

## Donna Conkling

---

**From:** Mayor  
**Sent:** Wednesday, November 11, 2015 4:15 PM  
**To:** Donna Conkling  
**Cc:** Wayne Esannason; Steve Pappalardo  
**Subject:** Fw: Monte Nido Application to Purchase 2 Morris Lane

---

**From:** Mayor  
**Sent:** Wednesday, November 11, 2015 3:50 PM  
**To:** Monica Aboodi  
**Cc:** Wayne Esannason; Steve Pappalardo; David Lee (dlee.trustee@gmail.com); Bill Stern (stern.bill@yahoo.com); Debby Pekarek Pekarek (dpekarek@verizon.net); Marc Samwick (marc.samwick@verizon.net); Carl Finger; Matt Callaghan  
**Subject:** Re: Monte Nido Application to Purchase 2 Morris Lane

Dear Mr. and Mrs Aboodi-- Thank you for your email. A number of points with respect to your comments and a request that the November 24th meeting be adjourned.

1. As to the adjournment request, under the relevant New York State law which is a section of the New York State Mental Hygiene Law generally referred to as the Padavan Law, a notice such as the one the Village received starts the running of a 40 day period. If no action is taken by the Village after the 40-day period runs, the applicant has a right to establish the requested facility at the site. The notice sent to the Village was received on October 30, 2015. Therefore adjourning the meeting to January would clearly be beyond that 40-day period and would result in the applicant being able to proceed as they plan.

2. Even within the 40-day period, the action available to the Village is limited-- as I understand it. If the Village wishes to object to the facility it must either suggest one or more suitable sites within its jurisdiction which could accommodate such a facility, or object on the ground that placing the facility at the requested site would result in an undue concentration of similar facilities in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies or state government.

In light of the foregoing, I suggest that if at all possible you, or someone representing you, appear at the November 24 meeting to voice your objections with which I am sympathetic. At the meeting, the Board hopes to learn what we can about the details of what is proposed and to consider whether either of the alternatives available under the law might be pursued.

Very truly yours, Jon Mark

---

**From:** Monica Aboodi <mgaboodi@yahoo.com>  
**Sent:** Wednesday, November 11, 2015 10:15 AM

**To:** Mayor

**Subject:** Monte Nido Application to Purchase 2 Morris Lane

Dear Hon. Mayor Mark and the Hon. Board of Trustees:

We are residents of Scarsdale who are thrilled to call Scarsdale our home. In this regard, we write to urge the Village of Scarsdale to object to the establishment by Monte Nido of a facility at 2 Morris Lane to treat adolescents with eating disorders. The property for the proposed facility is directly behind our home.

Make no mistake; we are sympathetic to the plight of those suffering from this or any disability. But Monte Nido's proposed facility is clearly inappropriate for our tranquil and historic Heathcote residential community. The proposed facility will house patients for short periods of time from all over the country who have no connection to our community and who are unknown to us and our children. Further, we will encounter a revolving door of patients, their family members, several staff members, and other unanticipated visitors at a home around the corner from us. Altogether, this promises to substantially alter the character and nature of our quiet residential neighborhood.

In fact, we are informed that Monte Nido has a staff to patient ratio of almost 6 staff per patient, thereby evidencing that the proposed commercial operation is not only inappropriate in this location but, in addition, will also create traffic burdens and safety issues. Further, some of the patients may have underlying drug addiction complications which raise serious public safety concerns.

Accordingly, the presence of such a facility threatens to reduce our property values, which not only negatively impacts us, but also the Village.

Monte Nido's existing 10 acre facility in Irvington, NY is more than adequate for its needs. There, its facility is not smack in the middle of a residential neighborhood. To the precise contrary, it is isolated and surrounded by commercial enterprise and for that reason we understand it was not a vigorously opposed application – like this will be.

At the bare minimum, we call on the Village to convene public hearings and thoroughly study every aspect of this application for a very misguided location which is already "oversaturated" with neighboring facilities. The over concentration of our community with these facilities is evinced by the eight (8) facilities in the immediate surrounding area listed within Monte Nido's attorneys' October 27, 2015 submission, including another facility in the Heathcote community located approximately one (1) mile from 2 Morris Lane!

Simply put, Scarsdale has many better alternative sites on the market and we will look to the Village to propose these alternatives if Monte Nido does not withdraw its objectionable proposal.

Finally, given the magnitude of Monte Nido's application and the vast amount of members of the community who wish to be heard thereon, we respectfully request that the Law and Land Use Committee adjourn its presently scheduled meeting of November 24, 2015 to a date after the New Year to allow for adequate time to prepare submissions (and also to allow for complete attendance unaffected by the holiday season).

We appreciate your immediate attention to this matter and are hopeful the Village will consider our valid concerns regarding Monte Nido's application.

Sincerely yours,

Monica and Henry Aboodi  
20-year residents of Scarsdale  
Currently live at:  
22 Heathcote Road