



Law Offices
220 White Plains Road, 5th Floor
Tarrytown, New York 10591
Tel. (914) 682-0707
Fax. (914) 682-0708
www.szlawfirm.net

December 28, 2011

Chairman Henderson and Members of the
Village of Bronxville Planning Board
Building Department
200 Pondfield Road
Bronxville, New York 10708

Re: Application of Lawrence Hospital for
Site Plan and Special Permit Approval

Dear Chairman Henderson and Members of the Planning Board:

We represent Lawrence Hospital Center in connection with its application before your Board for site plan and special permit approval. We write to provide a revised Expanded Environmental Assessment Form (EAF) with addenda and attachments, as well as additional information as requested and referred to in the memoranda both dated December 14, 2011 from John Meyer Consulting, PC ("JMC") entitled "Fourth Utility Plan Submission Review" (JMC Utility Memo") and "Construction Management Submission Review" ("JMC Construction Memo"). In addition, also attached is the letter from the Town of Eastchester Fire Department that we expected prior to the last Planning Board meeting.

Attached hereto is the following:

- (a) Expanded EAF with Addenda and Attachments A through P;
- (b) Memorandum from LHS Facilities Development Group to Marilyn Timpone-Mohamed, ASLA, AICP dated December 28, 2011;
- (c) Revised plan sheet C-4 and C-7; and
- (d) Letter from Lt. Pintavalle to the Superintendent of Buildings dated December 12, 2011 with attached memorandum.

I. Expanded EAF

As you are aware, throughout the review process, Lawrence Hospital has submitted revised sections of the EAF Narrative in response to requests for information from this Board and its consultants. Sometimes sections have been revised multiple

times and various sections have been expanded. Accordingly, for ease of review and so that this Board can be assured that it is reviewing the latest sections, we now submit a revised Expanded EAF with Narrative (containing all the sections) and addenda and attachments.

The vast majority of the revised Expanded EAF Narrative has been already submitted to this Board. Nonetheless, we made some corrections to ensure that the document was internally consistent (such as for example, correcting the document to ensure that the reduced square footage number is properly reflected in all sections of the document). In addition, under the heading entitled "Project Description" we added a subsection entitled "Alternatives" that discusses the alternatives considered by Lawrence Hospital. In addition, we included as Attachment N, the memorandum addressed to and previously submitted to this Board from Edward M. Dinan, President/CEO of Lawrence Hospital detailing the many alternatives Lawrence Hospital considered. Further, under the heading entitled "Visual resources, Open Space, aesthetics and community character" we added two subsections: (1) one entitled "Village of Bronxville Community Plan" that discusses the project's consistency with the Community Plan, which information was previously provided to this Board in a cover letter; and (2) the other entitled "Westchester County Planning Board" that discusses the comments from the Westchester County Planning Board, which comments are included in Attachment P. In addition, we have included in Attachment P all communications received from Interested/Involved Agencies, including the County of Westchester Planning Board, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), the Village of Bronxville Police Department and the Town of Eastchester Fire Department. We further revised the EAF Narrative to reference these comments (see under headings entitled "Historic Resources" and "Community Services").

Nonetheless, one change to a section previously reviewed is "Land Use & Zoning" and this section was revised as a result of discussions before the Zoning Board of Appeals ("ZBA"). As a result of discussions before the ZBA it was determined that an elevator bank was inadvertently left out of the FAR calculation. As a result, we have revised this section to reflect a total proposed FAR of 2.27 (instead of 2.25) and consequently, a request for an area variance to allow additional FAR of .77 (instead of .75) over the maximum permitted FAR of 1.5 for a specially permitted hospital use. The bulk table has been revised in plan sheet C-4 to reflect this change in FAR.

Furthermore, as this review process has spanned many months, we have prepared and included as part of the revised Expanded EAF Narrative two addenda: (1) Addendum A – Expanded EAF Process; and (2) Addendum B – List of Submittals and Responses. Addendum A summarizes the comments and review by specific topic, while Addendum B tracks the prior submissions and review by chronological order (as well as material submitted herewith).

II. Utilities

To address the one remaining technical comment raised in the JMC Utilities Memo, attached is a Memorandum from LHS Facilities Development Group to Marilyn Timpone-Mohamed, ASLA, AICP dated December 28, 2011.

III. Construction Management Plan

To address the one minor request for clarification raised in the JMC Construction Memo, attached please find a Memorandum from LHS Facilities Development Group to Marilyn Timpone-Mohamed, ASLA, AICP dated December 28, 2011 and revised plan sheet C-7.

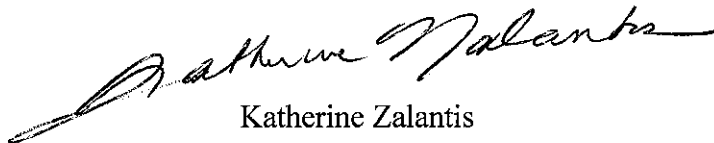
IV. Community Services

Attached hereto is a letter from Lt. Pintavalle to the Superintendent of Buildings dated December 12, 2011 with attached memorandum.

Thank you for your consideration.

Very truly yours,

SILVERBERG ZALANTIS LLP



Katherine Zalantis

KZ:

Cc: James Staudt, Esq. (via e-mail only)
Marilyn Timpone-Mohamed, Fredrick P. Clark Associates (via e-mail only)
Bob Peake, John Meyer Consulting (via e-mail only).