

*EILON AMIDOR  
56 BRITTE AVENUE  
SCARSDALE, NY 10583*

March 8, 2017

Hand Delivered  
Mayor Jonathan I. Mark  
Members of the Board of Trustees  
Village of Scarsdale  
1001 Post Road  
Scarsdale, New York 10583

Re: Subdivision Recreation Fee (2 Lots)  
Premises: Nos. 18 and 0 Cornell Street  
Tax Map Designations: 24.1.4 and 24.1.5

Dear Mayor Mark and Trustees:

I am the contract vendee of the above-referenced premises and write this letter for your consideration in determining the Recreation Fee to be paid for these two (2) re-approved lots. At its February 22, 2017 meeting the Planning Board adopted a resolution recommending a Recreation Fee in the amount of 5% of the Guideline Value (\$1,350,000) for each lot, or \$67,500 per lot. This determination was made even though the Applicant submitted a copy of the Purchase and Sale Agreement which I signed on September 9, 2016 and which sets forth that I am paying \$995,000 for each lot, not \$1,350,000. That purchase price was arrived at after prolonged negotiations and, as a local developer, I believe represents the true market value of the property in its current condition.

In evaluating the Planning Board's recommendation I urge you to consider that market value and to recognize that the proposed Recreation Fee is excessive. These two lots were created prior to the establishment of the Scarsdale Planning Board. I am providing a copy of a 1961 Subdivision Map, which was filed in the Office of the Westchester County Clerk in 1962, creating these two lots. They have existed as separate tax lots since that time and the Village has collected real estate taxes assessed to them over the intervening years.

Thank you for your consideration of this matter.

Respectfully,



Eilon Amidor

w/enclosure

RECEIVED  
VILLAGE OF SCARSDALE  
MANAGER'S OFFICE  
2017 MAR - 8 AM 9:56

GRIFFEN AVENUE



**SUBDIVISION MAP**  
PROPERTY OF  
**CLAIRE FORD LEACH**  
BETWEEN  
GRIFFEN AVENUE AND CORNELL STREET  
VILLAGE AND TOWN OF SCARSDALE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1"=40'  
20 NOVEMBER 1961

WESTCHESTER COUNTY MAPS DEPARTMENT

APPROVED FOR RECORD IN THE WESTCHESTER COUNTY CLERK'S OFFICE BY THE CLERK OF THE COUNTY OF WESTCHESTER, NEW YORK, ON THIS 15th DAY OF NOVEMBER 1961.

THOMAS S. GREGORY  
CONSULTING ENGINEER  
SCARSDALE, NEW YORK

1961/62

MAP NO. 13233

THOMAS S. GREGORY  
CONSULTING ENGINEER  
SCARSDALE, NEW YORK

1. THOMAS S. GREGORY, THE SURVEYOR, HAS MADE THIS MAP AS A SOCIAL SERVICE TO THE PUBLIC AND HAS NOT BEEN COMPENSATED THEREFOR. HE HAS NOT BEEN A PARTY TO ANY OF THE TRANSACTIONS WHICH HAVE RESULTED IN THE PREPARATION OF THIS MAP AND HAS NOT BEEN A PARTY TO ANY OF THE TRANSACTIONS WHICH HAVE RESULTED IN THE RECORDING OF THIS MAP.

THOMAS S. GREGORY  
CONSULTING ENGINEER  
SCARSDALE, NEW YORK