Lara	10 Wakeman Place					
54	Kaplan	Lisa	46 Stuyvesant Avenue					
55	Karamitsos	Andrea	10 Stuyvesant Avenue					
56	Knight	Spencer	26 Oak Avenue					
57	Krenicky	Michele	26 Summit					
58	Lennon	Nancy	17 Pineridge Rd					
59	Leslie	J. Scott	15 Manor Place					
60	Levin	Sara	5 Rockhill Terrace					
61	Lewison	Wendy	10 Beverly Place					
62	Lieberman	Bonnie	36 Concord Avenue					
63	Liuzzo	Maria M.	26 Coolidge St					
64	Luis	Alexander	58 Beach Avenue					
65	Luis	Emma	58 Beach Avenue					
66	Mackie	Kathleen	9 Monroe Avenue					
67	Mannix	Richard	83 Stuyvesant Avenue					
68	Mannix	Mary	83 Stuyvesant Avenue					
69	Mannix	John	139 Beach Avenue					
70	Mannix	Fran	139 Beach Avenue					
71	Markopoulos	Dimitris	10 Stuyvesant Avenue					
72	Martin	James	3 Hall Avenue					
73	Martin	Allison	3 Hall Avenue					
74	Mcardele	Steve	63 Chatsworth Avenue					
75	Metzner	Nicole	36 Pinebrook Drive					
76	Miller	Helaine	25 Sherwood Drive					
77	Milton	Jalend	96 Chatsworth Avenue					
78	Monzidelis	Nancy	69 Shore Drive					
79	Monzidelis	William	2226 Boston Post Road					
80	Monzidelis	Nicollette	25 Old Colony Drive					
81	Monzidelis	Constantine	69 Shore Drive					
82	Moschella	Vanessa	6 Harrison Drive					
83	Murray	Abigail	19 Ocean Avenue					
84	Murray	Peter	19 Ocean Avenue					
85	Nathenson	John	22 Concord					
86	Neff	Diane	43 Concord Avenue					
87	O'Connell	Kinnan	81 Willow Avenue					
88	Owens	Frank	10 Thompson Place					
89	Pawl	Nancy	9 Moran Place, New Rochelle					
90	Pawl	Gary	9 Moran Place, New Rochelle					
91	Pepe	Michael	22 Stuyvesant Avenue					
92	Piven	Marilyn	27 Wendt Avenue					
93	Piven	Herman	27 Wendt Avenue					
94	Piven	Rachel	27 Wendt Avenue					
95	Rachlin	Harvey	124 Beach Avenue					
96	Santalone	John	5 Rockhill Terrace					
97	Sasson	Alysa	124 Beach Avenue					
98	Schneider	Tom	49 Woodbine Avenue					
99	Schneider	Louisa	49 Woodbine Avenue					

	A	B	C	F	G	H	I	J
100	Schrenker	Josh	35 Coolidge Street					
101	Shapiro	Lauren	38 Flint Avenue					
102	Sheeran	Pamela	16 Gerlach Place					
103	Shirley	William	5 Gerlach Place					
104	Short	Jonathan	50 Prospect Avenue					
105	Silverstone	Caroline	25 Pine Ridge Road					
106	Silverstone	John	25 Pine Ridge Road					
107	Solomon	Linda	34 Prospect Avenue					
108	Solomon	Jeffrey	34 Prospect Avenue					
109	Tabora	Kathy	12 Shadow Lane					
110	Taylor	Kim	39 Mayhew Avenue					
111	Thovez	Colleen	9 Bishop Place					
112	Tofalli	Kim	8 Walnut Avenue					
113	Tofalli	Chris	8 Walnut Avenue					
114	Treadway	Laura	18 Walnut Avenue					
115	Tarica	Tom	50 Beach Avenue					
116	Tarica	Clay	50 Beach Avenue					
117	Troeger	Barbara	12 Soundview Drive					
118	Troeger	Douglas	12 Soundview Drive					
119	Tucker	France	28 Wendt Avenue					
120	Wise	Kelli	65 Circle Avenue					
121	Zilberberg	Julie	22 Concord					
122	Abrahams	Aaron	7 Dundee Road					
123	Bernard	Rose	59 Chester Place					
124	Blanc	Erick	121 Devonshire Road					
125	Blanc	Honorine	121 Devonshire Road					
126	Bogaerts	Andree	80 Howell Avenue					
127	Bolger	Dennis	36 Colonial Avenue					
128	Bruno	Christina	16 No. Chatsworth Avenue					
129	Corritori	Pete	618 Forest Avenue					
130	Deitz	Roger	138 No. Chatsworth Ave.					
131	Fakhouri	Sameh	27 Holly Drive, New Rochelle					
132	Ferolie	Dan	1050 Seven Oaks, Mamaroneck					
133	Frey	Elaine	35 No. Chatsworth Avenue					
134	Glickman	Joan	27 Holly Drive, New Rochelle					
135	Greene	Mark	36 Maple Hill Drive					
136	Greene	Karen	36 Maple Hill Drive					
137	Gropper	Ilene	2 Washington Square, 3F					
138	Gropper	Gregg	2 Washington Square, 3F					
139	Hurwitz	Jodi	670 Forest Avenue					
140	Klein	Howard	2 Washington Square					
141	Klein	Paula	2 Washington Square					
142	Lederman	Silvia	28 Mohegan Road					
143	Lemma	Brian	9 Elkan Road					
144	Loughman	Gina	708 Palmer Ct., Mamaroneck					
145	Ma	Amy	21 No. Chatsworth Avenue					
146	Macgregory	Bruce	2230 Palmer Avenue, New Rochelle					
147	Master	Stephen	58 Holly Place					
148	Master	Ryan	58 Holly Place					
149	Maur	Max	4 Carleon Drive					

	A	B	C	F	G	H	I	J
150	McIntyre	Catherine	1440 Boston Post Road #3J					
151	Nadler	Beth	891 Webster Ave., New Rochelle					
152	Niland	Chris	9 Senate Place					
153	Ogman	Lila	42 Woodcut Lane, New Rochelle					
154	O'Shea	Jacqui	14 No. Chatsworth #6E					
155	Petty	Sara Louise	2 Washington Square					
156	Quiros	Terry	516 Larchmont Acres					
157	Sawyer	Eliot	31 Emerson Road					
158	Schull	Stephanie	1850 Palmer Avenue					
159	Stone	George	80 Howell Avenue					
160	Suhas	Jeanette	21 No. Chatsworth Avenue					
161	Wanderer	Elaine	1 Washington Square, 5G					
162	Warner	Steven	1051 Seahaven Drive, Mamk					
163	Warner	Jennifer	1051 Seahaven Drive, Mamk					
164	West	Anne	11 Alden Road, #2B					
165	Wood	Karen	81 Pintard Avenue, New Rochelle					
166	Auletta	Kate	15 Spruce Road					
167	Barkham	Graham	71 West Brookside Dr					
168	Boyle	Pat	52 Fernwood Road					
169	Boyle	Beth	52 Fernwood Road					
170	Brady	Ed	11 Alden Rd. #2J					
171	Brown	Elissa	49 Edgewood Avenue					
172	Delapierre	Lynda	17 Huguenot Drive					
173	Gardner	Tracy	823 Walton Ave., Mamk					
174	Greisberg	Sara	284 Murray Avenue					
175	Harris	Eugene	11 Field End Lane, Eastchester					
176	Katz Nelson	Leah	71 Hickory Grove Dr West					
177	Kluber	Randi	10 Byron Place, #714					
178	Lee	Suni	14 No. Chatsworth Ave, #2J					
179	Maniscalco	Christine	137 No. Chatsworth					
180	Maniscalco	Robert	137 No. Chatsworth					
181	Metzendorf	Beth	1031 Cove Road					
182	Murray	Michael	59 Vine Road					
183	Murray	Caitlin	59 Vine Road					
184	Peron	Jeanette	146 Knollwood Avenue					
185	Pugin	Christel	134 Rockland Avenue					
186	Rabinowitz	Charles	1299 Palmer Avenue #133					
187	Rabinowitz	Brynn	1299 Palmer Avenue #133					
188	Rosati	Joe	35 No. Chatsworth #3A					
189	Rosenthal	Elizabeth	2 Washington Square #1E					
190	Wiener	Wendy	1299 Palmer Avenue					
191	Berke	Matt	75 Vine Road					
192	Brill	Joel	64 Maple Hill Drive					
193	Gannon	Susan	14 No. Chatsworth Ave., #6L					
194	Giarraputo	John	195 Hickory Grove Drive East					
195	Gordon	Atina	16 Maple Hill Drive					
196	Ewald	Stacy	17 Maple Hill Drive					
197	Ewald	Jess	17 Maple Hill Drive					
198	Ewald	Alex	17 Maple Hill Drive					
199	Klein	Mindel	23 Bonnie Way					

	A	B	C	F	G	H	I	J
200	Kono	Katherine	2026 Palmer Avenue					
201	Leighton	Nancy	16 Lafayette Road					
202	Mackendree	Stephanie	101 Colonial Avenue					
203	Nabi	Jennifer	17 Country Club Drive, Mamk					
204	Pierce	Eugene	26 Valley Road					
205	Pierce	Stephanie	26 Valley Road					
206	Rodrigues	Rob	6 Hillside Road					
207	Rotskoff	Lori	11 Fernwood Road					
208	Sochurek	Tatiana	1 Glen Eagles Drive					
209	Watanabe	Keiko	17 Kenmare Road					
210	Zola	Corinne	1000 Greacen Point Rd., Mamk					

**Syrette Dym & Frank Grant
52 Wendt Avenue
Larchmont, NY 10538**

October 21, 2019

Mayor and Members of Village Board
Village Hall
Larchmont Avenue
Larchmont, NY 10538

RE: Proposed Amendment to Chapter 381: Zoning Code of the Larchmont Village Code to Create a "Public Amenity Supplemented Mixed-Use Development" as a Permitted Principal Use in the RC-Retail Center Zoning District

It is now one month since the opening of the public hearing on the Centro development. Where are we in the approval process and what have we learned during this past month?

Where are we?

- At second continuation of the public hearing opened last month
- Still within the SEQR process of disclosing impacts of the proposed zoning and associated Centro project

What have we learned?

- In an interview with The Larchmont Loop, the developer indicated that the project "has been extremely and thoroughly vetted by the Village Board and other professionals."
- In a Facebook posting of October 19, 2019, the Mayor voiced her support for the project and gave reasons why she believes it would be a benefit to the village
- Through documents made available to some residents that have not necessarily been provided on the village website, additional, but not all, environmental impacts of the zoning and the Centro project have been disclosed by the developer
- Any analysis of project impacts by consultants working for the village have not been made public, such as a memorandum from the village's consulting planner of September 6, 2019 and there is no evidence of review and critique by the village's consulting engineer or traffic engineer.
- That the message that the Village is open for business and ready to renegotiate it's zoning on a piecemeal basis has gotten out as evidenced by a new proposal that was made by a private developer for the village owned lower level train station parking Lots 1 and 2 for a multistory parking garage and private for profit recreational use above.

Why does any of this matter?

First –When the developer says this has been fully vetted, what he means is that he and his team have looked at zoning and project impacts and so far have been forced to go beyond their original

study expectations due to the diligent work of concerned citizens, who are forcing him and the village to meet their obligations under SEQR to take a full and complete “hard look” at impacts as required.

Second – Although we share the Mayor’s desire to see revitalization of the downtown retail center and are frustrated by the number of vacant stores and lack of progress on the rebuilding of the burned out building on Palmer Avenue, we are not willing to proceed on zoning and a site specific plan that doesn’t work and want a retail center plan that looks at opportunities and consequences of development potential for other village owned parking lots and other soft sites prime for redevelopment. This is what the Westchester County Planning Board has also recommended. We all see the benefits of redeveloping this site and furtherance of the planning principle of transit-oriented development, but we are not willing to do so with blinders on.

When I say the proposed zoning and the Centro project don’t work, I am referring to issues previously raised in meetings with the developer, the Village Board, the Planning Board and at the first public hearing. In addition to aesthetic concerns shared by the Architectural Review Board regarding height bulk and density, the small size of Lot 10 results in inefficiencies in parking lot layout such that 41% of the public short term spaces will be compact spaces versus none of spaces to be used by the developer for longer term below ground parking - all this in the land of the SUV. Additionally, again due to size constraints, and the deal the village has struck with the developer, the net increase in parking spaces will be minimal at between 20 so net spaces due to needed project curb cuts and loss of on-street spaces. Compare this with the potential for a multistory parking garage at alternative sites such as the lower train station lots that could yield anywhere from a net increase of 150 to double that number of spaces. Which do you think would provide greater benefit to the village?

Of the many issues already touched on and to be touched on tonight, I want to focus on some hard-environmental issues and the new information that has come to light.

Stormwater

The developer’s proposed stormwater mitigation has been described in the Bibbo Associates SWPPP Stormwater Pollution Prevention Plan of September 9, 2019. The Plan has now been revised to recognize the existing stormwater and flooding issues along Wendt Avenue by incorporating detailed engineering mitigation to cleanse the stormwater being released from the site, add green roofs and slow down the release of stormwater to receiving catch basins that currently overflow and flood Wendt Avenue and adjacent front yards including my own. What has not changed is the inadequacy of the receiving pipe system to accept this stormwater. Whether the proposed mitigation will work as proposed has not been analyzed and critiqued by a village consulting engineer and such report made available for review by the public as part of the SEQR process. This needs to be done.

What has not been focused on are the short- and long-term maintenance requirements identified in the report to make this mitigation do its job of cleansing and slowing down flow. The maintenance requirements include cleaning out of catch basins on a monthly basis and after each heavy rainstorm, inspection of project outlet pipes and a list of other tasks necessary to make this

system do what it is supposed to do. What this points out is that nowhere is it made known as to what the physical limits of the garage are that is the responsibility of the village and what garage area and spaces are the responsibility of the developer and then the condo owners. This needs to be clearly disclosed and has not been made known.

This all sounds very wonderful, but given current manpower constraints of the village, it is highly unlikely that stormwater maintenance, let alone overall garage maintenance, will occur on a long term, ongoing basis and any responsibilities that fall within the sphere of condo building owners will be last on their list of maintenance items

Groundwater

If you live anywhere in the village, you know that living close to Long Island Sound has its great advantages, but one of its disadvantages is that many village properties experience high groundwater – in other words – flooded basements particularly as water levels rise underground during storms. The proposed Centro Site and parking Lot 10 have now been confirmed as no exception to that rule. The Bibbo Associates SWPPP of September 9, 2019 on page 8 under Chapter 3.0 Groundwater Management, clearly states: “Based on the soil borings and deep test pit results found onsite, it is anticipated that groundwater will be encountered while excavating the lower basement level of the proposed building.” So now we know what we already suspected about this site, garage site and the burnout site on Palmer Avenue - there is a high groundwater table and excavating down 15 feet or more will result in flooded below ground levels unless complex engineering mitigation that requires pumps, increased surges to receiving catchbasins that we just learned were supposedly mitigated as part of the stormwater plan and costly solutions that future condo owners and the village as owner of the multistory garage will be saddled with maintaining. When you pass by the Palmer Avenue rebuilding site, note the two white pipes rising out of the blacktop in the walkway construction bypass. If you have ever wondered why that portion of the bypass is always wet, it is because that site is pumping water out of its pit that fills with water particularly after rain events. Clearly the delays in construction that significantly contribute to downtown perceptions of blight - have something to do with solving this problem that was not adequately vetted during its approval process. Take that relatively small site and multiply it by the footprint of the proposed below ground building and garage levels to understand the potential impacts and need for mitigation. When the study mentions the building, it does not specify whether this is just the building or also the garage. This needs to be made clear. What it does let us know is that a complex engineered system must be installed so that basements don't flood and potentially, parked cars are not flooded. There is no mention of a generator, but what happens when the site loses power as this portion of the village often does, just at the time when pumps will need to operate? All this must be closely analyzed by a professional engineer and results made available to the public.

So, in addition to an inefficient site from a parking layout point of view, this site is an environmental nightmare that needs highly complex engineered mitigation and ongoing maintenance to make it work. Again, it does not take a professional planner to question whether the addition of 20 plus parking spaces on a severely environmentally constrained site is the best location for a multistory parking garage to accommodate an outsize building that could otherwise

accommodate its own parking and provide a higher density housing alternative in the village at a lower scale and density. Again, a plan would likely be able to identify the not yet proven parking benefits of implementing the parking study recommendations and how they would free up downtown parking with a potential multistory garage on a train station site whose topography lends itself to a multistory garage without major excavation and would provide vastly greater parking resources.

Lighting and Noise

The proposed garage lighting and its impacts are significantly greater than existing conditions even though proposed as covered downlights. Any zoning modifications should incorporate lighting standards related to surface and garage parking that minimize off site impacts, lighting glow, and night sky impacts.

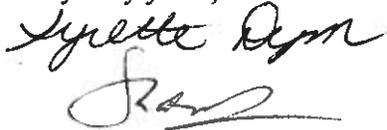
The introduction of new residences and balconies will impact the level of ambient noise, but the issue of concern relates to noise associated with operation of mechanical systems necessary to run the complex stormwater and groundwater mitigation systems including potential generators. These noise impacts need to be quantified and disclosed.

Conclusion

So, what do we want? We want a rational short-term plan that allows the village to assess its village owned parking resources and soft sites ripe for redevelopment as a basis for creating a retail center amenity zone. The Village Board surely knows that any request for rezoning is purely discretionary and if the Board needs a couple of months to reassess its options, it is well within its purview to do so. We do not want a moratorium as was the case in Mamaroneck. All current property owners are allowed to build according to current zoning or can wait as they are now doing for any modifications that the Village Board chooses to make to encourage downtown revitalization and increase and reallocate parking.

Just as the parking study engaged village stakeholders, we are your stakeholders in this effort. Make us your partners, not your problem. Make us your advocates, not your adversaries. Make this a thoroughly vetted and transparent process. And most importantly, do the right thing.

Very truly yours,

The image shows two handwritten signatures in black ink. The first signature is 'Syrette Dym' and the second is 'Frank Grant'. Both are written in a cursive, flowing style.

Syrette Dym and Frank Grant

Attach.

