

René Atayan
5 Oval Court
Bronxville, NY 10708

Mr. Don Henderson, et al.
Village of Bronxville Planning Board
Bronxville Village Hall
200 Pondfield Road
Bronxville, NY 10708

July 12, 2005

RE: Kensington Road Project

Dear Mr. Henderson,

Thank you in advance for taking this letter under advisement in the July Planning Board Meeting. This serves as a written request to pursue a specific legal opinion on the Kensington Road Project. I have made several verbal requests, during public hearings, and have had a collegial conversation with the Village's attorney, Mr. Jim Staudt, on this matter; this appears to be the appropriate course of action.

The Issue: Maximizing Tax Revenue. WCI Spectrum claims it is 'marketing' to empty nesters. "Marketing" and actually *guaranteeing* are two entirely different things. A school-aged child entering the Kensington will cost approx.\$24,000. If we do not age-restrict the Kensington, our tax revenue is eroded by approx. 31% per annum.*

*assumes \$700,000 in taxes- figure provided, 9 students (last number WCI Spectrum conceded may move in).

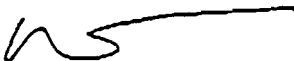
Goal is to limit students and provide for a 'purer' revenue stream for the Village, so as to ease the overall tax burden on its citizens.

The Request: As part of the SEQRA process, please include fully vetted comment on the legality of an AGE RESTRICTED building. This would probably have to cover both State and Federal ramifications to the Village.

Finally, in your last meeting, there was suggestion to the possibility of an August meeting. May I respectfully dissuade you from such a decision? While I understand the desire to move this project forward, many of us are supportive, but wish to do so judiciously. We cannot be, however, if we are not present. May I be so bold as to quote our Mayor in her June 27th letter to Villagers:

".....Respecting a long standing practice in the Village, we will make no major decisions in August, as many of you are out of town, thus limiting community input."

Sincerely,


René Atayan

