

June 13, 2022

Mayor Cohn and Members of the Rye City Council:

On behalf of the undersigned residents of Rye, we are writing to request a modest extension of the Public Hearing regarding the petition by The Miriam Osborn Memorial Home ("The Osborn") to amend the City of Rye Zoning Code. An extension until the Fall would permit residents to adequately review the recently-amended proposal from The Osborn and engage in further discussions with both The Osborn and the larger community, with a view toward potentially reaching consensus on a zoning plan that would be acceptable to all stakeholders. We are requesting an adjournment to October 12, 2022, which is the second City Council meeting after the Labor Day holiday.

Only three months ago, on March 11, 2022, The Osborn submitted a revised proposal, including the requested Illustrative Site Plan. That submission launched a period of active consideration and intense community discussion commensurate with the scope and significance of the Osborn's proposal. As the Council is well aware, approval of this petition would permit a significant increase in FAR and the potential for construction of six buildings within a stone's throw of The Osborn's neighbors on Osborn Road in addition to potential development in other portions of their 55.8 acre campus. In response to community feedback, The Osborn announced additional changes to its original proposal at the most recent City Council meeting on May 25, 2022. The public is just now (June 10, 2022) able to see in writing the newest zoning proposal ahead of the planned June 15, 2022 Public Hearing. What many members of the public heard, versus those changes shown in the revisited proposal, the comparative zoning chart and the revised Illustrative Site Plan differ considerably. We appreciate The Osborn preparing and sharing this updated information, but we the public respectfully request the necessary time to understand and absorb the latest set of information.

Although disappointed that the Osborn's changes appear not to have been more substantive, we community members were heartened by the Osborn's willingness to amend its proposal, and hopeful that it created the prospect of reaching a solution that might address the community's concerns. But we need more time. An extension until the Fall is essential, and would allow the community members to:

- Fully understand The Osborn's most recent proposal, including those changes announced at the most recent meeting;
- Engage in discussions with each other and establish priorities;
- Consult as needed with experts on zoning, planning, construction and other related topics so that any future suggestions from the public are well-informed;
- Engage in further discussions with The Osborn and its representatives; and
- Formulate potential proposals for the consideration of The Osborn and the City Council that help to address the many concerns of neighbors and Rye residents.

An extension until the Fall would be far from unreasonable, particularly given the quickly approaching end of the school year and onset of summer. Notably, such an extension would be significantly shorter than the amount of time that the Osborn has been granted previously to develop and modify its proposals. As the applicant, The Osborn has been granted control over the timing of their appearance at Public Hearings and has taken many opportunities to delay their return to planned Public Hearings in order to complete their necessary tasks and work. The Osborn took a over a year to come back to City Council after their appearance at the March 10, 2021 Public Hearing, at which time the Council had asked for an illustrative site plan to be produced. On March 16, 2022, The Osborn withdrew from the scheduled Public Hearing on that afternoon. The public was highly engaged in the discussion at that juncture, and was disappointed to not have had the opportunity that evening to be heard. We the public are asking for similar consideration to be offered to our request to have additional time to digest and react to the latest zoning proposal. We are hoping that the Council and Mayor can agree to allowing additional time for the community to review, understand and be properly heard on The Osborn's still-evolving proposal.

It is critical that the Council allow sufficient time for the exchange of views and, potentially, for a consensus to emerge on a zoning amendment that might be broadly acceptable to all stakeholders.

Signed by a growing group of engaged residents which to date includes:

Meera and Anupam Agarwal, 1 Osborn Rd

Peter Archer, 43 Mead Place

Daniela Arredondo and Patrick Kehoe, 5 Osborn Rd

Natalie and Ethan Auerbach, 35 Fordham Ave

Philip Bianchi, 8 Eldredge Pl

Stacy and Tim Bittel, 21 Harding Drive

Tom and Livia Biow, 53 Franklin Ave

Katie Boes and Rich Calacci, 71 Osborn

Emily and Jon Borell, 20 Bradford Ave

Chiato Brittain, 144 Soundview Ave

Aileen and Rob Brown, 57 Osborn Rd

Daire Browne and Marina Morgan, 129 Grandview Ave

Jennifer Cain, 4 Roger Sherman Place

Johanna Campbell, 122 Soundview

John V. Canneto, 1 Crescent Ave

Liza and Chris Carballo, 114 Florence Ave

Pietro Cicotti and Laura Cervino, 8 Packard Ct

Michael and Christine Cote, 1 Coolidge Ave

Marj Daniels, 20 Chamberlain Street

Ryan and Jessica Demler , 36 Drake Ave

Mark and Sarah Dlugokencky , 14 Harding Drive

Monika and Mike Driscoll, 54 Drake Ave

Tim and Leslie Ebers, 138 Osborn Road

Juan and Vanina Etinger, 3 Harding Drive

Maggie Flaishans, 100 Dearborn Ave

Jose and Ana Francisco, 1 Packard Court

Melinda Friedrich, 30 LaSalle Ave

Henry and Rayya Gaillard, 101 Osborn Rd

Despina and Eric Gandhi, 15 Walker

Todd Godfrey, 99 Sonn Drive

Betsy and Chris Graseck , 421 Park Ave

Mary Ann and Craig Haines, 2 Coolidge Ave

Rosemary and Joshua Hochberg, 436 Park Ave

Alex and Harriet Ingham 25 Hammond Rd

Arif and Faiza Imam, 78 Milton Rd

Jessica and Aernout Jorna, 151 Old Post Rd

Helen and Andrew Keller, 81 Osborn Rd

Laura Laura, 110 Theodore Fremd Ave, A6

Elaine Lerner, 59 Franklin Ave

Shaun and Lindsay Lorraine, 68 Allendale Dr

Nicholas and Rosalie Louw, 45 Osborn Road

Julia and John Lovallo, 27 Hughes Avenue

Mary Beth and James Lubeck, 10 Walker Ave

Cole and Linda Mackay, 10 Heritage Lane
Sharon and Brad Mantel, 42 Colby Ave
Katie Marchi, 10 Eldrege Court
Stacey Massey and Ryan Carver 51 Soundview Ave
Mike and Kellie May, 10 LaSalle Avenue
Shetal and Ravi Mehta, 25 Sonn Drive
Barbara and Neil Middleton, 330 Theall Road
Camille Murphy, 57 Franklin Avenue
Charlie and Brooke Murphy, 59 Florence Ave
Nez and Sabrije Mustafic, 145 Osborn Rd
Lorraine and Arcadio Ocasio, 46 High Street
Sarah Goerner Orr, 35 Franklin Ave
Andrew and Madeleine Peron, 52 Franklin Ave
Mary and David Pfister, 11 Franklin Ave
Mary Ann Phillips, 89 Osborn Rd
Alvin and Linnea Piket, 18 Sonn Drive
Sean and Catherine Plummer, 111 Osborn Rd
Julie Anne and David Pucciarello, 2 Fulton Ave
Janey and Josh Rand, 70 Bradford Ave
Richard and Alison Relyea, 12 Halstead Pl
Irene R Roemer, 55 Franklin Ave
Kim and Joe Rotondo, 5 Woods Lane
Sophie Sandford, 23 Thorne Place
Robert and Susan Schiff, 61 Franklin Ave
Duncan and Katie Sibson, 125 Osborn Rd
Alyssa Sieven, 24 Crescent Ave
Sunny Singh, 41 Crescent Ave
Amanda and Chris Timchak, 61 Osborn Rd
Stacy and Erik Van Gunten, 235 Locust Ave

Robert Van Pelt, 29 Colby Avenue

Niketh Velamoor and Shrujal Baxi, 2 Glen Oaks Ave

Edith Vitol, 4 Walker Ave

John Walsh, 7 Osborn Rd

Seth and JoDee Weiss, 28 Colby Ave

Arthur and Danuta Wenzel, 33 Hughes Ave

Marnie White and Jason Blacksberg, 58 Franklin Ave

Jenny and Jon Wismer, 15 Franklin Ave

Soobin Yoo and Cesare Pasquale, 3 Woods Lane

Andrea and Josh Zhou, 59 Drake Ave

We are also in support of this letter

Raina Mathur and Rafael Arias, 11 Florence Ave