

Village of Ardsley

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PETER R. PORCINO



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GEORGE F. CALVI

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April 2, 2013

Debevoise & Plimpton, LLP
919 Third Avenue
New York, New York 10022
Attn: James Johnson, Partner

Re: United States ex rel Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York

Dear Mr. Johnson:

I am writing in response to your letter dated, March 21, 2013. I respectfully request that the report prepared by the Pratt Center for Planning and the Environment, be redone, and resubmitted for our review.

The major reason is the report overlooks the fact that the Village of Ardsley adopted the Fair & Affordable Housing Model Ordinance on November 19, 2012. Notice of this adoption was sent to the County of Westchester shortly thereafter. The ordinance itself has been online on the village's website, www.ardsleyvillage.com, since January 1, 2013, and in its online minutes since December 2012. Moreover, notice of the adoption being sent by the County of Westchester to HUD is reflected in its February 2013 quarterly report.

Pratt's report references the former Ashford Avenue school building. The former Ashford Avenue school was converted into 39 condominiums back in the 1980's, and is known presently as Ashford Court. Thus, it comes as quite a surprise that someone is suggesting that the site could be successfully redeveloped into multifamily housing. I imagine the current occupants would have a lot to say about that proposal.

Frankly, someone at Pratt or someone at HUD, perhaps both, just isn't doing all their homework before issuing these reports.

Curiously, the report contains references to the 2005 Affordable Housing Allocation Plan. It was our understanding that plan went out the window when the federal

settlement plan for 750 housing units county-wide was agreed upon. And even more curious is the fact there is no reference whatsoever of the Village of Ardsley's efforts to create 17 housing units under the terms of the settlement on the former Water Wheel site to assist the county in meeting its goal of 750 units. Nor does it reference the approved two units erected by SHORE in 2008 on Route 9A.

In other words, our small square mile community is making strides to provide affordable housing but our efforts are not being recognized, and yet we have to continually endure inquiries from the print media as to why we haven't passed a model ordinance further reinforcing the notion that no good deed ever seems to go unpunished. Ardsley is attempting to do the right thing, and we wish to have our efforts properly recognized.

For your convenience, I am enclosing a complete copy of section 200-100 of the Ardsley Village Code that references Fair and Affordable Housing and applies to all zoning districts in our community. If we can be of any further assistance, please do not hesitate to contact me or Mayor Porcino.

Sincerely,



George F. Calvi
Ardsley Village Manager

Cc: Mayor & Ardsley Village Board of Trustees