



Congressman Joseph Crowley  
State Senator Jeff Klein  
Assemblywoman Naomi Rivera



October 20, 2005

Mr. Sol Arker  
President  
Arker Companies  
930 Broadway  
Woodmere, New York 11598

Dear Mr. Arker,

As you are aware from our previous discussions, serious community concerns remain regarding the construction of "White Plains Courtyard" at 2060 White Plains Road, between Bronxdale and Brady Avenues. We are calling upon you to halt any further progress of this development until these concerns are addressed.

Understanding the dire need for affordable housing in the Bronx and in New York City, we applaud all efforts to ensure its availability for those in need. We also recognize that when building new units, all care must be taken to maintain the character and preserve the quality of life in existing neighborhoods. In the area immediately surrounding the proposed 100-unit, seven story structure and the nearby low density homeowner neighborhoods, there is a tremendous need for middle-income affordable housing. Unfortunately, this need would not be met by the current plan on the table. Effectively, the proposed plan prevents many of the area's current residents, young families and seniors, from qualifying. These residents will ultimately be forced to leave the area, seeking middle-income housing elsewhere. Clearly, this is not the intent of the affordable housing effort and we must address this concern.

Furthermore, the creation of affordable housing should not create an undue burden on the resources of the local community. Unfortunately, the addition of hundreds of new residents will place a tremendous strain on the community's already stretched resources. This impact will be felt most dramatically in our overcrowded schools, with increased traffic, and by forcing our police, fire and sanitation departments to do more with less.

Of equal concern is the severe lack of parking in or near the development. With the exception of surface level parking for the Staples store, there has been absolutely no provision made to accommodate the considerable parking needs of new residents. Added to an already overburdened area, the parking problem will surely become intolerable. It is imperative that this issue be resolved as well.

As a possible solution to many of these issues, we see this location as an ideal site for a senior housing development. The majority of seniors do not have cars or young families thereby eliminating the concerns about parking and overcrowding in the schools. Designating this development as senior housing would also meet a great need in the existing community as many older homeowners, whose children have grown and moved away, would finally be able to sell their homes and move into smaller, more manageable and affordable units. By doing so, their homes would become available to a new generation of families, thereby completing the cycle and ensuring that the neighborhood remains vital and strong for generations to come.

We are sure you understand the value of having the support of the community as you move forward with this endeavor. Certainly, a compromise can be reached that satisfies your objectives and preserves the quality of life for the residents of the communities we represent

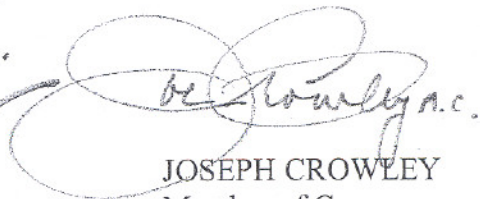
Sincerely,



NAOMI RIVERA  
Member of Assembly



JEFF KLEIN  
State Senator



JOSEPH CROWLEY  
Member of Congress