

Donna Conkling

From: Nadler, Mark <MarkNadler@bhhswestchester.com>
Sent: Saturday, January 9, 2021 4:54 PM
To: Shelby Miller
Cc: Mayor; Donna Conkling; Greg Cutler; Frank Diodati; David Goessl; Steve Pappalardo; Trustee Arest; Trustee Crandall; Trustee Lewis; Trustee Ross; Trustee Waldman; Trustee Whitestone; joanne.wallenstein@me.com; Clifford Davis; vnadler171@gmail.com; Vince Ferrandino; Gerrie Reilly; Clifford Davis; Michael Stein; George M. Janes
Subject: Re: 4 Kingston Road, Scarsdale

CAUTION: External sender.

Hi Shelby,

Thanks for your response. I was out of town yesterday and unable to respond sooner.

My concern is that 4 Kingston is scheduled very late on a very long agenda for BAR. It may be difficult for BAR members to hear so much testimony and for neighbors to stay on the zoom meeting that late to make their statements.

I will ask neighbors and supporters to submit their statements in writing via email so they are part of the community response in opposition to the project.

Frank, Greg, The people I need recognizable to the BAR and ZBA in order to make certain they are allowed to present are: Clifford Davis, Esq., our attorney,
Gerrie Post Reilly, and Vince Ferrandino, urban planners,
Michael Stein, our engineer
George Jane, photo simulator, urban planner,

As requested previously, I would like these experts who are top in their respective fields to be able to present after the developer's people have presented but before the public comments section is opened, if possible. I also need to make sure they will be allowed more than a couple of minutes each in order to show what is prepared. They are cc'd on this email. Please feel free to call me if you need to coordinate any of this. 914-419-3998.

I will also have all materials emailed to you as soon as they are completed and will hand deliver hard copies Monday morning or midday. Will I need to be let in to Village Hall?

I am hopeful that the BAR members have visited the property. This was not clear previously.

Thanks for your consideration.

Regards, Mark

Sent from my iPad

On Jan 8, 2021, at 11:53 AM, Shelby Miller <smiller@scarsdale.com> wrote:

Mr. Nadler,

With regards to the **Zoning Board** meeting, this meeting is open to the public and the instructions for making your comments will be given by the Chair at the beginning of the meeting and after the completion of the applicant's presentation before it is opened for public comment. The zoom link for the meeting is at the bottom of the attached legal ad.

If you plan on showing any material or even a powerpoint, it must be submitted to our office prior to the meeting as it is part of the official record of this application. We need a digital submission, via email, and a physical copy dropped off at Village Hall for the paper record. If you only plan to speak you do not need to submit anything.

Also it is required for our Board members to visit each site before every meeting. This is written into each resolution for the Board of Appeals.

Please speak with Frank Diodati on how the BAR is run.

Best,
Shelby

Shelby Miller, Assistant Planner
Scarsdale Village Hall -- 1001 Post Road -- Scarsdale, NY 10583
914-722-1137 (o) 914-722-1103 (f)
smiller@scarsdale.com

From: Nadler, Mark [mailto:MarkNadler@bhhs-westchester.com]
Sent: Thursday, January 07, 2021 6:10 PM
To: Mayor <mayor@scarsdale.com>
Cc: Donna Conkling <dconkling@scarsdale.com>; Greg Cutler <gcutler@scarsdale.com>; Frank Diodati <fdiodati@scarsdale.com>; David Goessl <dgoessl@scarsdale.com>; Mayor <mayor@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>; Shelby Miller <smiller@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Trustee Crandall <lcrandall@scarsdale.com>; Trustee Lewis <jlewis@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee Waldman <rwaldman@scarsdale.com>; Trustee Whitestone <rwhitestone@scarsdale.com>; joanne.wallenstein@me.com; Clifford Davis <cdavis@clifforddavis.com>; vnadler171@gmail.com
Subject: RE: 4 Kingston Road, Scarsdale

CAUTION: External sender.

Dear Mayor and Everyone,

I see that we are #21 on the agenda for the BAR meeting on Tuesday. It says "revisions to retaining walls and landscaping." What does this mean?

21.) 16727-05.08.17 Edward Ciarletta Revisions ret.wall & 2020-0658 4 Kingston Rd landscape

Following up on my email from yesterday, how will my experts be able present at the meeting and show their materials? I will try to have everything submitted as soon as they are finished but it may not be until Monday morning. I am requesting that they be permitted to present after the developers presentation. Will they receive an invitation? Do you need me to send their names and emails? All are

recognized and noted top professionals in their fields. I would appreciate a response on this so I can coordinate everything.

My two other requests were the Mayor and trustees and BAR and ZOA members walk the property prior to the meetings and that as many trustees attend the meetings as possible. There are over 550 people who have signed the petition in opposition to the project and I expect the number to be larger by Monday.

Thank you.

Regards, Mark

Mark Nadler | Director of Westchester Sales | Licensed Real Estate Associate Broker
marknadler@bhhswestchester.com | Scarsdale Direct Line: 914-713-9510, Larchmont Direct Line: 914-600-6010

Berkshire Hathaway HomeServices Westchester Properties

4 Chase Road, Scarsdale, NY 10583
140 Chatsworth Avenue, Larchmont, NY 10538

<image001.png>

From: Nadler, Mark

Sent: Wednesday, January 06, 2021 12:40 PM

To: Mayor <mayor@scarsdale.com>

Cc: 'dconkling@scarsdale.com' <dconkling@scarsdale.com>; 'gcutler@scarsdale.com' <gcutler@scarsdale.com>; Frank Diodati <fdiodati@scarsdale.com>; David Goessl <dgoessl@scarsdale.com>; Mayor <mayor@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>; 'Shelby Miller' <smiller@scarsdale.com>; 'jarest@scarsdale.com' <jarest@scarsdale.com>; 'lcrandall@scarsdale.com' <lcrandall@scarsdale.com>; 'jlewis@scarsdale.com' <jlewis@scarsdale.com>; 'sross@scarsdale.com' <sross@scarsdale.com>; 'rwaldman@scarsdale.com' <rwaldman@scarsdale.com>; 'rwhitestone@scarsdale.com' <rwhitestone@scarsdale.com>; 'jwatiker@scarsdale.com' <jwatiker@scarsdale.com>; 'bcetron@scarsdale.com' <bcetron@scarsdale.com>; 'joanne.wallenstein@me.com' <joanne.wallenstein@me.com>; 'bmeiselman@scarsdale.com' <bmeiselman@scarsdale.com>; Clifford Davis <cdavis@clifforddavis.com>; vnadler171@gmail.com

Subject: FW: 4 Kingston Road, Scarsdale

Dear Mayor, Trustees, BAR members, Zoning Board of Appeals members,

I am sending this email with the urgent request that 4 Kingston Road, Scarsdale be given your attention for an additional few moments. Please forward this to the BAR and ZOA members if needed.

As the downhill neighbor of this proposed renovation, expansion and in-ground pool project, the system has not worked properly to give this the appropriate review it must have.

As a result, I have been forced hire an attorney, engineer, urban planner and a firm to represent me (and my neighborhood) and create simulations of the proposed development at significant expense to me to make sure my objections are heard.

I am emailing you now with several requests:

1. Please walk the property prior to the meeting on Monday to see the steep, unsuitable property where the developer wants to expand the yard over the hill and erect several retaining walls. The developer has not submitted a single picture, or rendering of the hill in the entire time this project has been submitted. You are welcome to physically walk in my backyard so you understand the significant loss of value to my property if this project proceeds as presented.
2. Please make sure I am allowed to have my experts present at the BAR meeting. They will have visuals and reports to present and must be allowed to be heard and NOT just under public comments. The June zoom BAR meeting was not a forum where this could be done or people were allowed to raise issues.
3. Please attend the BAR and ZBA meetings (if necessary) to make sure you see what is presented as I need you to be informed as this will negatively impact the neighborhood.

Below is the email I have sent to the neighbors and other Scarsdale residents. There are approximately 350 people who have signed the petition in opposition to this project since Sunday night.

Please email or call me with any questions.

Best regards, Mark

Mark Nadler | Director of Westchester Sales | Licensed Real Estate Associate Broker
marknadler@bhhswestchester.com | Scarsdale Direct Line: 914-713-9510, Larchmont Direct Line: 914-600-6010

Berkshire Hathaway HomeServices Westchester Properties
4 Chase Road, Scarsdale, NY 10583
140 Chatsworth Avenue, Larchmont, NY 10538

Dear Neighbors,

I am asking the Scarsdale Board of Architectural Review (BAR) members, Scarsdale Mayor and Trustees to not approve the complete and UNNECESSARY destruction of the hill at 4 Kingston Road, Scarsdale (on the corner of Brite Avenue) and the construction of 2 or 3 retaining walls spanning approximately 130' so the developer can maximize the size of the yard and house to accommodate a 44 x 20 in-ground pool with "a complex of Patios, spa, BBQ, Bars and Gas Fire-pit surrounded by .65 acres of landscaped gardens and

lush lawns”, as described in the multiple listing trying to sell the property for \$3.795 million.

This is all avoidable by simply moving the pool and leaving the hill alone.

1. The destruction of the hill and the construction of massive retaining walls with the removal of over 30 large, medium and small trees, and all foliage will create a permanent visual eyesore in the neighborhood, with the expanded nearly 8,000 square foot house and new pool on display from all sides. It does not fit in with the character of the entire neighborhood. Most properties with pools are located West of Post Road on 1+ acre parcels.

2. The plan to place the pool and pool equipment on and down the hill as close to my property as permissible will create a 24 hour/day noise and visual disturbance at my property.

Again, this can all be avoided by moving the location of the pool and not disturbing the hill.

Action steps:

A. Please sign the petition I have created against the destruction of the hill and construction of massive retaining walls. Here is the link: <http://chnq.it/FYH2Fc5s>

B. Request that ALL Board of Architectural Review (BAR) members and Mayor and Trustees walk the property BEFORE the meeting in order to see the steepness of the property and that the site is not suitable for this project. There were NO pictures submitted by the developer.

C. Please consider attending the zoom meetings and speaking up against the destruction of the hill and construction of massive retaining walls during the proposed renovation of 4 Kingston Road. The meeting to approve the project is the Zoom BAR meeting on 1/11/21, and the meeting to approve the pool (pending approval at the BAR meeting) at the Zoning Board of Appeals on 1/13/2021.

D. Please forward this to everyone in Greenacres and Scarsdale for their support to stop the destruction of the hill.

Please let me know if you have any questions.

Here are the links to see what the developer has submitted:

BAR: <https://www.dropbox.com/sh/srwzjqlsf981hye/AADhhpKktDhKfrJc2kHwECVda?dl=0>

Zoning board of

appeals: <https://www.dropbox.com/sh/zxoftojiwkv320n/AADkPYJfeqYbwIkD6N1thJmUa?dl=0>

Thanks.

Best regards,
Mark Nadler, 171 Brite Avenue

Mark Nadler | Director of
Westchester Sales | Licensed Real
Estate Associate Broker

marknadler@bhhswestchester.com | Scars
dale Direct Line: 914-713-9510, Larchmont
Direct Line: 914-600-6010

**Berkshire Hathaway
HomeServices Westchester
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<Agenda - Board of Appeals January 13, 2021.pdf>

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