

**From:** Jessica Kourakos <[jessica.kourakos@gmail.com](mailto:jessica.kourakos@gmail.com)>  
**Sent:** Monday, October 10, 2016 5:46 PM  
**To:** Mayor; Carl Finger; Marc Samwick  
**Subject:** Fwd: Letter to Scarsdale Trustees

To be forwarded to Scarsdale Trustees:

As members of the Board of Architectural Review (BAR), we are often on the front line listening to residents' requests and concerns over residential construction projects in our community. We thought it would be helpful to the Trustees to hear some of the most frequent issues that are voiced during our meetings. We think some of the remedies to these issues/concerns could be addressed with better collaboration across several different town boards as well as the Building and Engineering departments. We view these remedies as easy fixes and could improve the overall experience that homeowners endure when they embark on these projects. Some of the other concerns, such as setback and FAR guidelines, are more complex in nature, but perhaps worthwhile exploring further given that, at least aesthetically, some of the homes that are being contemplated on these smaller lots can appear dauntingly large from the street. We believe we have some interesting perspective on ways to improve some of these processes as well as some of the more complex issues with respect to setbacks and FAR guidelines and are happy to provide feedback if the Trustees would like to explore further. In the meantime, here is the list of the most commonly raised issues/concerns by residents in our community:

- New builds typically take advantage of the maximum FAR allowable and appear too large/too tall for their lot size and the proximity to the street and surrounding homes
- Greater oversight of tree removal is needed as many large established trees are lost to accommodate larger homes and the new ones that are being added are typically insufficient in size
  - A trend in sub-dividing large lots is creating a crowded feel that is changing the character of many areas of the village, which can be perceived as contradictory to the BAR's mandate
  - Residents are completely ignorant of the process required to review new house development, and often feel confused by committee hearing procedures, e.g., residents continuously attempt to voice concerns about drainage issues and complain they have no other forum to voice their concerns on the matter, despite the BAR being the wrong forum to voice such concerns
  - Complaints from neighbors at BAR hearings regarding "site chipping" with extensive land excavations on the rise are presenting concerns regarding safety and potential damage to neighboring properties

Please let us know if we can be of service on any of these matters.

Respectfully,

Jessica Kourakos, Chair of the Scarsdale BAR

on behalf of all current members of the Scarsdale BAR