

Donna Conkling

From: Mayor
Sent: Saturday, November 21, 2015 11:59 AM
To: Donna Conkling
Cc: Steve Pappalardo; Wayne Esannason; David Lee (dlee.trustee@gmail.com); Bill Stern; dpekarek@verizon.net; Marc Samwick (marc.samwick@verizon.net); Carl Finger; Matt Callaghan
Subject: Fw: purchase of 2 the home on 2 Morris Lane
Attachments: Monte Nido Handout, Nov 15, 2015.pdf

FYI -- JM

From: Mayor
Sent: Saturday, November 21, 2015 11:57 AM
To: Michael Wachs
Subject: Re: purchase of 2 the home on 2 Morris Lane

Dear Mr. Wachs -- This will acknowledge receipt of your email. For your reference, attached is a handout prepared by Monte Nido for an informal meeting with residents they hosted at the Scarsdale Library on November 15th. It contains FAQs to which they have responded.

As you may be aware, a meeting of the Scarsdale Village Board Land Use and Law Committees is scheduled for November 24th at 6:30 pm at Village Hall. At the meeting, the Board intends to learn more about the details of what is proposed and to consider whether alternatives available under the Padavan Law might be pursued. You may wish to attend.

Very truly yours, Jon Mark

From: Michael Wachs <michael@sociuscg.com>
Sent: Saturday, November 21, 2015 11:00 AM
To: Mayor
Subject: purchase of 2 the home on 2 Morris Lane

Dear Mayor Mark,

My name is Michael Wachs, and I reside with my wife and four children at 18 Dolma Road in Heathcote. I am writing to you to share our concern about the proposed purchase of 2 Morris Lane by Monte Nido. As a father with a son with cerebral palsy, I am highly sensitive to the needs of people with disabilities. I also understand that the New York courts have historically interpreted the Padavan Law in a highly favorable manner for the facility.

However, I believe the stakes are sufficiently high to justify the time and expense involved, and that a prudent approach could result in a favorable outcome. The consequences of failure seem fairly obvious, with the community suffering in a number of ways. Some of the unfavorable impacts include:

1) Significant increases in traffic/vehicular safety risks. My understanding from researching Monte Nido is that the typical facility contains patients with a staff/patient ratio of 6:1. This would suggest that at any time there could be dozens of

cars going back and forth, at all hours of the day and night, and parking along the streets. These additional parked cars will increase the risks of accidents to both motorists, runners and children, as it will turn Morris into a single lane road.

2) Purchase by Monte Nido will encourage others, including Monte Nido, to pursue the same strategy elsewhere in Scarsdale. Far from being a not-for-profit entity, Monte Nido is a well-funded venture capital backed company that is aggressively growing. In Irvington, shortly after acquired its first property there, it pursued a second one. It is reasonable to assume that it would pursue a similar strategy here due to economies of scale such as being able to spread its staff over multiple facilities. Also, competitors would likely seek to locate in Scarsdale if Monte Nido's location were successful.

3) Deterioration in property values/erosion of the tax base. The likely consequence for homes located near Morris would be a decline in property values which would likely increase the tax burden for the rest of the Village home owners. It is unlikely that the sharp declines in property values would be offset by tax revenue generated by Monte Nido. Just as homes on Post Road are valued at less than those on quiet streets nearby, so too would homes on or near Morris Lane become less valuable.

4) High-risk population. According to the research I have done, many women with eating disorders also have drug-related issues. The scenario where a child is walking near there and is accosted by one of the women impaired by drugs is a scenario I am sure everybody wants to avoid.

I would respectfully suggest that the community provide alternative locations for Monte Nido to consider. There are large, comparably priced properties within 30 minutes or less of Scarsdale in Mt. Kisco, Bedford, Purchase, etc. that are far more isolated than a home on Morris Lane, yet have many of the same characteristics that Scarsdale offers. I note that Monte Nido's Irvington facility is located on 11 acres, providing far more seclusion and privacy than 2 Morris Lane which sits on just 2 acres.

While the path to keeping Monte Nido out is challenging, Irvington recently provided a blue print on how to do so. Strong opposition from the community, supported by the Mayor and Trustees, would send a strong message to both Monte Nido and the home owner that a sale would not be completed quickly, without lengthy litigation. This pressure caused Monte Nido to withdraw its application for a second location there. We hope the Trustees and you will join many concerned residents in supporting these efforts.

Thank you in advance for your consideration.

Sincerely,

Michael Wachs
18 Dolma Road
(914) 725-2910