Miller, Christian K.

From: Timothy Chittenden [timothychittenden@mac.com]

Sent: Thursday, June 07, 2012 12:49 PM

To: Sack, Joe; Sack, Joseph A.; Brett, Laura; Parker, Catherine F.; Parker, Catherine; Keith, Suzanna; Peter Jovanovich; Jovanovich, Peter W.; Miller, Christian K.; Doug French; French, Douglas H.

Cc: Pickup, Scott D.; Falcone Chris; Christian Falcone; Renea Henry; Leon Sculti; leon@sculti.com; Leah Rae; Luke Lavoie; Robin Jovanovich

Subject: Today's Lausdeo10580 Story

I was wondering if any of you saw this in Lausdeo10580 and what your reaction to this story is including the crime stats for the Marriott?

Christian could you kindly place this in the file for the plans for the hotel at 120 Old Post Road?

Thank you.

Rye Taxpayer Timothy Chittenden

http://www.lausdeo10580.com/lausdeo10580/2012/06/honor-student-17-is-found-slain-in-mamaroneck-motel-near-her-school.html

Miller, Christian K.

From: Betsy Gallagher [betsy.gallagher@verizon.net]
Sent: Wednesday, June 06, 2012 8:39 PM
To: Miller, Christian K.
Subject: opposition letter to 120 Old Post Road

To the City of Rye Planning Commission,

I strongly object to the proposed zoning change of 120 Old Post Road and to the proposed hotel development on that site.

I believe that there would be negative consequences resulting from the introduction of a transient population of a hotel in our residential neighborhood in such close proximity to our schools.

As a resident, thank you for recording my objection to this zoning change and proposed hotel development.

Betsy Gallagher
GALLAGHER DESIGN
31 Centre Street
Rye NY 10580
c 914.275.5403
h 914.967.7675

Miller, Christian K.

From: Kristin Jautz [kristinjautz@verizon.net]
Sent: Wednesday, June 06, 2012 8:50 AM
To: Miller, Christian K.
Subject: Hotel at 120 Old Post Road

Dear Rye City Council, Zoning Board and Planning Commission,

I would like to add my voice to the growing chorus of Rye residents protesting a possible zoning change at 120 Old Post Road and the addition of a Hampton Inn to our town.

I was at the hearing last night but did not speak. After hearing all sides, what appears obvious to me is this: there is really very little in terms of an upside to such a hotel here in Rye. The $180,000 in taxes (max at 100% occupancy - near impossible to begin with) will be largely offset by added costs to the city. Beyond that, I believe you have already heard many excellent arguments about the downsides and very real risks should this proposal succeed.

I understand that Mr. Weissman and his firm are trying to save what has become a poor investment. He is not the only one who got hit by a changing economy in recent years. But I fail to see why the people of Rye should have to pay for his bailout. For the sake of our children and all citizens of Rye, please do not allow a hotel at 120 Old Post Road.

Thank you for your attention.

Sincerely,

Kristin Jautz
20 Old Post Road
Rye, NY 10580

R'CD 6/5/12

Rye Residents Against a Hotel @120 Old Post Road

Community Edit

Design Survey Collect Responses Analyze Results

View Summary
Browse Responses
Filter Responses
Crosstab Responses
Download Responses
Share Responses

Default Report + Add Report

Response Summary

Total Started Survey: 433
Total Completed Survey: 433 (100%)

PAGE: 1

1. As a resident of Rye, New York, I call on the Rye Planning Commission and the Rye City Council to keep the zoning @ 120 Old Post Road, Rye, NY as it currently exists. I DO NOT support a hotel @ 120 Old Post Road in Rye, NY. Create Chart Download

	Response Percent	Response Count
AGREED	100.0%	433
	EMAIL ADDRESS Show Responses	428
	answered question	433
	skipped question	0

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As a resident of Rye, New York, I call on the Rye Planning Commission and the Rye City Council to keep the zc

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AGREED	rjbonaven@aol.com
AGREED	annieb0456@aol.com
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OSBORN PTO

June 4, 2012

City of Rye Planning Commission
1051 Boston Post Road
Rye, NY 10580

Dear Members of the Rye Planning Commission:

At our May 9th Osborn School PTO meeting, the proposed hotel at 120 Old Post Road was discussed. Nobody expressed support for the hotel, and many concerns were raised by parents. We want to share those concerns with you.

1) **Risks to Pedestrian & Child Safety** – Many children walk to and from school along Old Post Road (please note that the traffic and pedestrian counts submitted by the developer were conducted while the North Street bridge is under construction). Parents are concerned that a hotel will make this walk less safe for their children. In addition to the added traffic of a 150-room hotel at an intersection that is already tricky for children to cross, parents do not like the idea of having a transient population so close to their children. This hotel would be located less than a half mile from nearly 2,300 students at an elementary school, middle school and high school. Parents also mentioned traffic flow is confusing in this area for out-of-town drivers which heightens their pedestrian safety concerns. For example, out-of-town drivers may not realize a portion of Old Post Road is a one-way street – many middle and high school students walk to school on this road without their parents.

2) **Increased Traffic** – Parents are concerned about the added traffic to the area from hotel guests, hotel employees and vendors. In addition to check-in and check-out, guests will be leaving and returning for meals. There is already a lot of traffic in this area with cars coming on and off of I-95. The proposed hotel is located less than half a mile from Osborn School, and there are already many issues with traffic backing up on Boston Post Road and sometimes Old Post Road, particularly around school drop-off time in the morning.

3) **Potential for Crime** – Parents are concerned about the potential for increased crime that may come from attracting a transient population to a budget hotel. Unlike an office building, hotel guests have no ties to the community. Many parents mentioned they regularly read about crime at the Courtyard Marriott in the local newspaper police blotter.

4) **Increased Use of City Services** – While a hotel could raise additional revenue for the city, parents are concerned it would also increase the usage and cost of city services. Parents mentioned concerns about the added burden on the city's police force, trash collection, water supply, and sewage system. An office building does not have 150 showers, 150 toilets, and laundry for 150+ beds. Parents also wondered about the environmental impact of the additional traffic, sewage, etc.

5) **Questionable Need for Hotel** – Most parents do not see the need for an additional hotel in the area and question how much additional revenue the hotel would actually raise for the city. There is already a Courtyard Marriott in Rye and a Hilton in Rye Brook; the hotel would likely cannibalize revenue from the Courtyard Marriott which would not add additional revenue to Rye.

We hope you will take these concerns into consideration as you weigh whether to allow a zoning change for the property at 120 Old Post Road.

Thank you,

The Osborn School PTO Executive Board

Miller, Christian K.

From: Darby Charvat [darbyndoug@optonline.net]
Sent: Tuesday, June 05, 2012 9:06 PM
To: Miller, Christian K.
Subject: Fwd: 120 Old Post Rd
Attachments: 120 Old Post Road Rye.pdf; ATT3637714.htm

Hi Christian,
We spoke briefly at the end of the meeting this evening regarding 120 Old Post Road. I will call you on Wednesday as we discussed to better understand how the city will manage the process regarding the requested zoning change for 120 Old Post Road. As I mentioned, I believe there needs to be much more clarity regarding the decision making process, the timeline and milestones. Also, a more specific understanding of the objectives of each meeting going forward. I believe that a lot of the Rye residents were to some degree confused by the forum this evening. In addition the city needs to better advertise the meetings, meeting schedules and objectives well in advance of the meetings.

I would like to recommend the following actions to be taken immediately
1. The developer should be limited to the number of people that he can bring to the meeting. Whether they be employees, attorneys or consultants. There were clearly quite a few of them at the meeting, tactically positioned throughout the room.

2. I would also strongly recommend at each and everyone meeting going forward that the developer be compelled to have all of his people identify themselves and their specific roles at the beginning of the meeting.

3. I will make sure that this question is asked either by the City or by the residents at every meeting going forward!

4. I overheard the discussions between members of the developers team that were taking seats that should be available to the city residents first.

Thanks,
Douglas Harris

Begin forwarded message:

From: Darby Charvat <darbyndoug@optonline.net>
Date: May 22, 2012 6:37:25 PM EDT
To: cmiller@ryeny.gov
Subject: 120 Old Post Rd

Hi Christian,
My name is Douglas Harris, and I live at 151 Old Post Rd.
Just wanted to give you this document briefly outlining my concerns regarding the proposed hotel at 120 Old Post Rd.
Thanks.

To: C. Miller
From: Douglas Harris, 151 Old Post Rd, Rye
Date: 5/22/12
Re: 120 Old Post Road Rye, NY

I oppose a change to the zoning laws to allow a Hotel to be built at 120 Old Post Road.

In general, a strategic plan is needed for Rye. You cannot make a decision like this in a vacuum without considering the broader implications of the market, real estate and the needs of the community.

Traffic

An office building has minimal or no traffic impact especially on weekends or after the work day ends generally at 5PM. I completely disagree with the traffic analysis that has been provided by the developer.

A hotel would generate traffic 24X7, 365 days a year. An office building will not and historically has not. We have lived at 151 Old Post for 10+ years and can personally attest to the traffic As a result of guests and employees coming in and out of the facility.

Given the increase in traffic volume over the past two years as a result of the WestMed build out, the increasing traffic volumes this would create an intolerable situation.

Especially when considering the increase in traffic in the area when playland is open in the summer. In addition, if the development of Playland proceeds and is approved, you can anticipate another increase in traffic.

Also note, the traffic exiting and entering the NYS thruway at this location. It is a dangerously congested area now, this will make it much worse.

The increased road sue will cause increase wear on the roads and driving additional maintenance costs..

Hotel Impact

Transient people coming through who have no invested interest in the community
Additional Police and Fire will be required.
In addition road use would increase and additional repair cost i.e repaving etc would be incurred.

Housing Values

It will have a negative net impact on housing values in the surrounding community. I cannot see in any way how this would help stabilize or increase housing values. It is unfortunate that the developer has found himself in this situation however I do not want his problem to become my problem.

Alternative use for the property

1. The lack of tenants over the last two years could be a result of the pricing as well as terms and conditions that the developer has in place for potential tenants. I would like to understand over a 10 year period the cash flow analysis on the property.
2. Over the past 10 years how much revenue and profit has been driven by the property?
3. Given the issues with Commercial Real Estate in Westchester in general, then what becomes of the other commercial buildings on Theo Freund? Will they also ask for a zoning change? At the council meeting it was stated that one of the buildings is close to bankruptcy. Will they also become hotels? Where does it end?. Frankly, if Rye needed a hotel why not build it in one of the Theo Freund buildings now.
4. It is MUCH MORE corporate/ industrial environment than 120 Old Post, and has a minimal impact on the surrounding area in terms of affecting private and individually owned homes. There is a copious amount of existing parking and a corporate presence to potentially support a hotel within the boundaries of the property, as well as the Osborn home directly across the street.
5. Alternative use for 120 Old Post Road
    a. Developer sells property
    b. Provide a zoning change to make it residential
    c. I heard a number of $14M estimated value for the property
    d. Sell it to a developer and build large luxury homes that better fit into the existing community
    e. 7 acres divided into .5 acre plots provides for 14 homes with the resulting property tax increases to the town.
6. Approach WestMed and or the Osborn to understand if they have interest in leasing the property as is for their use effectively as is….
7. Has the developer done an analysis on the impact of allowing the building to going into bankruptcy?, this can in some instances have a positive impact.

Miller, Christian K.

From: Jonassen, Helena C [helena.c.jonassen@ustrust.com]

Sent: Tuesday, June 05, 2012 1:27 PM

To: Miller, Christian K.

Subject: Hamptons Inn proposal

I, a Rye resident for 20+ years) would like to voice my opposition to this proposal. Our community do not want a transient population in our neighborhood. This is very close to our schools (Osborn) and many children travel down Boston Post Road to go to the middle school and high school. Considering the tax revenue being proposed, I think other uses of this property can be used (including residential) which will be just as revenue enhancing for our City. This is not be a positive development for our community.

Thank you for your consideration.

Helena C. Jonassen
Senior Vice President
U. S. Trust, Bank of America Private Wealth Management
114 West 47th Street
New York, New York 10036-1532
Tel: 212-852-3974
Cell:917-318-7761 or 914-806-2464
Fax: 800-976-1773
Email:helena.c.jonassen@ustrust.com

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Miller, Christian K.

From: CAROLYN CHAPMAN [carolynchapman1@mac.com]

Sent: Monday, June 04, 2012 12:58 PM

To: Miller, Christian K.

Subject: 120 Old Post Road

Dear Rye City Planner Christian Miller,

I want to voice my concern about a recent proposal for a zoning change at 120 Old Post Road. My understanding is that the change would allow a hotel to be developed there.

I believe that this proposal may undermines attributes of Rye that its residents value so highly- a small, safe community focused on families and children.

Putting a hotel at 120 Old Post Road would change how the city's residents view safety. A transient population not vested in the community would be converging on Rye. We would be putting a 150-room hotel a quarter mile from 1,000 high school students, 800 middle school students, and 600-plus elementary school students, exposing thousands of Rye kids to people spending time in our city only because they got a great room rate.

In recent years, there's been a huge push to "Go Green" in Rye. If the zoning for 120 Old Post Road changes, the students who walk past the site on their way to school--many independent of adults--will be walking past a hotel, with all the uncertainty that entails. If enough older kids were to get together and pool their money, they themselves could rent a room in the hotel as a place to hang out. Clearly this is not something we as a community would support.

When you reflect on the Rye community and all it has to offer, and on what draws people to pay a premium to live in this town, it's hard to understand why a zoning change for a hotel is being considered.

Have you considered approaching Westchester Medical Group to see if they would be interested in the space? Their facility on Theodore Fremd/Playland Access seems to be thriving.

I am objecting to the transient population of a hotel being introduced in our residential neighborhood in such close proximity to our schools.

I hope you will agree.

Thanks for your consideration.

Carolyn Chapman
15 Bradford Ave.
Rye, NY 10580

Miller, Christian K.

From: jeffrey janowicz [jjjanowicz@optonline.net]
Sent: Monday, June 04, 2012 10:19 AM
To: Miller, Christian K.
Subject: Proposed zoning change for Hotel

Just wanted to chime in... I really don't want to see the subject parcel re-zoned to allow a hotel there.

For several reasons: too close to the school, poor ingress/egress, sits adjacent to residential area...

Thanks for your consideration,

Jeffrey Janowicz

Miller, Christian K.

From: Rebecca Lilly Brooks [becky.brooks@me.com]
Sent: Monday, June 04, 2012 9:43 AM
To: Miller, Christian K.
Cc: W. Cameron Brooks
Subject: objection to the rye zoning change for 120 Old Post Road

To the City of Rye Planning Commission,

I strongly object to the proposed zoning change of 120 Old Post Road and to the proposed hotel development on that site.

I believe that there would be negative consequences resulting from the introduction of a transient population of a hotel in our residential neighborhood in such close proximity to our schools.

As a resident, thank you for recording my objection to this zoning change and proposed hotel development.

Rebecca Lilly Brooks
3 Maple Drive, Rye NY 10580
h:914-967-2094/c:917-816-4777
becky.brooks@me.com

Miller, Christian K.

From: james.p.kelly@us.hsbc.com
Sent: Monday, June 04, 2012 9:18 AM
To: Miller, Christian K.
Subject: 120 Old Post Road

Christian,

I understand there are plans being considered to change the zoning on the property at 120 Old Post Road (the old Mobius building) at the corner of Old Post Road and Playland Access Drive. The zoning change would allow, among other potential things, a 150-room Hampton Inn to be developed there.

I strongly oppose such a change to the zoning, for this purpose and at this location. Rye is a family-oriented community and a commercial hotel severely detracts from this aspect of life in town. I also believe that we already have too much commercial traffic in town given Playland, the ice rink and the beach. We are in the middle of challenging economic times and budgets are tight, but I believe the near-term benefits would be far out-weighed with substantially negative alterations in the longer term quality of life and value of our community.

I hope the Rye Planning Commission shares my view, as I know many of my friends and neighbors have similar opinions.

Regards,
Jim Kelly
3 Billington Court
Rye, NY 10580
914-967-7134 ----------
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********** SAVE PAPER - THINK BEFORE YOU PRINT!

Miller, Christian K.

From: Mitchell Pineault [mpineault@weedenco.com]
Sent: Monday, June 04, 2012 9:14 AM
To: Miller, Christian K.
Cc: 'Dawn Pineault'
Subject: Rye Zoning Change / Hampton Inn Hotel

Dear Christian,

As Rye residents for 7 years and raising a family, we are opposed to the latest zoning change that would allow a hotel in our neighborhood.

Respectfully,
Dawn and Mitch Pineault
51 Walker Ave

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Miller, Christian K.

From: Scott Home [sleishman77@gmail.com]

Sent: Monday, June 04, 2012 8:32 AM

To: Miller, Christian K.

Subject: I am in Favor of the Hampton Rezoning

We need a decent hotel in Rye. I have favored Hamptons across NY when I traveled for business. I have always found them to be a pleasant, clean place, run by VERY friendly people who often recognized and welcomed me by name.

And for your information, someone from the elementary school has started a "survey" which, when you go to the website, permits you to check the only box saying you oppose the rezoning.

I have lived in the Osborn school district in Rye for 14 years. My 20 and 17 year old daughters spent their grade school years at Osborn. We will have a 5th grader in Osborn next year.

Scott Leishman
205 North St
Rye, NY 10580
C 914-433-1719

Miller, Christian K.

From: Kista Frank [kistaf@gmail.com]

Sent: Monday, June 04, 2012 7:11 AM

To: Miller, Christian K.

Subject: Hotel on Post Rd.

I am a NEW rye resident. We have recently moved from Atlanta, GA and bought a house on Soundview Ave. We chose Rye because of its unique small town feel so close to NYC. I have three children - one at Osborn, one at the Middle school, and one at the High School. We had MANY options when we moved to NY and we chose RYE -
I DO NOT support the zoning changes or the idea of a new hotel. Please do not allow what I and many consider to be a "roadside" hotel for those "passing through" on their way down I-95 to be built in such a wonderful town.

thank you!

--
Kista Frank

Miller, Christian K.

From: Kristina Dorfman [kristina.dorfman@gmail.com]
Sent: Sunday, June 03, 2012 6:05 PM
To: Miller, Christian K.
Subject: Rye Zoning Change - 120 Old Post Road

Dear Mr. Miller,

I am writing as a concerned citizen regarding the plans to change the zoning on the property at 120 Old Post Road at the corner of Old Post Road and Playland Access Drive. My concerns are:

1. If the zoning is changed and the hotel goes in and does not succeed, it would leave our city vulnerable to a host of other "residential projects" (i.e., Westchester County housing initiatives) that the county could deem appropriate because of this potential zoning change.
2. At 100 percent occupancy, the proposed hotel would provide additional tax income to the City of Rye of approximately $180k (in reality, the sum could be much less). Although this may seem desirable, the costs to the community would be high as well. Our emergency services would be on call seven days a week around the clock, as opposed to M-F, 9 to 5.
3. I chose to make Rye my home because it is a fantastic place to raise a family: award-winning schools, a lovely downtown, a beautiful coastline, and a safe, family-focused community. There is nothing like Rye, NY, on a Saturday morning when children are occupying fields all over town. Whether they're high school, middle school, or elementary school students, children in Rye feel comfortable walking around--to school, to town, home from practice or from a friend's house. Putting a hotel at 120 Old Post Road would change how the city's residents view safety. A transient population not vested in the community would be converging on Rye. We would be putting a 150-room hotel a quarter mile from 1,000 high school students, 800 middle school students, and 600-plus elementary school students, exposing thousands of Rye kids to people spending time in our city only because they got a great room rate.
4. If the zoning for 120 Old Post Road changes, the students who walk past the site on their way to school--many independent of adults--will be walking past a hotel, with all the uncertainty that entails. If enough older kids were to get together and pool their money, they themselves could rent a room in the hotel as a place to hang out. If you've followed the police blotter, you're aware of the issues that continually come up at the Marriott Courtyard; imagine all that a short walk away from the middle and high school campus.

When you reflect on the Rye community and all it has to offer, and on what draws people to pay a premium to live in this town, it's hard to understand why a zoning change for a Hampton Inn is being considered. The tax revenue from a hotel is not going to make a big impact on Rye's financial outlook. In fact, the same amount of revenue could be had from the property taxes on three significant new houses in this town. We are a creative group of residents. There must be a better use for the Old Post Road property, one that would both fit the community and be profitable.

Thank you!

--
Kristina Dorfman
914-305-4072

Militana, Eleanor M.

From: parkersinrye@aol.com

Sent: Sunday, June 03, 2012 9:09 PM

To: French, Douglas H.; Pickup, Scott D.; Brett, Laura; Sack, Joseph A.; Jovanovich, Peter W.; Filippi, Richard P.

Subject: Fw: Rye Zoning Change Would Mean a Hampton Inn in Rye

FYI.
Sent via BlackBerry from T-Mobile

From: "cflood@rpnskids.org" <cflood@rpnskids.org>
Sender: "cflood@rpnskids.org" <cflood@rpnskids.org>
Date: Sun, 3 Jun 2012 20:17:52 -0400
To: <Director11-12@rpnskids.org>
ReplyTo: cflood@rpnskids.org
Subject: Rye Zoning Change Would Mean a Hampton Inn in Rye

Parents, I received this letter and thought you might be interested.....

~~~~~~~~~~~~~

Dear friends and neighbors in Rye,

Your voices are needed at an upcoming Planning Commission meeting this Tuesday, June 5, at 7 p.m. at City Hall. Plans are afoot to change the zoning on the property at 120 Old Post Road (the old Mobius building) at the corner of Old Post Road and Playland Access Drive. The zoning change would allow a 150-room Hampton Inn to be developed there. It is important to note that if the zoning is changed and the hotel goes in and does not succeed, it would leave our city vulnerable to a host of other "residential projects" (i.e., Westchester County housing initiatives) that the county could deem appropriate because of this potential zoning change.

At 100 percent occupancy, the proposed hotel would provide additional tax income to the City of Rye of approximately $180k (in reality, the sum could be much less). Although this may seem desirable, please remember that the costs to the community would be high as well. Our emergency services would be on call seven days a week around the clock, as opposed to M-F, 9 to 5.

A vast majority of us chose to make Rye our home because it is a fantastic place to raise a family: award-winning schools, a lovely downtown, a beautiful coastline, and a safe, family-focused community. There is nothing like Rye, NY, on a Saturday morning when children are occupying fields all over town. Whether they're high school, middle school, or elementary school students, children in Rye feel comfortable walking around--to school, to town, home from practice or from a friend's house. Putting a hotel at 120 Old Post Road would change how the city's residents view safety. A transient population not vested in the community would be converging on Rye. We would be putting a 150-room hotel a quarter mile from 1,000 high school students, 800 middle school students, and 600-plus elementary school students, exposing thousands of Rye kids to people spending time in our city only because they got a great room rate.

In recent years, there's been a huge push to "Go Green" in Rye. If the zoning for 120 Old Post Road changes, the students who walk past the site on their way to school--many independent of adults--will be walking past a hotel, with all the uncertainty that entails. If enough older kids were to get together and pool their money, they themselves could rent a room in the hotel as a place to hang out. If you've followed the police blotter, you're aware of the issues that continually come up at the Marriott Courtyard; imagine all that a short walk away from the middle and high school campus.
When you reflect on the Rye community and all it has to offer, and on what draws people to pay a premium to live in this town, it's hard to understand why a zoning change for a Hampton Inn is being considered. The tax revenue from a hotel is not going to make a big impact on Rye's financial outlook. In fact, the same amount of revenue could be had from the property taxes on three significant new houses in this town. We are a creative group of residents. There must be a better use for the Old Post Road property, one that would both fit the community and be profitable. The Planning Commission is open to our ideas.
~~~~~~~~~~~~~

We wanted to make you aware of this potential and very significant zoning change. After the June 5 meeting, the Planning Commission will make a recommendation to the City Council as to whether or not they support the change. A change in zoning will most likely mean a Hampton Inn.

If you have an interest in this issue, kindly make time to come and listen or voice your own opinion, next Tuesday, June 5, at 7 p.m. at City Hall. It is important that the Planning Commission know the concerns of Rye residents. Please spread the word to others who are concerned as well via email. Let's see if we can get a fantastic turn out on Tuesday evening.
A link to a petition, for your consideration:
http://www.surveymonkey.com/s/LBXQ76T

Thank you!
Rye Residents Concerned About a Hotel at 120 Old Post Road

Miller, Christian K.

From: Donald Weld [dweld@cadisedm.com]
Sent: Friday, June 01, 2012 2:08 PM
To: Miller, Christian K.
Subject: FW: Proposed Development - 120 Old Post Road

Dear Mr. Miller

Please find below an email I previous sent to Mr. Pickup which I trust you have already received.

I wanted to add some additional comments:

- The Developer's own traffic study concluded that most of the additional traffic resulting from the Hotel will be before 7 AM or after 7 PM. Since most of that traffic will go through our neighborhood (particularly the evening dinner traffic) this represents a worst case situation. Increased traffic in the early morning and evening, when the community is typically quiet, will significantly impact our quality of life and is not at all a positive for the neighborhood as represented in the study by the developer.
    - The study needs to be expanded to model projected early morning and post 7 PM evening traffic – the type of traffic that will be most impactful on our quality of life in Rye.
- The report noted that there was no pedestrian activity during peak periods and little to none at other times. I do not accept this claim. There is significant pedestrian traffic to and from Osborne school from 8 to 8:45 and after 3 PM. Since they frequently walk by my home at 35 North St. I can vouch that there is measurable volume. In addition, the bridge over Playland Parkway has been under construction and is very un-welcoming to pedestrian traffic (a fact not noted in the study) which may have impacted the counts the researchers gathered.
    - I believe there is a material understatement of pedestrian traffic which suggests this portion of the study needs to be re-worked.
- We understand that Hampton Inn is the potential operator of the hotel. Hampton Inn is a lower end operator with room rates to match. This is very worrisome as this brand is not consistent with the values of Rye and will certainly attract a price sensitive clientele. This suggest the potential positive impact on Rye Restaurants will be lower than hoped for and means our city will be host to a low end transient guest base that may result in more crime than we already see at the Marriot.
    - The City should analyze the existing police activity at the Marriot and assess if it needs a second location, at the other end of the city, that will likely have similar or higher crime activity. Crime activity embedded within the a neighbourhood, vis the Marriot where it is somewhat isolated from the rest of Rye due the 95. Since Rye has only three or less patrol cars on duty at any time, having two widely dispersed hot spots may result in slow response times for any other calls the police need to respond too.
    - What is to prevent teenagers from pooling their cash and renting a room for parties? I have seen this activity at other Hampton Inns and do we want to enable our teenagers to make this bad decision?
- What happens if the Hotel is a failure? Is this a Trojan horse that will ultimately play host to Section 8 subsided housing?

Thank you for reviewing my comments and I look forward to attending the planning commission meeting on June 5th.

Best regards,

Donald

RECEIVED
JUN _ 1 2012
CITY PLANNER

From: Donald Weld
Sent: Tuesday, May 15, 2012 2:42 PM
To: 'manager@ryeny.gov'
Cc: 'Greg Wilson'; 'ne@apconst.com'; aweld@eastlink.ca; 'NEWCONN@aol.com'
Subject: Proposed Development - 120 Old Post Road

Dear City Manager Pickup,

As a longtime resident of Rye City living at 35 North Street I am writing to express my disapproval of the proposed rezoning required to permit the development of a hotel at 120 Old Post Road.

The proposed redevelopment of the property represents a substantial change in the character of the neighborhood which will significantly and negatively impact the quality of life of the area.

Negative impacts include:

- Increased evening and early morning traffic which is particularly worrisome given how challenging the existing traffic flows are at the intersection of Playland Access Drive and Old Post Road.
    - Reflecting the developer's plans for not including any restaurant facilities in the hotel, where will these guests eat? Will we have a stream of drunk drivers passing our homes each evening after sampling the dinning choices in Rye?
- Inevitable increase in policing and fire protection costs which can be confirmed by reviewing the police reports associated with the Courtyard Marriot in Port Chester.
- Impact on pedestrians – my son and wife walk by that location every afternoon and often my daughters in the evening. Who will be residing in this hotel? Since the developers have not indicated who the property manager will be we can only guess. The hotel represents a public safety issue. Again, please review the Courtyard Marriot Police reports.
- Does Rye have sufficient sanitation capacity to absorb the effluent from this building? Will our local water pressure suffer as 150 + additional people take showers between 6 and 7 AM each morning?
- What if the hotel is a failure? Will we be expected to then permit another redevelopment to subsequently convert the hotel into efficiency apartments? Osborne, the Middle School and the High School are already overflowing with students.

- I have already observed a group of protestors in-front of this location. I believe they were protesting the labor practices of the developer. Is this a comment on the quality of his business dealings?

As a person in business I understand Old Post Partners desire to maximize their profits but why should their returns be earned by taking from my family. This development, if permitted, will reduce the value of my home and you can be assured I will grieve my taxes as a result. Please factor the negative impact on City tax revenues that will result from this unnecessary development.

I have paid the City hundreds of thousands in taxes during my residency and I expect the City to be sensitive to these reasonable objections. Why take from the many for the benefit of only a few?

Thank you for your consideration and please share this letter with the appropriate parties within the City.

Best regards,
Donald G Weld

Donald Weld
Senior Director, Sales

Office: 646.495.5246
Mobile: 914.806.2414
email: dweld@cadisedm.com

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Rispoli, Joann L.

RECEIVED
MAY 30 2012
PLANNER

From: Doug Maclaury [dmaclaury@mattonegroup.com]
Sent: Thursday, May 31, 2012 3:37 PM
To: Miller, Christian K.
Cc: Rispoli, Joann L.
Subject: RE: Hotel rezoning 120 old post rd

Chris thank you for providing the access to the submission material. After its review I have the following comments and questions.

A) Traffic Concerns

The hotel is not contemplated to have food and bar service in the hotel. The traffic study did not adequately address the neighborhood concern regarding evening and day traffic generated by hotel guests. Hotel guests will drive through residential communities, on unfamiliar streets to access gas for cars, food, drink and shopping.

1) the traffic study seemed to concentrate its analysis on the intersections near Old Post Road and The Throughway access roads. The Analysis did not address the evening traffic generated from the proposed hotel that would have guests potentially:

a) Driving through residential neighborhoods to get gas at the stations located on Theodore Fremd and North street

b) Driving through residential neighborhoods to down town Rye at the intersection of Theodor Fremd and Purchase Street

c) or taking the alternative route through residential neighborhoods to down town Rye by going west on North Street intersecting with Purchase Street at the traffic light and driving to down town Rye for restaurants and entertainment

d) Summer residents at the hotel that may drive through residential neighborhoods to access the beach area of Rye going down Play land Parkway but returning by Oakland Beach Ave.

I request that the impacts on this traffic flow be addressed by the traffic analysis

B) Hotel Occupancy Tax, Crime Statistics, Cost of Police and Services to Address Increases in Crime, Net Economic Impact to Rye The presumption of the proposal is that there will be a net increase in tax revenue to the City of Rye in part by in part relying on the increase in hotel occupancy taxes. There was not an independent professional overall feasibility and market study included in the presentation that reviewed the potential negative impact on occupancy at the Marriot Court Yard. What will be the net impact on tax revenue This study, by a reputable independent hotel consultant should address the following:

1) The study should independently verify the best and alternative types of hotel facilities are best suited to the 120 Old Post Road location. I would like to have the study address the comparative positive and negative differences of the developers suggested Hampton Inn type of Hotel (a simple no amenity hotel) and how it compares to the Marriott Courtyard. What is the difference in the origination of hotel clientele of the existing Marriott and the proposed Hampton Inn Hotel.

2) The study should determine the occupancy impact to other hotels in the market area and the impact on occupancy tax to the city of Rye

3) The proposal says that the proposed hotel impact on crime will be insignificant. I think the Developer and Planning Commission should review the crime statistics over a 1 year period associated with the Marriott Hotel and related traffic or crime incidents along Midland Ave. Assuming that this police service cost will be similar for the new hotel, at 120 Old Post Road, are there sufficient personal and financial resources to cover this incremental cost increase. What is the net impact on the Rye City budget.

4) Concerns of local residents are that the value of their homes may be negatively impacted with a hotel use put in the 120 Old Post Road location. Can the tax assessor provide some insight as to the potential negative impact on assessed values on residents homes if sales prices of these homes decline due to the hotel development. What will be the potential net impact to city tax revenues caused by potentially lower assessed values of homes along North Street and Hammond and surrounding neighborhoods.

What is the Net Economic Benefit to the City of Rye when all these factors are taken into account.

C) What are the alternatives to this hotel facility and what are the overall effects on the Office Park Over Time

1) With the two existing uses adjoining the subject property being West Med and Osborn has the developer truly investigated the specialty medical office and heath care related tenancies. I understand that the developer previously obtained zoning authorization for multi tenancy. What I do not know is if the existing zoning permits this use. I understand the property currently has no debt. This provides the developer with a maximum flexibility to accommodate office rents to meet market demand for this existing zoning use.

D) Primary Concerns

The primary concern expressed by many community residents is that the occupancy of a hotel is from transient clients that have no vested interest in the continued success, safety and quality of life in Rye. Is the Planning Commission certain that there are no other uses for this property that may have a more locally based stable clientele with fewer risks to our children that will support the existing tax revenues that the property generates. This analysis has not been generated by either the existing developers proposal or a master plan of the entire office park that may need to address changes in demographics that is changing the demand for traditional office Parks. A hotel may be the highest and best economic use for the developer providing him his highest economic return. Are there other uses more compatible to the community that may not be as lucrative to the developer. The developer's profit should not be at the expense of the potentially decreased assessed value of the homes of existing residents. This may be caused by increased crime and new hotel guest traffic flowing though residential neighborhoods in search of food drink and entertainment day and night.

I am unable to make the meeting on June 5th if you have further comments or questions I can be reached at 917 731 8864

Douglas MacLaury
60 North Street, Rye NY

-----Original Message-----
From: Miller, Christian K. [mailto:cmiller@ryeny.gov]
Sent: Thursday, May 24, 2012 5:10 PM
To: Doug Maclaury
Cc: Rispoli, Joann L.
Subject: RE: Hotel rezoning 120 old post rd

I have uploaded all of the applicant's submissions to the "Digital Documents" section of the City's website (www.ryeny.gov). Please see:
http://www.egovlink.com/rye/docs/menu/home.asp#

The application will next be heard at the Commission's June 5 meeting.
Please get comments to me by May 31 so I can include them in the Commission's packet, which is delivered to them on June 1.

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

-----Original Message-----
From: Doug Maclaury [mailto:dmaclaury@mattonegroup.com]
Sent: Wednesday, May 23, 2012 9:46 PM
To: Miller, Christian K.
Subject: Hotel rezoning 120 old post rd

Chris it was a pleasure speaking with u today. As discussed could u please forward the property owner's responses to your information requests. I will also try to get additional questions and comments bAck to u before the city planning meeting. thanks Douglas MacLaury 60 north street, Rye NY

Sent from my iPhone

May 30, 2012

City of Rye Planning Commission
1051 Boston Post Road
Rye, NY 10580

RECEIVED
MAY 30 2012
CITY PLANNER

Dear Members of the Rye Planning Commission:

We are strongly opposed to the proposal to build a hotel at 120 Old Post Road. We live at 59 North Street and are extremely concerned about the following impact on the city and our neighborhood:

1) **Traffic & Child/Pedestrian Safety** – There is always a long line of cars on Playland Access Drive, and adding a hotel will only exacerbate this problem. This can be a dangerous intersection; cars get frustrated with the long waits and try to dart out between traffic. In addition to adding traffic, the hotel will attract guests who are unfamiliar with the neighborhood and may not realize that traffic does not stop on Old Post Road.

   Most important, we are concerned about the safety of children and other pedestrians. We have children in Kindergarten and 2nd grade at Osborn School, and like many of our neighbors we sometimes walk to school. We would prefer to walk more often, but we find crossing both the 95 Access Road and Playland Access Drive already dangerous. Cars are often late for work in the morning and in a hurry, and a friend of ours was hit with her stroller crossing Playland Access Drive two years ago (thankfully she and her child were not hurt). We hope to walk more often when the North Street Bridge is repaired and has improved sidewalks and when our children are a little bit older, but a hotel (with its added traffic and unfamiliar drivers) would make this intersection more dangerous. We also worry that drivers unfamiliar with the neighborhood trying to drive into downtown Rye may not realize that Old Post Road between Boston Post Road and North Street is a one-way street. Most of the middle and high school aged children in our neighborhood walk down this road to and from school every day. The possibility of one child getting hit by a car is too high a cost to bear for our neighborhood.

2) **Crime** – We are extremely concerned about any added crime that may come from adding a budget hotel to a high-end residential neighborhood. Our understanding is there has been some crime associated with the Courtyard Marriott in Rye.

3) **Economics** – We appreciate the fiscal arguments being proposed of increased property and hotel taxes. However, this view by itself is short-sighted. Any increase in property taxes from this property will likely be off-set by a decrease in property value of all of the houses in the neighborhood. Given the questionable need for another hotel in the area with the Courtyard Marriott and Rye Town Hilton nearby, significant hotel taxes may not

materialize. Any possible tax gains could be offset even in the immediate term by the cost of additional city resources such as added police surveillance, trash collection, etc.

We do not see the need for a new hotel, and we believe the drawbacks of putting a budget hotel in a residential part of Rye far outweigh the benefits to the developer. This is not good for the city, and it is certainly not good for our neighborhood.

Sincerely,

Charles + Allyson Kim

Charles and Allyson Kim
59 North Street, Rye, NY

To: C. Miller
From: Douglas Harris, 151 Old Post Rd, Rye
Date: 5/22/12
Re: 120 Old Post Road Rye, NY

I oppose a change to the zoning laws to allow a Hotel to be built at 120 Old Post Road.

In general, a strategic plan is needed for Rye. You cannot make a decision like this in a vacuum without considering the broader implications of the market, real estate and the needs of the community.

Traffic

An office building has minimal or no traffic impact especially on weekends or after the work day ends generally at 5PM. I completely disagree with the traffic analysis that has been provided by the developer.

A hotel would generate traffic 24X7, 365 days a year. An office building will not and historically has not. We have lived at 151 Old Post for 10+ years and can personally attest to the traffic As a result of guests and employees coming in and out of the facility.

Given the increase in traffic volume over the past two years as a result of the WestMed build out, the increasing traffic volumes this would create an intolerable situation.

Especially when considering the increase in traffic in the area when playland is open in the summer. In addition, if the development of Playland proceeds and is approved, you can anticipate another increase in traffic.

Also note, the traffic exiting and entering the NYS thruway at this location. It is a dangerously congested area now, this will make it much worse.

The increased road sue will cause increase wear on the roads and driving additional maintenance costs..

Hotel Impact

Transient people coming through who have no invested interest in the community
Additional Police and Fire will be required.
In addition road use would increase and additional repair cost i.e repaving etc would be incurred.

Housing Values

It will have a negative net impact on housing values in the surrounding community. I cannot see in any way how this would help stabilize or increase housing values. It is unfortunate that the developer has found himself in this situation however I do not want his problem to become my problem.

Alternative use for the property

1. The lack of tenants over the last two years could be a result of the pricing as well as terms and conditions that the developer has in place for potential tenants. I would like to understand over a 10 year period the cash flow analysis on the property.
2. Over the past 10 years how much revenue and profit has been driven by the property?
3. Given the issues with Commercial Real Estate in Westchester in general, then what becomes of the other commercial buildings on Theo Freund? Will they also ask for a zoning change? At the council meeting it was stated that one of the buildings is close to bankruptcy. Will they also become hotels? Where does it end?. Frankly, if Rye needed a hotel why not build it in one of the Theo Freund buildings now.
4. It is MUCH MORE corporate/ industrial environment than 120 Old Post, and has a minimal impact on the surrounding area in terms of affecting private and individually owned homes. There is a copious amount of existing parking and a corporate presence to potentially support a hotel within the boundaries of the property, as well as the Osborn home directly across the street.
5. Alternative use for 120 Old Post Road
    a. Developer sells property
    b. Provide a zoning change to make it residential
    c. I heard a number of $14M estimated value for the property
    d. Sell it to a developer and build large luxury homes that better fit into the existing community
    e. 7 acres divided into .5 acre plots provides for 14 homes with the resulting property tax increases to the town.
6. Approach WestMed and or the Osborn to understand if they have interest in leasing the property as is for their use effectively as is….
7. Has the developer done an analysis on the impact of allowing the building to going into bankruptcy?, this can in some instances have a positive impact.

From: Pickup, Scott D.

Sent: Sunday, May 20, 2012 9:57 AM

To: Miller, Christian K.

Subject: Fw: Osborn PTO - Hotel

Fyi

From: Ed Shine [mailto:SHINEE@ryeschools.org]
Sent: Sunday, May 20, 2012 09:22 AM
To: Pickup Scott D.<spickup@ryeny.gov <Pickup Scott D.<spickup@ryeny.gov>
Cc: Frank Alvarez <ALVAREZF@ryeschools.org>; Kathleen Ryan <RYANK@ryeschools.org>
Subject: Osborn PTO - Hotel

Dear Scott:

At the Joint Meeting of the City Council and the Board of Education I indicated that I would meet with the Osborn PTO to ascertain any issues or concerns they had with the hotel proposal.

In bullet form, here are the main topics that were discussed:

1. It is a residential area.
2. There is no need for a hotel in Rye
3. There are safety risks
4. The City needs to balance the value to the community a hotel would provide [if any] against the taxes it would provide to the three governmental agencies: county, city and school
5. There is the potential for an increase in crime.
6. There is always the potential of extended stay options and the impact that would have on the community
7. Concerns regarding water and run off were shared.

Please keep Dr. Alvarez and Kathy Ryan informed of the development of this proposal as it moves forward.

All the best,
Ed
All the best.

Miller, Christian K.

From: Nick Everett [ne@apconst.com]
Sent: Tuesday, May 15, 2012 2:56 PM
To: Miller, Christian K.
Subject: FW: Proposed Development - 120 Old Post Road

Nicholas S. Everett | Senior Vice President
A.P. Construction Company | www.apconst.com
707 Summer Street, Stamford, CT 06901
v 203.388.1136 **f** 203.428.1136
ne@apconst.com

Please consider the environment before printing this e-mail.

From: Donald Weld [mailto:dweld@cadisedm.com]
Sent: Tuesday, May 15, 2012 2:42 PM
To: manager@ryeny.gov
Cc: Greg Wilson; Nick Everett; aweld@eastlink.ca; NEWCONN@aol.com
Subject: Proposed Development - 120 Old Post Road

Dear City Manager Pickup,

As a longtime resident of Rye City living at 35 North Street I am writing to express my disapproval of the proposed rezoning required to permit the development of a hotel at 120 Old Post Road.

The proposed redevelopment of the property represents a substantial change in the character of the neighborhood which will significantly and negatively impact the quality of life of the area.

Negative impacts include:

- Increased evening and early morning traffic which is particularly worrisome given how challenging the existing traffic flows are at the intersection of Playland Access Drive and Old Post Road.
    - Reflecting the developer's plans for not including any restaurant facilities in the hotel, where will these guests eat? Will we have a stream of drunk drivers passing our homes each evening after sampling the dinning choices in Rye?
- Inevitable increase in policing and fire protection costs which can be confirmed by reviewing the police reports associated with the Courtyard Marriot in Port Chester.
- Impact on pedestrians – my son and wife walk by that location every afternoon and often my daughters in the evening. Who will be residing in this hotel? Since the developers have not indicated who the property manager will be we can only guess. The hotel represents a public safety issue. Again, please review the Courtyard Marriot Police reports.
- Does Rye have sufficient sanitation capacity to absorb the effluent from this building? Will our local water pressure suffer as 150 + additional people take showers between 6 and 7 AM each morning?
- What if the hotel is a failure? Will we be expected to then permit another redevelopment to subsequently convert the hotel into efficiency apartments? Osborne, the Middle School and the High School are already overflowing with students.
- I have already observed a group of protestors in-front of this location. I believe they were protesting the labor practices of the developer. Is this a comment on the quality of his business dealings?

As a person in business I understand Old Post Partners desire to maximize their profits but why should their returns be earned by taking from my family. This development, if permitted, will reduce the value of my home and you can be assured I will grieve my taxes as a result. Please factor the negative impact on City tax revenues that will result from this unnecessary development.

I have paid the City hundreds of thousands in taxes during my residency and I expect the City to be sensitive to these reasonable objections. Why take from the many for the benefit of only a few?

Thank you for your consideration and please share this letter with the appropriate parties within the City.

Best regards,
Donald G Weld

Donald Weld
Senior Director, Sales

Office: 646.495.5246
Mobile: 914.806.2414
email: dweld@cadisedm.com

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Miller, Christian K.

From: Patti Adimari [pattirys@optonline.net]

Sent: Friday, May 11, 2012 11:05 AM

To: Miller, Christian K.

Subject: Re: Planning Commission meeting 5/15

Thanks, Christian-just what I thought I heard. Will try to get that word out but one neighbor has been dropping letters off to the neighbors telling them to attend this Tuesday-just so you know if you get any of them attending. Will contact the neighbor and ask her to drop off an update to alert neighbors of 6/5.

Patti

----- Original Message -----
From: Miller, Christian K.
To: Patti Adimari
Sent: Friday, May 11, 2012 9:46 AM
Subject: RE: Planning Commission meeting 5/15

I will be sending out and posting the Planning Commission agenda on the City website later today, but 120 Old Post will NOT be on the 5/15 agenda. As the applicant indicated at the Commission's May 1 meeting they will return for the Commission's June 5 meeting. We also expect that they will post a notification sign on their property in advance of that meeting.

Thanks for letting neighbors know. Enjoy the weekend.

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

From: Patti Adimari [mailto:pattirys@optonline.net]
Sent: Friday, May 11, 2012 9:40 AM
To: Miller, Christian K.
Subject: Planning Commission meeting 5/15

Hi Christian-
Some neighbors are asking if the 120 Old Post Rd. project will be on the 5/15 agenda. I thought I heard at the last meeting that the owners asked to come back at the June meeting with their reports.

Please let me know if neighbors should attend on 5/15 or wait until the June meeting.

Thanks,
Patti Adimari

MAY - 7 2012

Nicholas S. Everett
Chairman of the Planning Commission
City of Rye
1051 Boston Post Road
Rye, NY 10580

May 7, 2012

We, the undersigned homeowners and residents of properties along Old Post Road, are herewith responding to the application of Old Post Road Associates LLC (Applicant) before the Planning Commission. With properties located directly opposite the one at 120 Old Post Road, we are most affected by the proposed plans to convert the existing office building into a hotel.

Our concerns are the following:

1. **Traffic issues.** As an office facility, 120 Old Post Road adds to the traffic flow primarily from 8 to 9 a.m. and from 4:30 to 5:30 p.m. on weekdays. As a hotel that would need to accommodate service vehicles, limos, town cars, taxis, rental cars and police vehicles, traffic would be a 24/7 issue. Guests presumably would be able to check in and leave at all hours.

   In addition, because the entrance to the property on Playland Access Drive is so close to the intersection with Old Post Road, traffic to and from the property causes issues when cars on the Access Drive are waiting to turn onto Old Post Road. This is a strong argument against any increase in traffic at the site.

   When the Applicant came before your board some years ago, it was suggested that a traffic light be installed at the Playland Access Drive/Old Post Road intersection to regulate traffic flow. The owners of our properties successfully argued that there was no need for a traffic light, as the light at the intersection of Boston Post Road and Old Post Road creates a periodic stream of traffic with lulls that allow vehicles on the Access Drive to turn onto Old Post Road. We are very much opposed to a traffic light, in part because of the exhaust produced by idling cars, the noise of heavy trucks braking and starting up again, and the difficulty of exiting our driveways into a line of vehicles waiting for a light to turn green.

2. **Safety issues.** The sidewalk on the west side of Old Post Road is frequented by pedestrians, including elderly residents of The Osborn and children walking to and from Osborn School. The use of the Applicant's property as a hotel, with its constant flow of transient "neighbors," would degrade the sense of security in the area.

3. **Hotel operator.** We do not know who the hotel operator would be or what kind of guests it would attract. Even if a high-end operator were initially chosen for the facility, there is no guarantee that the property would remain in responsible hands once the requisite approvals were given. The Applicant may sell the property at any time or may later argue hardship when

the promises of no bar, no restaurant, and no lights on the building prove burdensome. The Applicant may seek permission to host conferences, weddings, and other activities that will draw additional visitors and traffic.

4. **Height of the building and screening from view.** The screening of the property from Old Post Road is already insufficient, partly because the building's pitched roof increases its height. When a third story was added, the Applicant promised adequate screening, which never materialized. Pictures were submitted at the time that showed trees along the road, but they were photos taken from our properties using our trees.

5. **Income for the city.** The Marriott's Courtyard on Midland Avenue has an occupancy rate of less than 70 percent much of the time. While an additional business may draw patrons away from one facility to another, it will not necessarily add to the city's coffers. Other hotels in the area, including the Hilton, provide major high-end competition, arguing for more modest accommodations, perhaps--something even less desirable to the neighborhood. There is no indication that visitors to The Osborn need accommodations beyond what the city already provides. Furthermore, any gains from a business of this nature would necessarily be offset by the need for additional city resources, such as added police surveillance and fire protection.

6. **Maintaining the site as an office facility.** The Applicant's plea of hardship rings hollow to our ears. The Applicant purchased the building at 120 Old Post Road at a very low cost and added a third floor against our objections. We believe that there will always be a market for office facilities at reasonable rates. A hotel would be a less attractive use of the site and would negatively affect the properties along Old Post Road and nearby areas, decreasing their value. Furthermore, the Applicant has not proven himself to be a particularly good neighbor; for instance, he frequently disobeys the prohibition against mowers and leaf blowers on Sundays before 8 a.m. Moreover, he did not feel the need to inform adjacent property owners of his intentions regarding a hotel, leaving us to read about it in the paper.

Based upon the foregoing, we are against this proposal and are of the opinion that the project is not beneficial to Rye.

A copy of this letter has been submitted to the City Council.

Sincerely yours,

Janet Hawkins, 131 Old Post Road

Evan Kostorizos, 121 Old Post Road

Robert van der Wateren, 111 Old Post Road

Received

MAY 0 7 2012

City Manager's Office
Rye, New York

Nicholas S. Everett
Chairman of the Planning Commission
City of Rye
1051 Boston Post Road
Rye, NY 10580

May 7, 2012

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A copy of this letter has been submitted to the City Council.

Sincerely yours,

Janet Hawkins, 131 Old Post Road

Evan Kostorizos, 121 Old Post Road

Robert van der Wateren, 111 Old Post Road

May 2, 2012

City of Rye
Planning Commission
City Hall
Rye, New York 10580

Ladies and Gentlemen,

It has been brought to our attention that the office building on Old Post Road is being considered for rezoning. Please do not allow this to happen.

We live on North Street, close to the suggested development. We have three children going to the schools. I drive our youngest to Osborn with the other two walking down Old Post Road to the Middle and High school. We moved to Rye because of the schools, the green grass and the train ride into the city for work. The traffic on North Street (a county road) is bad enough now for a residential neighborhood without a hotel. The speeding is an issue. We have had highway drivers come into our driveway lost. I give directions all the time to West Med patients who are lost. North Street is a busy road. A hotel of any kind would only make this WORSE.

The T-junction of Playland Access Road and Old Post Road (defacto North Street) is a scary place to walk to Osborn school now let alone with hotel traffic. The entrance onto 95 from North Street is very busy as well. A hotel will have staff and a transient population to worry about adding traffic and safety issues around our homes. It will cause more trucks to drive down North Street. Please visit this T-junction to get a glimpse of the full nature of the traffic and construction situation there now at 8:30 AM on a school day. Please drive down Playland Drive and take the exit to get off on North Street and time how long you have to wait to make a left turn onto Old Post Road/North Street. It is a busy street now. Please do not allow it to get worse with this hotel.

7 acres with an office building does not have to be turned into a hotel. What about soccer fields with a clubhouse?

We have lived in Rye for 12 years with 5 1/2 years on North Street. Getting out of our driveway is tricky at times due to traffic in particular speeding vehicles. We asked for a horseshoe driveway with two entrances and were declined due to the rules and regulations of our county road. Please do not change the rules for this hotel. It is a slippery slope bound to change the fabric of our residential and beloved Rye.

We love our safe community where our children lead active and healthy lives walking and biking to school, our town, and neighbor's homes. **Please consider the quality of life for the surrounding community as you address these issues concerning zoning and do not allow this hotel to become a reality.**

Thank you for your consideration in these matters.

Cynthia and Paul Deen
55 North Street
Rye, New York 10580

MAY - 3 2012

Miller, Christian K.

From: Christine Sasse [Christine.Sasse@piadvisors.net]
Sent: Tuesday, May 01, 2012 9:00 AM
To: Miller, Christian K.
Subject: Proposed Hotel On Old Boston Post Road

Christian,

Good morning. I am writing to you today as a very concerned citizen and mother about the proposed 150 room hotel complex a stones throw away from our children's elementary school. My husband and I were shocked to read about the proposal in the Record. We are very concerned about the traffic pattern as well the strangers who will be roaming our neighborhoods. The office building that is there now, if used, would only be used on weekdays and would be deserted on the weekends when all of us hard working citizens are around to enjoy our community. If a hotel would be placed there is would be 24/7 and who knows who will wander off 95 to stay there. Secondly, it is close to our schools, are we sure we want strangers staying so close to our children. We moved to Rye to be part of a community and a hotel down the street, no matter how nice it is, is not what many citizens in Rye have signed up for. I realize the need for tax revenue is important but the proposed bill is not even that much more compared to what the owner is currently paying, is it really worth the safety and feel of our community. This proposal is not serving the citizens of Rye at all. If you need additional tax money why not re-zone for residential use and put houses on the lot instead, the city could probably take in more revenue that way.

Can you please advise when this will come up for review for public comment, we would like to attend and organize others in our community that feel similar.

Thank you for your time.

Christie Sasse

MAY - 1 2012

Dear Planning Commission Members,

As a resident of Old Post Road (56), I was concerned when I learned about the proposed plans for renovating 120 Old Post Road from office space to hotel space. I understand that there are many difficult decisions that have to be made when balancing the need for an increased tax base and maintaining the quality of life for the citizens of Rye. Having viewed the City Council meeting (April 18th) regarding this issue as well as the joint Board of Education and City Council meeting held on April 21st, a number of significant issues were raised. Besides the obvious concerns about traffic and safety issues, one of my deepest concerns is what might happen should the business venture not be successful. Mr. Weissman's response that he wouldn't invest millions of dollars in a project that he didn't think would be successful, was hardly comforting.
As someone who would be impacted on a daily basis by your decision, I only ask that careful consideration is given to all aspects of the proposed project.

Jodi Lyons

APR 2 7 2012

April 26, 2012

To Christian Miller and Member of the Rye City Planning Commission:

We read with dismay the recent Sound Shore Review article outlining possible plans for turning the now vacant office building at the intersection of Old Post Road and Playland Parkway Access Drive into a hotel. Please say it's just a bad dream. We have lived in this neighborhood for more than 20 years and have seen the steady increase in traffic. We have to believe that a hotel in that location would only make things worse and might even necessitate the need for traffic signals which would most likely lead to lines of traffic blocking our driveways. No thanks. We as a neighborhood have spent years trying to educate local officials of the dangers our neighborhood school children face trying to navigate their way to school each morning, with a lack of sidewalks, crosswalks and crossing guards. A hotel located directly on a main route to Osborn Elementary School, Rye Middle School and Rye High School will certainly do nothing to improve that situation. And there are neighborhood residents who are already voicing security and safety concerns about the many transients who will be moving in and out of our neighborhood as a result.

I would not object to a hotel around the corner and a few blocks away, in the commercial area between Theall Road and Theodore Fremd, where the Rye Board of Education has office space. That location is near the same facilities, i.e., the Osborn Home and Westmed offices, and is in close proximity to the Village, but not in the middle of a residential neighborhood.

The Old Post Road office building would be a great location for BOE offices and maybe a spot for KIDSPACE or the alternative high school. Maybe there are other local municipal and/or administrative uses as well. I realize this is not the concern of the Planning Commission and that the bottom line is about making money for the owner and generating taxes for the city. But please remember that the residents of this neighborhood are already taxpayers. Allowing a hotel to open down the street will most certainly have a negative effect on our property values. When making decisions on this property, please ask yourselves this question: Would I want a 150 room hotel to open across the street from my house?

Thank you for your thoughtful consideration of our concerns.

Sincerely,
Mike and Susan Eggers
85 Old Post Road
Rye, NY

APR 2 7 2012

Miller, Christian K.

From: Miller, Christian K.

Sent: Wednesday, April 25, 2012 12:29 PM

To: 'Susan S. Brown'

Subject: RE: Question re: hotel proposal for Playland Access Dr. and Old Post Rd.

I left you a message. Feel free to call me if you have a moment.

The first public meeting on this matter was last week and it was a presentation by the applicant to the City Council, which will be responsible for a decision on the matter. As with all zoning petitions, the City Council referred the matter to the Planning Commission for their advisory recommendation. The Commission will consider this matter at their meeting next week, May 1, 2012. It is a public meeting and you are more than welcome to attend, but the Commission will likely use it primarily as a work session to hear a presentation by the applicant and provide it's initial comments. If you have any specific concerns please send them to me in the next day or so and I will forward them to the Commission in advance of their meeting. If not, no worries because future meetings of the Commission will provide for more public input opportunities. Even though their recommendation is only advisory and they are not required to hold a public hearing I think they will be enhancing that process because they value neighbor concerns. Also, please visit the City's website www.ryeny.gov to receive agenda in advance of meetings of the City Planning Commission and City Council.

If you have any other questions, please feel free to contact me.

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

From: Susan S. Brown [mailto:sbrown@glassmanbrown.com]
Sent: Wednesday, April 25, 2012 10:36 AM
To: Miller, Christian K.
Subject: Question re: hotel proposal for Playland Access Dr. and Old Post Rd.

Hi Mr. Miller. I reside at 61 Old Post Rd. in Rye. I have not seen nor heard anything about this other than a telephone conversation, today, with a concerned neighbor. Can you please advise at what stage this proposal is and has there been a public hearing? I'm surprised because I receive the planning commission agenda and don't see that this has been publically discussed to date. Please advise. Thanks.

Sincerely,
Susan S. Brown

Glassman & Brown, LLP
99 Court Street
White Plains, New York 10601
Tel: (914) 686 0108
Fax: (914) 288 9291
E-Mail: sbrown@glassmanbrown.com

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Miller, Christian K.

From: Miller, Christian K.
Sent: Wednesday, April 25, 2012 12:16 PM
To: 'Andrea Weld'
Subject: RE: 120 old post road

Thank you for your comments. I will forward them to the City Council and Planning Commission.

Please visit the City's website www.ryen.gov to receive advance notification of Planning Commission and City Council agenda to know when this matter will be discussed. It will be discussed at the next meeting of the Planning Commission on May 1, 2012.

Thank you,

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

-----Original Message-----
From: Andrea Weld [mailto:aweld@optonline.net]
Sent: Wednesday, April 25, 2012 11:41 AM
To: Miller, Christian K.
Subject: 120 old post road

Hello , i live at 35 north st 1 block from this proposed plan. I am completely against this preposterous plan of a hotel in a residential area. The increase in traffic, noise, and population is not suitable for a high end residential area. This will ultimately devalue our homes and for what purpose? The hotel would only attract business men for short periods of stay which can lead to unwanted behaviors and ultimately crime. I would like this to be stated in your next meeting that many residents will be opposed to this and like the apparent apartments at lesters will not be tolerated. Thank you sincerely, andrea weld

Sent from my iPhone

APR 2 5 2012

Miller, Christian K.

From: Miller, Christian K.

Sent: Wednesday, April 25, 2012 12:29 PM

To: 'Susan S. Brown'

Subject: RE: Question re: hotel proposal for Playland Access Dr. and Old Post Rd.

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If you have any other questions, please feel free to contact me.

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

From: Susan S. Brown [mailto:sbrown@glassmanbrown.com]
Sent: Wednesday, April 25, 2012 10:36 AM
To: Miller, Christian K.
Subject: Question re: hotel proposal for Playland Access Dr. and Old Post Rd.

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Sincerely,
Susan S. Brown

Glassman & Brown, LLP
99 Court Street
White Plains, New York 10601
Tel: (914) 686 0108
Fax: (914) 288 9291
E-Mail: sbrown@glassmanbrown.com

APR 2 5 2012

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April 24, 2012

City of Rye
Planning Commission
City Hall
Rye, New York 10580

Ladies and Gentlemen,

Christian Miller suggested we might want to express our concerns regarding the potential hotel development on Old Post Road for you to consider. We are residents of Hammond Road about 2 blocks away.

Our first concern is traffic-the impact of the hotel cannot be quantified in this regard as it will depend on occupancy rate and will change daily depending on the purpose of the guests' stay. An office building is different in that, for the most part, cars come in off the highway at 9 AM and stay put until 5 PM and then back on the road. The traffic from a potential hotel will be different in that business people will be leaving at 8:15-8:30 AM for appointments at just about the time the school children walk to school and will be using roads such as North Street and Hammond Road to get to downtown for meals, shopping, train, etc. As Old Post Road has become a one way street the most likely route for hotel guests to downtown will be through our neighborhood.

We also question whether the waste sewers can accommodate the increase involved in 150 rooms with showers, toilets and sinks in each.

We are further concerned that the city will not have enough control over the project to ensure that the architectural blueprint is adhered to. Once the zoning change is made will we need to just trust that the owners will do the right thing? Questions regarding the brand of hotel that will be placed there as well as other uses for hotels without full occupancy abound. It is not uncommon in Westchester for partially occupied hotels to accept county subsidized housing vouchers to keep them afloat. This would affect our school population numbers and the ripple affect would be substantial.

While we realize zoning is not your decision, a change in the zoning of this property will likely lead other commercial property owners to seek zoning changes for their properties as well. This could very well lead to a large commercial zone in the Theodore Fremd area which would leave our little neighborhood like an oasis in a sea of development.

While we understand the potential monetary benefit to the city, it is clear that this project would be risky on a number of levels. Rye has traditionally been a strict adherent to quality of life issues for its residents over tax revenue and property development. While we all face difficult economic issues, we trust that our elected and appointed officials will look very carefully at the delicate balance between quality of life for Rye residents and burgeoning commercial development.

Thank you for all you do to keep our community a desirable place in which to live and raise our children.

Patti and Frank Adimari
12 Hammond Road
Rye, New York

APR 2 5 2012

Miller, Christian K.

From: Patti Adimari [pattirys@optonline.net]

Sent: Tuesday, April 24, 2012 4:05 PM

To: Miller, Christian K.

Subject: Re: Planning Commission meeting tonight

Christian-
If any of my neighbors would like to put comments/concerns in writing as well can they forward to you or is there a better venue that would be less annoying for you?

Patti

----- Original Message -----
From: Miller, Christian K.
To: Patti Adimari
Sent: Tuesday, April 24, 2012 12:53 PM
Subject: RE: Planning Commission meeting tonight

The next meeting of the Planning Commission is May 1, not tonight. We will post the agenda in advance of the meeting.

The public is more more than welcome to attend. If you send me comments prior to next Friday I will forward them to the Commission so they have them in advance of the meeting. They are a very engaged board and they will read them before the meeting.

I suspect that at this first meeting the Commission will spend most of the time asking questions about the proposal. They generally don't take public comment at these work sessions, but they appreciate the public concern and will likely exercise some flexibility. The Commission's role is only to provide an advisory recommendation to the City Council, who is responsible for making the final decision. There is no public hearing required, but I know the Commission will be discussing how they would like to adjust that process to provide greater public input opportunities (such as a notice public hearing for its May 15 meeting).

After an advisory recommendation is forwarded to the City Council the zoning petition will be discussed by the City Council and they will be required to hold a public hearing before making a decision.

Let me know if you have any additional questions or comments. Thank you for your input.

Christian K. Miller, AICP
City Planner
1051 Boston Post Road
Rye, New York 10580
914-967-7167 (p)
914-967-7185 (f)
www.ryeny.gov

From: Patti Adimari [mailto:pattirys@optonline.net]
Sent: Tuesday, April 24, 2012 9:09 AM
To: Miller, Christian K.
Cc: ADIMARIF@aol.com
Subject: Planning Commission meeting tonight

Hi-
We are wondering if the potential hotel plan will be on tonight's agenda and if the public is permitted to attend the session.

We have some concerns and we would like to have all the facts available on the project.

Patti and Frank Adimari
12 Hammond Rd., Rye

AWRE Alfred Weissman Real Estate, LLC
Owner Developer

May 11, 2012

City of Rye
1051 Boston Post Road
Rye, NY 10580

RE: Open House 5/23
120 Old Post Road, Rye, NY 10580

Dear Sir or Madam,

For the last 12 years I have lived here in Rye with my wife and three children. This community offers an amazing quality of life and so many wonderful amenities to its residents. We are all fortunate to call it home.

In addition to my home, I also own a large commercial office property on the Playland Access Road. Unfortunately, there are currently millions of square feet of vacant office space here in Westchester County. In spite of our best efforts, we have had little interest from tenants in two years of marketing the property and the building remains mostly vacant. We have filed with the City for a reduction in taxes as the value of the building is substantially diminished.

In thinking of alternate uses for the property, we have developed a plan for a small hotel that would not have any restaurant or catering facilities and would provide many benefits to the City of Rye:

1. Increased Tax base (both property tax and occupancy tax)
2. Reduced traffic with 70 less parking spaces than exiting office building
3. More residential appearance (see attached rendering)
4. Reduced traffic flow
5. Increased green landscaped area by 15,000 square feet
6. No alcohol will be served on the property.
7. An upscale hotel chain will ensure quality of the operation.

In order to develop this use, we need to get a modification to the local zoning. The proposed modification is very limiting and restrictive. This will protect the character of the area and create a first class development.

If you have any questions, please feel free to call me in my office. In addition, we are hosting an Open House which we invite you to attend. The Open House will be May 23rd between 4:30 and 7:30 in the afternoon. There is also a Planning Commission meeting to discuss this proposal on June 5th.

I thank you in advance for your consideration.

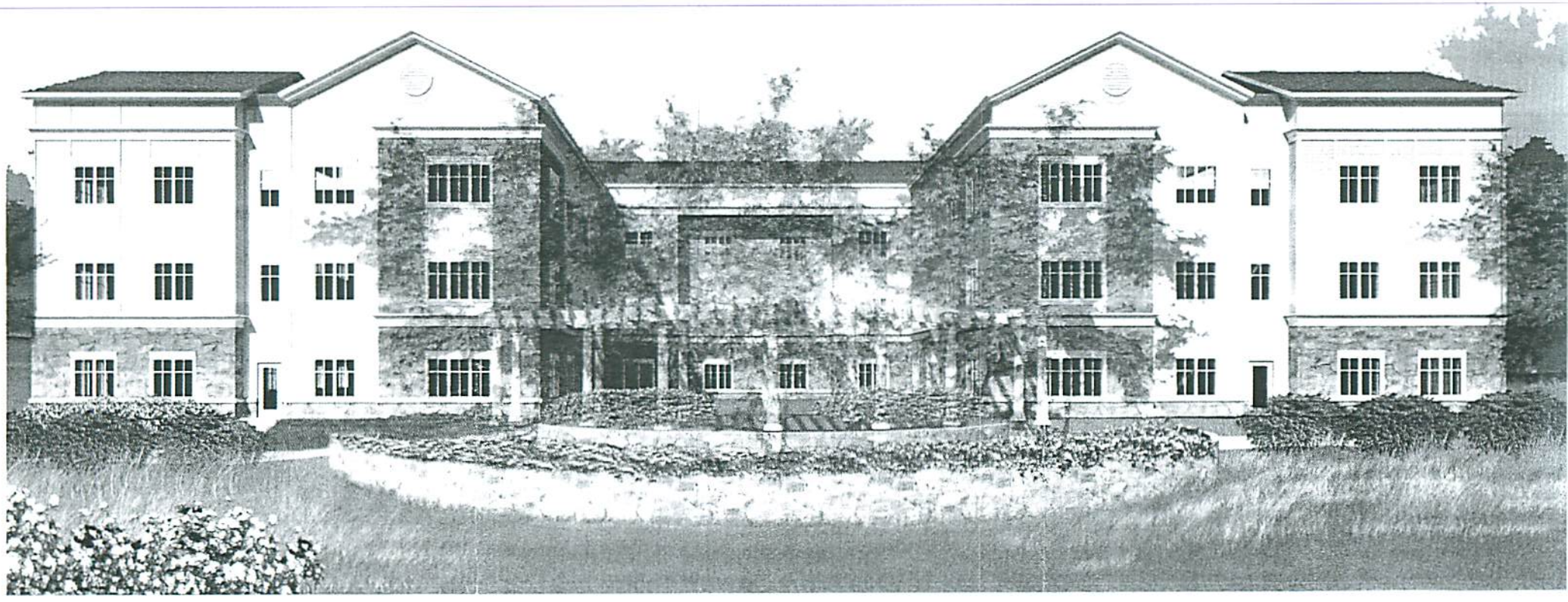
RECEIVED
MAY 1 4 2012
RYE BUILDING DEPARTMENT

All the best,

Alan

Alan

120 Old Post Road, Rye, New York 10580 • Phone (914) 481-5800 • Fax (914) 921-1130 • www.awre.net



JARDEN corporation

Received

APR 3 2012

City Manager's Office
Rye, New York

Martin E. Franklin
Founder & Executive Chairman

March 22, 2012

Mayor Doug French and Members of the City Council
City of Rye
1050 Boston Post Road
Rye, New York 10580

Re: Zoning Amendment Petition by Old Post Road Associates, LLC
120 Old Post Road, Rye, NY

Dear Mayor French & Members of the Council:

I am submitting this letter in connection with the zoning amendment petition by Old Post Road Associates, LLC, to permit a hotel at the above referenced property, which is currently occupied by a nearly vacant office building. The headquarters of our Company, Jarden Corporation (NYSE:JAH) is located in the immediate vicinity of the subject property.

I am aware that the plans for the proposed hotel will require an amendment to the City of Rye Zoning Ordinance to allow hotels in the B-4 zoning district under certain specific conditions. The proposed improvements will not have a negative effect on the neighborhood or adjacent properties and will be in keeping with the character of the neighborhood, while repurposing an existing office building and providing much-needed income to the City via the hotel occupancy tax. I am in support of this application and the granting of the requested zoning amendment.

Very truly yours,

Martin E. Franklin

555 Theodore Fremd Ave. Suite B-302 Rye, NY 10580 *tel.* 914-967-9400 *fax.* 914-967-9405 www.jarden.com