

**Port Chester-Rye Union Free School District**

Office of the Superintendent

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Charles D. Coletti, Ph.D.  
Superintendent of Schools

11/05/04

CC: BOT  
Applicant ✓  
11/9/04  
J

Chris Bradbury, Village Administrator  
Village of Rye Brook  
Rye Brook, New York 10573

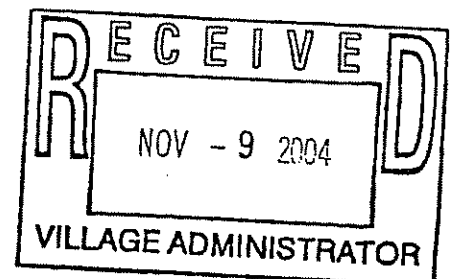
Dear Chris:

Thank you for sending me a copy of the resolution on the Draft Environmental Impact Statement (DEIS) prepared by K&M Realty Group regarding the development of condominium units and a restaurant on the Bowman Avenue site. As part of the public comment process, I ask that the following questions be addressed on behalf of the school district:

- What impact will traffic to and from the K&M site have during school entry and dismissal at the Middle School? H-11
- What impact will construction have on the drainage of the Blind Brook? Will Middle School property be adversely affected due to "downstream" flow restrictions? D-5
- What abatement plan has been developed to address noise and dust pollution during the construction phase? Will air quality testing data be shared with school officials? L-4
- Will K&M Realty provide the school district with the services of a planning consultant or company to address the abovementioned concerns and other unstated concerns, which may be inherent in this project? L-5

I look forward to a response from K&M Realty Group and appreciate the opportunity to pose questions, which are of major importance to Port Chester Public Schools/

Cordially,  
  
Charles Coletti



PBA (2)  
VC  
MI  
BOT  
MAY  
ADMIN  
ATTN.  
KR.

D'Ascoli, Rose

From: Porter, Jennifer M. [jporter@kblaw.com]  
Sent: Thursday, October 07, 2004 9:54 PM  
To: D'Ascoli, Rose; Carosi, Victor; Bradbury, Chris; Rang, Keith; Marilyn Timpone-Mohamed  
Cc: Beane, Edward F.; Ward-Willis, Nicholas M.  
Subject: PB Agenda - K&M Bowman Avenue Resolution

Attached please find the PB referral resolution (DEIS comments) on K&M Bowman Avenue. As noted in the resolution, the resolution should be combined with the transcript of the PB meeting (10/14) to fully constitute the PB's comments.

<<DOCS-266380-v1-Resol K&M-Bowman Ave Comments on DEIS to BOT.DOC>>

Jennifer M. Porter  
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October 14, 2004 \_\_\_\_\_

RESOLUTION

REFERRING COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT  
STATEMENT PREPARED BY K&M REALTY GROUP, LTD. TO THE  
BOARD OF TRUSTEES OF THE VILLAGE OF RYE BROOK

VILLAGE OF RYE BROOK PLANNING BOARD

WHEREAS, the Village of Rye Brook has received an application from K&M Realty Group, Ltd. (the "Applicant") for Site Plan Approval, a Wetlands Permit and a Steep Slopes Permit for the construction of four (4) buildings, one (1) of which will contain a restaurant and three (3) of which will contain residential dwelling units and construction of parking facilities, lighting, landscaping, and other related site development along the south side of Bowman Avenue in the C-1 Neighborhood Retail Zoning District; and

WHEREAS, on August 10, 2004, the Village Board, acting as lead agency, deemed the draft environmental impact statement ("DEIS") prepared by the Applicant for the project complete; and

WHEREAS, on September 28, 2004, the Village Board informally referred the DEIS to the Planning Board for comments; and

WHEREAS, the Planning Board reviewed and made comments on the DEIS at its October 14, 2004 meeting which said comments were transcribed by a licensed stenographer.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board refers its comments, as fully set forth in the October 14, 2004 Planning Board meeting transcript, to the Village Board for consideration.