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February 16, 2021

Village of Bronxville  
200 Pondfield Rd.  
Bronxville, NY 10708

Att: Planning Board

Re: Driveway Variance Application for  
19 Course View, Bronxville, NY 10708

Members of the Board:

My wife, Rosemarie, and I have lived and raised our family at 28 Ridgcroft Road for the past 30 years. Our rear yard shares the property line with 19 Course View Drive and is contiguous with the proposed driveway reconfiguration . Therefore, the proposed alteration of the existing driveway necessarily infringes upon our use and enjoyment of our backyard.

Our specific concerns are as follows:

1. The current proposal will have an adverse environmental impact by eliminating large trees and green space in favor of asphalt and concrete;
2. The expansion of the driveway enables and encourages the placement of additional vehicles thereby further impacting upon our family with increased noise, emissions and headlight glare;
3. Although the stated purpose of this proposal is safety, we sincerely question its necessity and efficacy. The cul-de-sac in question continues to be one of the most quiet and least traveled in the entire village;

Village of Bronxville

Att: Planning Board

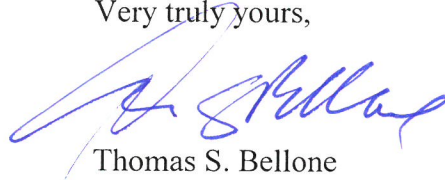
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- 4 We would also respectfully suggest that this alteration represents yet another change in the character of our very special and bucolic neighborhood and arguably may diminish property values.

We welcome the opportunity to discuss this further with the Board.

Very truly yours,



Thomas S. Bellone

TSB/bks

**From:** tbel739300@aol.com,  
**To:** cbatist@vobny.com,  
**Subject:** Variance request at 19 Courseview  
**Date:** Wed, Feb 16, 2022 10:44 am

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Members of the board

Please allow this letter to supplement my original letter of opposition to the above noted driveway alteration Specifically I want to provide a historical context here:

I would like the board to note that this will now be the third alteration of this driveway

The original driveway was in perfect keeping with the aesthetic of the neighborhood but when a previous owner increased the footprint of the house by nearly 30% that driveway was obliterated

Then the new driveway which was directly in front of the two car garage as all others are in the neighborhood was changed to include an apron next to the driveway existing there today to accommodate two cars

Now we are yet again faced with another expansion of this driveway

Incidentally we were never advised or placed on notice that the second expansion of the driveway was to occur and as far as the current proposal we were not advised of that issue until the village itself postponed the hearing and instructed the architect to serve proper notice on all parties

Furthermore and interestingly the homeowner recently did extensive landscaping on their patio to block their view of the cars and the driveway

I must also reiterate that the assertion of a safety issue is perhaps a mere pretext for this expansion

We have lived in the neighborhood for over 30 years and to my knowledge there has never been an accident or any type of mishap connected with the driveway of this property

This is one of the most quiet and least traveled cul-de-sacs in the entire village and most of the drivers cautiously back out of the driveway and seem to travel through the neighborhood at speeds less than 20 miles an hour

I would suggest that caution and courtesy is a more appropriate way to address the perceived safety issue than dramatically altering the character and profile of what is essentially the gateway to a beautiful cul-de-sac

Respectfully submitted

Thomas and Rosemarie Bellone



Sent from my iPhone

Thomas Bellone

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