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VILLAGE OF SCARSDALE  
MANAGER'S OFFICE

November 14, 2015

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Hon. Mayor Jonathan Mark and Hon. Board of Trustees of the Village of Scarsdale  
Scarsdale Village Hall  
1001 Post Road  
Scarsdale, NY 10583

Re: 2 Morris Lane, Scarsdale, NY – Monte Nido Application

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.

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. *I trust that the Village is more than willing to reduce the property taxes on all houses in the immediate area that went up on average 30% in the recent revaluation if you complete the sale of this house to Monte Nido. Our houses are all selling for less than their valuations already (something I assume the town is willing to recognize in the upcoming valuation) and this will just solidify reduced property taxes that the town can expect to collect from homeowners in the vicinity.*

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

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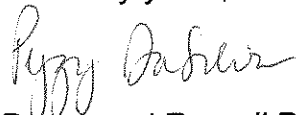
“oversaturated” with neighboring facilities. The over concentration of our community with these facilities is evinced by the eight (8) facilities in the immediate surrounding area listed within Monte Nido’s attorneys’ October 27, 2015 submission, including another facility in the Heathcote community 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 sometime 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 several valid concerns regarding Monte Nido’s application.

Sincerely yours,



Peggy and Russell DaSilva

12 Kelwynne Road