

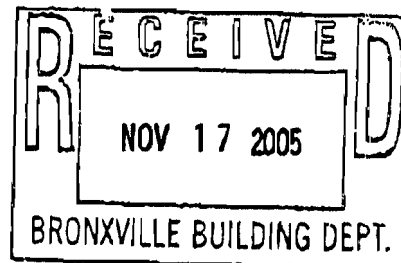
Dennis J. Hayes
Marianne Carey Hayes
6 Beechtree Lane
Bronxville, NY 10708

November 14, 2005

Hon. Mary Marvin
Mayor
Village of Bronxville
200 Pondfield Road
Bronxville, NY 10708

Donald B. Henderson, Jr.
Chairman
Village of Bronxville Planning Board
200 Pondfield Road
Bronxville, NY 10708

Robert Paley
Spectrum Kensington LLC
c/o Village of Bronxville Planning Board
200 Pondfield Road
Bronxville, NY 10708



Re: Kensington Project

Dear Mayor Marvin, Messrs. Henderson and Paley:

First of all, as residents Bronxville we support any effort to improve the Kensington Road area between Sagamore Road and Beechtree Lane. We are encouraged by the efforts of the Village, Planning Board and developer to take into account the impact on local residents, such as the undersigned, who own a home and live on of Beechtree Lane. Beechtree Lane, as you know, is on the north end of the proposed project. Here are our concerns:

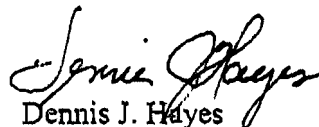
- 1.) Height of the facility – We understand alternate four and six story proposals have been made. We join with those residents who prefer the four story proposal. Clearly, anything higher than that would appear to create a cavern effect along Kensington Road. It would also be incongruous with the existing buildings in that area.
- 2.) Parking – Parking and traffic are of even greater concern to us. As you can see from the enclosed September 23, 1986 agreement between the Village of Bronxville and the homeowners on Beechtree Lane, parking on Beechtree has always been restricted to those residents who live in Nos. 2-20. Beechtree was

once a private street and remains private for parking purposes. Our parking space, as is the case for No's 4, 8 & 10, is our only parking space. We do get occasional trespassers but the situation is fairly manageable. We understand, however, that there will be new traffic issues connected with the new project. These concern us because of the potential for additional trespassers. For example, it is obvious that many residents and visitors who park in and around the work area (abutting the medical office and across from the Blue Moon restaurant), will be displaced. In addition, the construction crew will need parking. We have been told that alternatives for the displaced parkers are in the works but nothing is finalized. We urge the Village, the Planning Board and the developer to make sure such alternatives are in fact finalized before construction is commenced. We also request that the developer make it clear to anyone working on the Kensington project that parking on Beechtree is off-limits.

- 3.) Traffic - We are most concerned about the potential for increase in traffic, particularly since we have two young children, ages 10 and 8. Beechtree is a one lane, one way street going down hill from Sagamore to Kensington. It is not a through street but that does not stop anyone, including the occasional speeder (in this case those going too fast for conditions). The street simply isn't set up for speeds one would use on an ordinary road. It is a very quiet, short, narrow street - 18 feet wide, 11 public and 7 private. Parking is on the south (private) side. The 11 foot public portion is barely wide enough for a car to pass. We are very diligent about watching for cars when we or our children cross the street or get in or out of our car. We have been concerned about traffic since living here because, first, the parked cars can obstruct the vision of a driver coming down Beechtree, even at slow speeds, and, second, there is no room to maneuver in the event a child were to dart out. If there is an increase in traffic on Beechtree as a result of the Kensington project, we are deeply concerned that there would be an exponential increase in the number of drivers going too fast for the conditions. To alleviate our concerns we request that the Village replace the No Through Street sign that is called for in the 1986 agreement. We also ask that the Village take appropriate steps to enforce this traffic restriction.

Thank you for your consideration. We appreciate the opportunity to express our concerns and look forward to hearing your responses.


Marianne Carey Hayes


Dennis J. Hayes

DJH:hoz
Enc.

PER MKS
Walsh
See pg 2

September 23, 1986

Memorandum of Agreement between the Tenants in Common of Beech Tree Lane and the Village of Bronxville, constituting an offer to dedicate and convey to the Village the land under a public cartway on Beech Tree Lane.

Parties:

Tenants in common, referred to as Owners:

- | | |
|-------------------------------------|--------------------|
| T. Brian & Dorothy June Carter | 2 Beech Tree Lane |
| Frank & Patricia Pinello | 4 Beech Tree Lane |
| John R. & Joanne Delaney | 6 Beech Tree Lane |
| John & Yvonne Arnold, Frank Retacco | 8 Beech Tree Lane |
| Gretchen S. Mahoney | 10 Beech Tree Lane |
| Joseph L. O'Brien | 12 Beech Tree Lane |
| John & Veronica Walsh | 20 Beech Tree Lane |

Village of Bronxville, referred to as Village:

Following discussions during the summer of 1986 between the Owners, Mayor Murphy and Trustee Stein of the Village and a Public Hearing held at Village Hall on September 22, 1986, the following agreement has been reached.

Upon completion of the rehabilitation of Beech Tree Lane by the Village, the Tenants will dedicate and convey to the Village, by quitclaim, a portion of the land under the private street presently known as Beech Tree Lane.

Rehabilitation by the Village shall consist of removing the four abandoned Lawrence Park Power Company manhole covers currently in the surface of Beech Tree Lane; filling these manhole vaults; regrading and paving the entire surface of the current Beech Tree Lane; and installing granite curbs on the north side of Beech Tree Lane at the present curb line, and on the south side at a line approximately in the center of the present sidewalk. No sidewalk will be replaced, the balance of the present sidewalk will be removed and replaced with dirt.

When rehabilitation has been completed to the satisfaction of the Village Superintendent of Public Works and Messrs. T. Brian Carter and John J. Walsh, the Owners will dedicate and convey to the Village, as a public street, the land under a cartway which will run east and west from Sagamore Road to Kensington Road and which shall be eleven feet wide, measured from the street face of the north curb.

The Village Board of Trustees will accept this dedication and conveyance and will name the cartway "Beech Tree Lane". The Board of Trustees will have a "No Through Traffic" sign installed at the Sagamore entrance to Beech Tree Lane and will designate Beech Tree Lane as a one-way street, running west from Sagamore to Kensington.

Memorandum of Agreement

September 23, 1986

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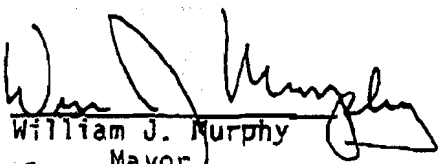
Abutting the cartway to be named Beech Tree Lane, on the south side will be that section of the land of the Owners, which was formerly a part of the privately owned Beech Tree Lane. This section shall be curbed and paved by the Village during rehabilitation and shall be used by the Owners as a parking area, solely for the Owners' purposes.

The Owners shall pay the Village \$6,487, or \$24.25 per lineal foot of curb as the cost of installing the granite curbs on their property, through a special tax assessment on their real estate property.

The Owners agree they will not either jointly, nor separately, install on their parking area any barricades, road bumps, or any other physical restrictions.

As consideration to the Owners for the conveyance of the Beech Tree Lane cartway, the Village agrees to the rehabilitation as described and agrees to maintain and plow Beech Tree Lane, as it does any other public street in the Village.

This Memorandum of Agreement is accepted and signed by the parties, in contemplation of completing final documents conveying the land to be dedicated as Beech Tree Lane. It is accepted as an inducement for the Village to begin construction prior to the completion of definitive documents. Should the Village decide to rescind its acceptance of the offer, the Village will absorb all costs incurred to the date of rescission and leave the property in order, comparable to the condition currently existing. Should the Owners withdraw their offer, they will compensate the Village for its costs to the date of rescission.


William J. Murphy
Mayor

2 Beech Tree Lane	<u>T. Brian Carter</u>
4 Beech Tree Lane	<u>Frank Pinello</u>
6 Beech Tree Lane	<u>John R. Delaney</u>
8 Beech Tree Lane	<u>John Arnold</u>
10 Beech Tree Lane	<u>Gretchen S. Mahoney</u>
12 Beech Tree Lane	<u>Joseph O'Brien</u>



Village Hall

Village of Bronxville

Tel. 337-6500

New York

Office of Superintendent of Public Works

MEMORANDUM

FACSIMILE TRANSMISSION

TO: Nina Peek

FROM: Maryana

RE: W Kensington

NUMBER OF PAGES TO FOLLOW: 5

TRANSMISSION DATE: 11-25-05

TELEFAX NUMBER: 914-3759

TRANSMITTING NUMBER: 337-0158

(IF YOU DO NOT RECEIVE ALL PAGES OF TRANSMISSION, PLEASE CALL US AS SOON AS POSSIBLE (914) 337-7338)