

VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

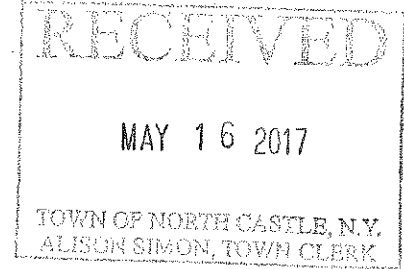
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May 16, 2017

Michael Schiliro, Supervisor
Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: The Vue, 1700 Old Orchard Street, North Castle, NY

Honorable Supervisor and Members of the Town Board:

This firm represents JMF Properties, contract vendee of a portion of a 36 acre property located on Old Orchard Street, North Castle, New York. In that capacity, JMF is processing a zoning petition seeking to rezone the property to be purchased to a new zoning district to permit the development of 200 residential rental units, with a unit mix of 60% 1-bedroom units and 40% 2-bedroom units.

In connection with that zoning petition, your Board is acting as Lead Agency with respect to the environmental review of the proposed action. On April 5, 2017, and following a public scoping session, you adopted a scoping outline with respect to the draft environmental impact statement we are required to prepare.

The scoping outline mandates that, in addition to the proposed development plan at 200 units, we must also analyze certain alternatives, including an alternative with reduced density. Our plan was to analyze a 150 unit project as the reduced density alternative.

Based upon input and discussions with the Town's elected officials and consultants, as well as input from the neighbors of the project, our client has decided to revise the petition to propose a preferred plan at 150 units, with the same percentage mix of 1 and 2 bedroom units. We further propose to study a 125 unit plan as the new reduced density alternative. Please consider this letter as our revised zoning petition.

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We respectfully submit that this revised proposal, with a 25% reduction in density, will result in concomitant reductions in impacts in virtually all respects. The issues that are required by the scoping outline to be addressed in the impact statement are not being changed. Rather, the adopted scoping outline will simply be the basis for studying a less dense preferred plan, and a less dense alternative plan. We have spoken with the Town Attorney about this proposed revision to the proposal. Based on that discussion, we respectfully request that your Board receive and accept this letter as a revision to the zoning petition and circulate it to all involved and interest agencies so that they are notified about the revision. We will continue to prepare the impact statement and will submit it for completeness review when the draft is ready.

Please place this letter on your agenda for May 24, 2017 for receipt and circulation. Thank you for your courtesy and cooperation.

Very truly yours,



ANTHONY F. VENEZIANO, JR.

AFV/kj

Cc: Roland Baroni
Adam Kaufman
Joseph Cermele
JMF Properties
Craig Alexander, Esq.
Joseph Sarchino