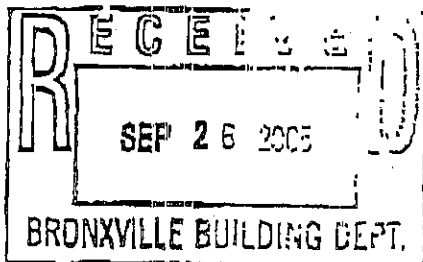


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September 22, 2005

Donald B. Henderson
Chairman - Planning Board
Village of Bronxville, Village Hall
200 Pondfield Road
Bronxville, NY 10708

Dear Mr. Henderson:

On Friday, September 16, I met with Bill Murphy, Parking Commissioner, and Robert Paley of WCI Communities, Inc. Mr. Paley clarified several questions concerning the proposed project on Kensington Road.

At the Board meeting on September 14, I had voiced my preference for the two building project. The primary reason for this was that I was opposed to a "park" at the south end of the project.

I was informed by Mr. Paley that:

1. The platform above the garage would be some ten feet or more above street level at the southern boundary of the development.
2. The four-story building would be 45-50 feet above the platform, making it 55 feet above the street at the south end of the development and 20-30 feet taller than the present professional building.
3. The so-called "park", or green space, would be on top of the platform, and several feet above curb level. It would be owned by the development completely fenced and maintained by the condo association. It would be treated as the "front yard" of the proposed six-story building to be built on the northern part of the property. (Although the "front yard" might be open to the public during the day, it would be closed at night. Since it is also above street level, I personally doubt that many people other than the developments' residents would use this "front yard" during the day.)
4. The tiered setbacks of the 5th and 6th floors of the six-story north building are a fine effort to soften the massive appearance of the proposed six-story building.

As the height of the platform was not clear to me at the meeting on September 14, and because the green space will be considered the "front yard" of the proposed six-story building and that it will be fenced and locked at night, I have changed my position. I now favor the construction of one building at the north end of the property. Furthermore, having the "Front Yard" of the development at the south end of Kensington Road will enhance the open look generated by the Christ Church Cemetary near the foot of Sagamore Road.

Sincerely,

Alfred F. Latimer II
Owner of 22 and 28 Sagamore Road