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November 30, 2016

VIA HAND DELIVERY

Hon. Michael J. Schiliro
Supervisor
Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: Paradigm Treatment Centers LLC Establishment of a Community Residential Facility for the Disabled by Paradigm Treatment Centers LLC at 14-16 Cole Drive in the Town of North Castle, New York (the "Site")

Dear Supervisor Schiliro:

We represent Paradigm Treatment Centers LLC ("Paradigm" or the "Sponsoring Agency"), a provider of treatment programs for those suffering primarily from mental illness, including depression, anxiety, trauma and grief.

We respectfully submit this letter as a supplement to Paradigm's letter delivered November 9, 2016 (the "Paradigm Letter") to the Town of North Castle (the "Town") pursuant to New York Mental Hygiene Law Section 41.34, otherwise known as the "Padavan Law", to advise you that Paradigm intends to operate a community residential facility for the disabled at the above-referenced Site (the "Community Residence").

As more fully discussed in the Paradigm Letter and below, the Community Residence would be licensed by the New York State Office of Mental Health ("OMH"), would provide housing, supervision and a residential treatment program for up to eight (8) adolescent individuals suffering from mental illness, and would operate within the existing structures on the Site.

All admissions to Paradigm's program will come through the Single Point of Access (SPOA) process administered by the Westchester County Department of Community Mental Health Services, where the highest priority would be given to residents of Armonk, then Westchester County and then the rest of New York State. Only then would residents from outside of New York State be considered. Given Paradigm's current census in California,

where one third (1/3) of all residents are from New York, it is doubtful that the proposed program would be able to accommodate many residents from outside of New York State. Paradigm's decision to develop a program in New York was in response to the feedback from New York families seeking more local treatment for their sons and daughters.

I. Applicability of Local Zoning Regulations

The proposed Community Residence is located in the Town's R2-A zoning district. Pursuant to Section 355-21, "single-family dwelling units, not to exceed 1 on any lot" are a permitted, as of right, principal use in the Town's R2-A zoning district.

As acknowledged in the letters sent to the Town by Joshua J. Grauer, Esq. dated November 28, 2016 and November 29, 2016 (collectively, the "Grauer Letter"), the long-standing purpose of the Padavan Law is to promote the deinstitutionalization of mentally disabled residents and to allow for the establishment of group homes in local communities.

Under the Padavan Law, the proposed Community Residence is to be considered a single "family unit" for local zoning purposes and is, thus, a permitted principal use in the Town's R2-A zoning district. The claims made in the Grauer Letter that the proposed Community Residence is a commercial use and/or is not permitted in the R2-A zoning district, following the application of the Padavan Law, are misguided.

II. New York State Office of Mental Health Licensure

To be clear, Paradigm does not intend to operate a Substance Abuse Treatment Program at the Site. Rather, Paradigm is applying to OMH for licensure as a Community Residence Program, which is defined under 14 NYCRR 594 as follows:

"Community Residence Program (CR) means a program which provides a therapeutic environment for six to eight children and adolescents with serious emotional disturbances whose individual treatment issues preclude family settings or who may need to prepare for independent living. The focus of the program is to develop and implement a plan with the youth and family on how to live successfully and productively in a community, attend school or prepare for employment and develop the skills needed to return to more normative environments. The program emphasizes consumer and family-driven integration in the community, collaboration with other service providers, consumer input and family involvement, and development of community life roles and natural supports."

Thus, the proposed Community Residence, since licensed by OMH, is subject to the Padavan Law. N.Y. Mental Hygiene Law § 41.34. As the Grauer Letter points out, Substance Abuse Treatment Programs are licensed by the New York State Office of Alcoholism and

Substance Abuse Services (“OASAS”). Paradigm is not, and will not, seek licensure from OASAS for the proposed Community Residence.¹

III. Published Data Regarding Other Community Residential Facilities

The Padavan Law requires that Paradigm notify you of the most recently published data regarding other Community Residential Facilities² in the area surrounding the Site. Though surrounding Community Residential Facilities were discussed at a meeting with the Town held on November 9, 2016, enclosed with this letter is a list of Community Residential Facilities in Westchester County to ensure that you can reasonably “evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located.” N.Y. Mental Hygiene Law § 41.34(c)(1)). The only licensed facility in the Town is the Bristol at Armonk, a New York State Department of Health licensed adult care facility for the elderly.

IV. Community Support Requirements

Further, Paradigm’s community support requirements would be as follows:

1. Paradigm’s usage of municipal services, such as police, fire, and paramedics should be no greater than any other residence in the community.
2. Paradigm intends to have its residents and visitors to the Site frequent local restaurants and other retail establishments.
3. Paradigm will use on-site well water and wastewater treatment facilities.³

It is Paradigm’s position that locating this Community Residence within the Town is lawful, appropriate given the nature of the Site, will not create any oversaturation, and will be a benefit to the Town and surrounding area.

¹ The source of the assertion in the Grauer Letter relates to inaccurate information added to Paradigm’s website by its webmaster. Paradigm’s webmaster incorrectly used certain information associated with its Malibu, CA site as part of its description of the proposed North Castle, NY site as though the programs would be identical. The programs will not be identical and the website has been adjusted accordingly.

² “Community Residential Facility” means any facility operated or subject to licensure by the state which provides a supervised residence for mentally, emotionally, physically, or socially disabled persons or for persons in need of supervision or juvenile delinquents. This term includes, but is not limited to, community residences for the mentally disabled operated or licensed by the offices of mental health or mental retardation and developmental disabilities or by the divisions of the office of alcoholism and substance abuse, agency operated boarding homes, group homes or private proprietary homes for adults operated or licensed by the department of social services, group homes operated by, contracted for or licensed by the division for youth and half-way houses operated or licensed by the division of substance abuse services. New York Social Services Law § 463(1).

³ Please note that Exhibit 1 to Paradigm’s Letter delivered to the Town on November 9, 2016 inadvertently stated that the Community Residence would rely on public water and sewer. Paradigm is confident that the on-site systems are sufficient to accommodate Paradigm’s use of the Site as a Community Residence. Paradigm would be pleased to provide documentation confirming the same upon the Town’s request.

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On behalf of Paradigm, we acknowledge and stipulate that the forty (40) day review period provided under the Padavan Law should begin as of the date of this letter, November 30, 2016, and expire on January 9, 2016. Paradigm looks forward to working with the Town Board with respect to the siting of the proposed Community Residence at the Site under the Padavan Law.

Thank you.

Very truly yours,



Michele A. Masucci

LIST OF COMMUNITY RESIDENTIAL PROGRAMS IN WESTCHESTER COUNTY

There are no community residence programs licensed by NYS Office of Mental Health (OMH) located in the Town of North Castle.

The only licensed facility in the Town of North Castle, which is an adult care facility for the elderly licensed by NYS Department of Health (DOH), is:

- The Bristol at Armonk
90 Business Park Drive
Armonk, NY

The following is a list of DOH licensed adult care facilities in Westchester County:

- Atria Briarcliff Manor
Briarcliff Manor, NY
- Atria on the Hudson
Ossining, NY
- Brightview Tarrytown
Tarrytown, NY
- Chester Hill Adult Home
Mount Vernon, NY
- Crestview Manor ALP
Hawthorne, NY
- Danish Home for the Aged
Croton on Hudson, NY
- Five Star Premier Residences of Yonkers
Yonkers, NY
- Kendal on Hudson
Sleepy Hollow, NY
- Lincoln Rest Home
Ardsley, NY
- Maple House
Ossining, NY
- Maplewood Commons
Ardsley, NY

LIST OF COMMUNITY RESIDENTIAL PROGRAMS IN WESTCHESTER COUNTY

- Marian Woods
Hartsdale, NY
- Meadowview at the Wartburg
Mount Vernon, NY
- Mohegan Park
Mohegan Lake, NY
- New Rochelle Home for Adults
New Rochelle, NY
- Palisade Gardens
Yonkers, NY
- St. Michael's Home
Yonkers, NY
- Sunnydale Home
Mamaroneck, NY
- Sunrise of Crestwood
Yonkers, NY
- Sunrise of Fleetwood
Mount Vernon, NY
- The Ambassador at Scarsdale
White Plains, NY
- The Bethel Methodist Home
Valhalla, NY
- The Bristol at Armonk
Armonk, NY
- The Bristol at White Plains
White Plains, NY
- The Country House in Westchester
Yorktown Heights, NY
- The Fountains at RiverVue
Tuckahoe, NY

LIST OF COMMUNITY RESIDENTIAL PROGRAMS IN WESTCHESTER COUNTY

- The Kensington
White Plains, NY
- The Osborn
Rye, NY
- The Seabury at Fieldhome
Cortlandt Manor
- The Springvale Inn
Croton on Hudson, NY
- Westchester Center for Independent and Assisted Living
Yonkers, NY
- White Plains Guest Home for Adults
White Plains, NY
- Willow Gardens
New Rochelle, NY
- Willow Towers EHP
New Rochelle, NY
- Woodview Court
Ardsley, NY

The following is a list of OMH licensed residential programs in Westchester County:

Apartment/Treatment

- Cluster, Inc.
Cluster Treatment Apartments
- Human Development Services of Westchester, Inc.
HDS – Apartment Program
- Human Development Services of Westchester, Inc.
HDS – Futura House Apartments
- Mental Health Association of Westchester County
MHA Westchester/Rutherford House
- Rehabilitation Support Services, Inc.
RSS – Westchester Apartments

LIST OF COMMUNITY RESIDENTIAL PROGRAMS IN WESTCHESTER COUNTY

- Search For Change, Inc.
SFC Westchester Apartment Program

Children & Youth Community Residence

- Abbot House, Inc.
Pleasantville Community Residence
- Family Services of Westchester, Inc.
Summit Avenue Community Residence

Community Residence for Eating Disorder Integrated Treatment Program

- Eating Disorder Treatment of New York, LLC
Monte Nido New York

Congregate/Treatment

- Cluster, Inc.
CLUSTER – Goodbody House
- Cluster, Inc.
The Leanna Goerlich Residence of Cluster
- Human Development Services of Westchester, Inc.
HDS – Edgemont House
- Human Development Services of Westchester, Inc.
HDS – Human Development House
- Rehabilitation Support Services, Inc.
RSS – Pleasant Manor Community Residence
- Rehabilitation Support Services, Inc.
RSS – Strawberry Road Residence
- Rehabilitation Support Services, Inc.
Sleepy Hollow Community Residence
- Rehabilitation Support Services, Inc.
Thornwood Community Residence
- Search For Change, Inc.
SFC Larchmont House
- Search For Change, Inc.

LIST OF COMMUNITY RESIDENTIAL PROGRAMS IN WESTCHESTER COUNTY

SFC Mamaroneck House

- Search For Change, Inc.
SFC Scarsdale House
- Search For Change, Inc.
SFC Wyndover House

There are no residential programs licensed by NYS Office of Alcoholism and Substance Abuse Services (OASAS) located in the Town of North Castle.

The following is a list of OASAS licensed residential programs in Westchester County:

- Halfway Houses of Westchester, Incorporated
Hawthorne House Community Residence
White Plains, New York
- St. Christopher's Inn, Incorporated
Brothers Christopher House
White Plains, New York
- St. Joseph's Hospital, Yonkers
Yonkers Community Residence
Port Chester, New York
- Volunteers of America – GNY, Incorporated
Crossroads Community Residence
New Rochelle, New York

There are no residential programs licensed by NYS Office for People with Developmental Disabilities located in the Town of North Castle.