



Law Offices
220 White Plains Road, 5th Floor
Tarrytown, New York 10591
Tel. (914) 682-0707
Fax. (914) 682-0708
www.szlawfirm.net

October 28, 2011

Chairman Henderson and Members of the
Village of Bronxville Planning Board
Building Department
200 Pondfield Road
Bronxville, New York 10708

Re: Application of Lawrence Hospital for
Site Plan and Special Permit Approval

Dear Chairman Henderson and Members of the Planning Board:

We represent Lawrence Hospital Center in connection with its application before your Board for site plan and special permit approval. We write to provide additional information as referred to in both the September 12, 2011 Frederick P. Clark Associates, Inc. ("FPC") Memorandum addressed to this Board and in the October 21, 2011 FPC Memorandum addressed to the Zoning Board of Appeal (but cc'ed to this Board), which summarized the outstanding comments from the Planning Board.

Attached hereto is the following:

- (a) Landscape Plans: L-1, L-3, L-4;
- (b) Construction Management Plan with sheets A100 through A108;
- (c) Revised EAF section entitled "Construction Related Issues";
- (d) Revised EAF section entitled "Land Use & Zoning" and Revised Attachment B (variance descriptions)
- (e) New Attachment M to EAF (Analysis of Radiofrequency effects at Hospital) with Report from Pinnacle Telecom Group, LLC dated October 27, 2011;
- (f) Revised EAF section entitled "Visual resources, Open Space, aesthetics and community character"; and
- (g) Revised EAF section entitled "Hazardous Materials and Operations";

I. Lighting Plan

To address the comment that “all landscape and path lighting proposed for exterior grade-level areas should be indicated on the lighting plan and/or the landscape plan,” (as indicated in both memoranda, item 1) the path light locations and specifications, including specifications for the fixtures, have now been set forth on the Revised Landscape L-3 Plan. In addition, the EAF narrative, under the section “Visual Resources, Open Space, aesthetics and community character” (under subsection 4, “Lighting and Signage”) has likewise been revised to reflect that “Path light locations and specification are detailed on Landscape Sheet L-3”).

II. Noise

As reflected in both memoranda, the Village’s noise consultant and the Hospital’s noise consultant are still working to update and finalize the noise analysis and therefore, we request that any discussion of noise be deferred until the next meeting.

III. Site Plan and Zoning

As reflected in the comments set forth in FPC’s September 12, 2011 Memorandum to this Board (Item 3), as a result of the Modified Site Plan submitted by Lawrence Hospital with a new, smaller footprint, the scope of certain variances were reduced (and in fact, the need for certain other variances was eliminated). Mr. Pici issued a zoning determination based upon this Modified Plan dated October 3, 2011. Accordingly, attached is a revised section of the EAF entitled “Land Use & Zoning” and a revised Attachment B (variance descriptions) listing the five variances identified by Mr. Pici in his October 3, 2011 letter. It should be noted that as part of the ZBA application, we are requesting a determination that three of the five variances identified are not required.

IV. Landscape Plan

To address the comment that the “the landscape plan should be revised to indicate the locations of the property line” this is now clearly depicted (in bold) on revised Sheet L-1.

Further, to address the comment concerning preservation of existing trees, the EAF narrative, under the section “Visual Resources, Open Space, aesthetics and community character” (under subsection 3, “Mitigating Factors to the potential impacts”) has been revised to detail pre- and post- construction tree preservation efforts. We note that this section now reflects that “[e]xisting trees to remain within or adjacent to the limits of construction will be monitored for two years after construction and cared for, or replaced, if necessary.”

Finally, both revised Sheet L-1 and L-4 detail the ground cover and perennial plants proposed.

V. Construction Plan

It is our understanding that the Village's technical consultant, John Meyer Associates, Inc., is still reviewing the draft construction management plan.

Nonetheless, to address the comments raised as part of FPC's review of the traffic and parking that the Hospital include a discussion regarding how the workers would be transported to the site and potential routes for the transportation for all potential construction worker parking not in walking distance to the site, attached is a revised Construction Management Plan with drawings A100, A101, A102, A103, A104, A104A, A105, A106, A107, A107A, A108. Please note that new diagram A107A sets forth the potential parking routes.

Please also note that we have revised the EAF narrative, section Construction Related Issues to reflect the entrance and exit of large vehicle deliveries with the utilization of flagmen (as previously shown on the revised construction management plan).

VI. Community Services

Lawrence Hospital's representative is meeting with a representative from the Town of Eastchester Fire Department on November 2, 2011 to review the plans and obtain input. Likewise, we expect to meet with the Police Department and obtain comments from them. Accordingly, these departments may be able to submit written comments before the next meeting.

VII. Roof Garden

As noted in the October FPC Memorandum, this Board during its October meeting, raised a health and safety concern regarding the potential proximity of people using the roof garden to existing cell tower installations on the adjacent existing roof of the hospital. Attached is a report prepared by Pinnacle Telecom Group, LLC (that will be included in the EAF as Attachment M) that concludes that the proximity to the roof garden does not pose a health risk or hazard. Likewise, the EAF section entitled "Hazardous Material and Operations" has been revised.

VIII. Utilities

It is our understanding that the Village's Consultant, John Meyer Consulting, is still reviewing the Utilities submission.

IX. Stormwater Management

The Village's Consultant, John Meyer Consulting has been discussing stormwater issues with our consulting engineer and we anticipate receipt of further comments.

Chairman Henderson
October 28, 2011
Page 4

Thank you for your consideration.

Very truly yours,

SILVERBERG ZALANTIS LLP

A handwritten signature in black ink, appearing to read "Katherine Zalantis", with a long horizontal flourish extending to the right.

Katherine Zalantis

KZ:

Cc: James Staudt, Esq. (via e-mail only)
Marilyn Timpone-Mohamed, Fredrick P. Clark Associates (via e-mail only)
Bob Peake, John Meyer Consulting (via e-mail only).