

# VENEZIANO & ASSOCIATES

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November 15, 2005

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

**RE: Kensington Project**

Honorable Chairman and Members of the Planning Board:

As you know, our firm represents WCI Communities in connection with the proposed development of the Kensington Road project in Bronxville. The purpose of this letter is to provide you with a status update regarding our client's community outreach and to request an adjournment of the site plan public hearing from November 15, 2005 to January 11, 2006.

Based upon the discussion at the last Planning Board meeting on October 12<sup>th</sup>, our client scheduled and held a meeting with the community on Saturday, November 12, 2005. Notice of the meeting was circulated to everyone who had expressed an interest, a notice was posted on the Village web site, and approximately 25 people attended.

We had understood that there was considerable community support for a single six-story building as opposed to our preferred plan of two four-story buildings. The six-story alternative was widely discussed at all three of the DEIS public hearings and in our November 12<sup>th</sup> community meeting. It now appears clear to us that the support for the single six-story building was significantly overstated. Both at the public hearings and our community meeting, it was clear that almost everyone supports the original plan, i.e. two four-story buildings. In addition, we have been advised that at this time the Village Board would not support an amendment to the contract to permit a single six-story building, a prerequisite to our willingness to modify our preferred plan.

Based upon the foregoing, WCI intends to continue to pursue the two four-story buildings as the preferred alternative. In response to comments on the DEIS, we will provide additional

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two alternate plans. Consequently, WCI will not be preparing a model showing the six-story alternative.

At this time, we have received all of the written comments with respect to the DEIS and have obtained transcripts of all three sessions of the DEIS public hearing. Our project team is preparing the FEIS based upon those comments and we anticipate submission of the FEIS by year's end.

At the close of the Planning Board meeting on October 12, 2005, the DEIS public hearing was closed so that we could move into the FEIS process. The site plan public hearing, however, was kept open and adjourned to November 15, 2005. Inasmuch as we are working on the FEIS and pursuing the two building, four-story preferred plan, with nothing additional to discuss at this time, we respectfully request that the site plan public hearing be adjourned to the Planning Board meeting to be held on January 11, 2006, by which time we anticipate having submitted the FEIS.

Thank you for your courtesy and cooperation.

Very truly yours,

VENEZIANO & ASSOCIATES

By: 

Mark P. Miller, Esq.

MPM/dlg

Cc: Vincent Pici, P.E., Village Engineer  
James Staudt, Esq., Village Attorney  
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