

***THE EDGEMONT COMMUNITY COUNCIL, INC.***  
***P.O. Box 1161                      Scarsdale, NY 10583***

October 10, 2006

Mr. Paul Feiner, Supervisor  
Members of the Town Council  
Town of Greenburgh  
Greenburgh Town Hall  
177 Hillside Ave.  
White Plains, NY 10607

BY EMAIL AND REGULAR MAIL

Re: Comprehensive Development Program  
for the Central Avenue Corridor

Dear Supervisor Feiner and Members of the Town Council:

At the Town Board meeting on September 27, 2006, I asked during the public comment period that the Town institute a moratorium on all further residential development along the Central Avenue "Corridor" pending development of an updated comprehensive plan for Central Avenue as well as development of an updated comprehensive plan for the unincorporated areas of the Town as a whole. The purpose of this letter is to put that request in writing so that it may be part of the written record in support of the legislation we understand you have directed Town staff to prepare in order to enact that moratorium into law.

By way of background, as I explained at the meeting, on September 6, the Planning Board voted affirmatively to ask the Town Board to include funds in the 2007 B budget to update the Town's Comprehensive Master Plan. The Edgemont Community Council (ECC) supports that resolution, and, in addition, requests that the Town act further. Concurrent with updating the unincorporated area's Comprehensive Plan, ECC requests that the Town also update the "Comprehensive Development Program for the Central Avenue Corridor" as a part of this planning initiative.

The Central Avenue "Corridor" extends from the Yonkers line at its southern end to the White Plains border at its northern end, a distance of about four miles. Besides being a major traffic-carrying artery, Central Avenue is an important source of tax revenue to the Town. The current plan for Central Avenue, referenced above, was developed in 1976. It is now obsolete and needs to be updated for future development and redevelopment. Accordingly, ECC requests that funds for updating the "Comprehensive Development Program for the Central Avenue Corridor" also be included in the Town's 2007 B budget.

In connection with that, ECC requests that the Town institute an immediate moratorium on all applications for residential development in the Central Avenue zone. A principal objective of the Central Avenue plan was to create a mixed-use district that would include commercial, office, public and multi-family residential uses in densities that would take into account the traffic carrying capacity of the road as well as the impact on municipal service requirements and our schools.

Currently, the portion of Central Avenue served by the Edgemont School District has over 900 apartments, representing approximately 32% of total residential units for the school district, and an almost 60% increase in the number of residential units from the time of the Central Avenue plan. Edgemont schools are again at capacity, despite a recent capital project to expand all three facilities. An immediate moratorium on residential applications for development in the Central Avenue zone will enable the Town to study the mix of uses and their densities and to update the zoning to maintain the area's economic vitality.

ECC understands that the process of instituting a moratorium requires a public hearing. Please advise us of anything we need to do to assist in moving this process forward. ECC asks that a public hearing be held and a vote taken this fall so that the moratorium can be put into effect before the end of the year.

Thank you for your prompt attention to this matter.

Very truly yours,

Michelle McNally

Cc: Tim Lewis  
Mark Stellato  
Thomas Madden  
Planning Board  
Gil Kaminer