

From: Mayor

Sent: Monday, February 20, 2017 11:44 AM

To: Jay Muse; Jane Veron

Cc: Bill Stern; Carl Finger; Deborah Pekarek; Ingrid Richards; Matthew Callaghan; Steve Pappalardo; marc.samwick@verizon.net; Robert Cole

Subject: Re: Village feedback

Dear Mr. Muse-- No building is presently proposed. The discussion of this subject is at its most preliminary stage and will likely continue over several years. In the event you did not watch our Village Board meeting on line on February 14th (a video is posted on Village of Scarsdale web site: <http://scarsdaleny.swagit.com/play/02142017-1605>), below are the comments I made at that meeting with regard to Freightway Lot planning. They may help to provide some context:

"Freightway Lot Planning: The Board's Land Use Committee held a public meeting last Monday, February 6th at Village Hall. The purpose of the meeting was to discuss future plans with respect to the Freightway garage and the potential development of the Freightway site. The Committee listened to a presentation by the Village Planner, Elizabeth Marrinan, discussed process and took questions from residents in attendance. The meeting was recorded and can be viewed on the Scarsdale Public TV web site. In summary, the Freightway garage was built in 1972 and occupies a portion of 2.38 acres owned by the Village. The property is on the west side of the Metro North tracks and extends south from Popham Road to the border with Eastchester. The Village also owns 0.84 acres of air-rights over the Metro North railroad tracks to the east of the Freightway site as well as the 0.49 acre Scarsdale Avenue parking lot on the other side of the tracks.

Quoting from a document titled *An Update of the Village Center Component of the Village of Scarsdale Comprehensive Plan*, "The Freightway lot is an unsightly parking lot that detracts from Scarsdale's historic character. The appearance and possible redevelopment of the Freightway lot have been debated for years." (Update at page 42) The Update Plan is dated August 10, 2010 and was the product of more than two years of work. It is available on the Village web site.

The Land Use Committee meeting was prompted in part by the fact that in the last ten years or so, and looking into the near future, the Freightway garage structure has required, and likely will require, maintenance and repairs that in the aggregate run into millions of dollars. The 2010 Update Plan referred to includes suggestions for possible development of the Freightway lot which obviously did not go

forward. The thought at last week's meeting was to re-start the analytic process with respect to the site.

The Village is seeking competitive proposals from qualified planning firms, one of which would be retained by the Village, with experience in successfully navigating complex community and site dynamics to achieve, through thoughtful, meaningful public engagement, realistic goals and objectives for the redevelopment of the Freightway site. The intent is to provide clear, community-based guidance which a developer can translate into a pleasing, economically viable project to enhance the Village Center and meet local needs. The Village intends to establish a Steering Committee consisting of stakeholders such as residents, business and property owners, representatives from neighborhood associations, land use board members, commuters and other users. The charge for the Steering Committee will be to create realistic goals and objectives for the redevelopment of the site, providing the basis for a Request for Proposals/Request for Interest in order to solicit proposals from the development community. What may ultimately be done on the site cannot now be predicted, however, with thoughtful planning and stakeholder engagement it could be transformed into an asset for the Village center and the community at large. Time and a great deal of hard work by many folks will tell."

In addition, below is a link to the video of the Land Use Committee meeting referred to in my comments and which was held on February 6, 2017:

<http://www.scarsdalepublictv.com/video/land-use-committee-monday-february-6-2017/>

Very truly yours, Jon Mark

From: Jay Muse <jay@everythinglulu.com>

Sent: Monday, February 20, 2017 11:05 AM

To: Jane Veron

Cc: Bill Stern; Carl Finger; Deborah Pekarek; Ingrid Richards; Matthew Callaghan; Mayor; Steve Pappalardo; marc.samwick@verizon.net; Robert Cole

Subject: Re: Village feedback

Hello Jane,

Was there a notice sent about this proposed building yet? The retail businesses are planning a meeting and meeting with our clients and Scarsdale and thinking about retaining representation should we need to. Please advise.

Thank you!

Jay Muse
Chef/ Owner
Lulu Cake Boutique

On Tue, Feb 7, 2017 at 6:59 PM Jay Muse <jay@everythinglulu.com> wrote:
Hello Jane,

Would you kindly mind forwarding me the notes of this meeting, so that I can discuss and share this with our neighbors so that we may be active participants and aware of what the village proposes?

Is there an advocate working on behalf of the businesses that could be affected, or shall we start researching options on our end?

Best Regards,
Jay

Sent from my iPhone

On Tue, Feb 7, 2017 at 9:33 AM Jane Veron <jveron.villagetrustee@gmail.com> wrote:

Jay, thanks so much for giving me this essential information. I shared our brief conversation with Village staff and that is why Ingrid stopped by. I am copying other Village staff and BOT so they are aware of the issues you face.

Last night, we hosted a Land Use meeting to discuss getting community input on Freightway as we consider options. Your feedback as business owners will be vital to the discussions. We filmed it so you can watch it on Scarsdale Public TV. Very soon, Scarsdale.com will have a link to the footage. Please sign up to receive notifications about these meetings by creating an account on the website. As you can imagine, there will be lots to discuss, and we want your views. Please keep in touch.

Thanks, Jane

Sent from my iPhone

On Feb 7, 2017, at 9:21 AM, Jay Muse <jay@everythinglulu.com> wrote:

Hello Jane,

I'm sorry for getting back to you so late, I mistakenly archived your email! I was reminded when someone from the village came in the other day to discuss our parking concerns.

For the sake of simplicity, I'll highlight our concerns in bullet points:

1. Currently, there are approximately 32 street parking spots on Garth Rd. for 26 businesses. That's a little over 1 parking space per business. This includes 5 restaurants, 1 bakery, 7 full service establishments (salons, spas) and one major convenience store (7-11)
2. When we first opened in 2001, the village offered parking in the parking lot behind 7-11, with ample meter parking. That parking lot was taken away from the businesses when the valet parking for the commuters became available. (MANY of these commuters who use the valet service are not even from Scarsdale. So ultimately, is the valet parking really benefiting Scarsdale Tax Payers?) I'm unaware of this ever being discussed with the merchants. It just suddenly disappeared without our knowledge. That was the first time the parking situation severely impacted our business and many others. I think the commuters summarily taking over parking that was available to Scarsdale merchants was very unfair. Especially how it was maneuvered without any warning or without our knowledge.
3. When the new CVS building opened on Popham Rd., it worsened our parking situation as all the Soul Cycle, Dance Bar Class and other tenants began parking on Garth Rd out of convenience. There are relatively few parking spots in that building -- not enough for the existing businesses, including the CVS and therefore led over into an inevitable spillover of parking onto Garth Rd.

Without the proposed space you were referring to, parking is highly insufficient and congestion is utterly chaotic in this portion of the village. Many of our customer circle around the streets for an average of 10-15 minutes looking for parking, until many forgo patronizing us, others that double park, and quite a few who rely on a delivery service to get what they need.

Over the years, we've had to remodel our business that does not rely on retail traffic. Simply because parking makes it impossible to do so. My heart goes out to the many businesses that try to open a business in our town, yet are inevitably led to failure because their customers have nowhere to park.

We've modeled our business to meet the needs of the wholesale wedding market as a way for us to survive given the circumstances. Needless to say, our proximity to neighboring parts of Garth Rd in Eastchester doesn't help as well. Many of those businesses have closed and quite a few vacant storefronts remain after being on the market for years.

The short of it all is that our parking options are very limited. For clients, merchants and employees.

I hope that you can help us resolve this issue before the town even considers adding to an already existing headache.

I also speak on behalf of the building owners of Garth Road, as a building owner myself. I'm hoping that you will be our voice in standing up to what's right and what's fair to the taxpaying tenants to this village.

I look forward to hearing from you.

Kind Regards,

Jay Muse
Chef/ Partner

Lulu Cake Boutique

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