

***PROPOSED SENIOR HOUSING
NORTH AVENUE / THEODORE FREMD AVENUE
RYE, NEW YORK***



LAZZ DEVELOPMENT / PAWLING HOLDINGS
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May 12, 2014

Clark NeuringerArchitect

CONNECTICUT
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May 13, 2014

The Honorable Mayor Joseph A. Sack
Members of the City Council
Rye City Hall
1051 Boston Post Road
Rye, New York 10580

Re: Proposed Zoning Amendment, Senior Housing
North Avenue / Theodore Fremd Avenue

Dear Mayor Sack and Members of the City Council,

As a result of your continuing examination and review of our request for a zoning amendment, several matters of interest have been identified by you and the Council and you have requested that we provide additional information. Over the past several weeks, we have worked diligently to accumulate and document the requested information and we are pleased to present the material to you at this time.

The attached Report contains the following information:

- Letter from Westchester County
- Soil Testing Results
- Technical Report regarding soil testing at site
- Full Environmental Assessment Form
- Report and Commentary on Traffic
- Police Incidence Reports regarding 300 Theall Road
- Traffic Study with backup

Please note at this time, we have not yet received the completed Phase II Environmental Report and have not had completed information available to finish our analysis regarding property alternative tax scenarios at the site. We anticipate both of these items to be forthcoming in the very near future. We believe information and conclusions contained within the material listed above is self-explanatory and we are providing this summary for your review and use as follows:

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Westchester County Department of Planning / Department of Health Letter, May 7, 2014:
Based on information gleaned from the records of both departments and results of various tests, there are no hindrances for potential development and use of the site for senior housing.

Soul Test Results, including Technical Reports:

The results are unremarkable and there are no indications of any conditions or materials present that require removal or other mitigating efforts.

Report and Commentary on Traffic:

Based on analysis comparing traffic factors of potential as-of right development versus the proposed senior housing residential development, the proposed residential use would generate approximately 33% AM and 17%PM of alternative as-of-right site usage permitted under current zoning.

Police Incidence Reports regarding 300 Theall Road:

We have no comment, except to note that the proposed senior housing residential community is only 59% the size of Rye Manor at 300 Theall Road.

Traffic Study:

Proposed development of senior housing, which is the lowest housing traffic generator, would in of itself mitigate potential site traffic that might be generated by any other use.

As can be seen, we believe results contained within the Report inform favorably with respect to the overall condition of the site and proposed use for a senior housing residential community.

We look forward to your continuing review of our requested zoning amendment.

Sincerely,



Clark Neuringer, R.A.; NCARB

cc: Louis Larizza, Lazz Development / Pawling Holdings

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DEVELOPMENT TEAM

DEVELOPER: Lazz Development / Pawling Holdings
Lou Larizza, President

ARCHITECT: Clark Neuringer, R.A.; NCARB

SITE ENGINEER: Ralph G. Mastromonaco, P.E., P.C.

HOUSING FINANCE CONSULTANT: Michael Martino

LEGAL: John C. Colangelo, Esq.

TRAFFIC CONSULTANT: Tim Miller Assoc., Inc.

SOIL TEST LABORATORY: York Analytical Laboratories, Inc.

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NORTH STREET

THEODORE FREM'D AVE

ARTIST RENDERING



LAZZ DEVELOPMENT
THE COURTYARD AT THEODORE FREM'D
PROPOSED AFFORDABLE
SENIOR HOUSING PROJECT
CITY OF RYE

ARTIST RENDERING

