

March, 2011

OPEN LETTER TO PHILIPSE MANOR, SLEEPY HOLLOW MANOR AND KENDAL RESIDENTS

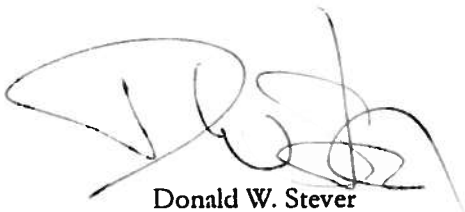
Those of you who know us are familiar with our election letters. Although we have refrained from sending out an election letter for the last two election cycles, the present circumstance of ineffective Village government have compelled us to end our silence. For the benefit of those of you who do not know us, we are lawyers, one a registered Democrat and one a registered Independent, and we have each had many years of volunteer service to this Village. Don was instrumental in drafting the local law that required the GM property to be cleaned up after abandonment, and was one of the drafters of the Village's Local Waterfront Revitalization Plan and the Riverfront Zoning District law. He served as a Trustee without taking any compensation for more than eight years, and served on the Planning Board, Waterfront Advisory Committee, and as chair of the Architectural Review Board. David spent many years on the Planning Board, including several years as its Chairman, and is a member of the Mount Pleasant Industrial Development Authority. We have been property owners and taxpayers in Sleepy Hollow, residing in Philipse Manor for a collective total of more than 60 years.

For most of us, the investment in our home here represents a significant component of our net worth. Decisions made recently, and decisions made in the next several years by our elected officials are likely to have a significant impact, either positive or negative, on the value of that investment. Conversely, the property tax we pay is a not insignificant percentage of our income. We have asked ourselves: are we comfortable with Ken Wray, his attorney Janet Gandolfo, and the incumbent trustees Evelyn Stupel, Barbara Carr and Bruce Campbell making those decisions. Based on performance to date we answer this question decisively "NO".

Although they are our neighbors and are nice people, these incumbents have decidedly NOT been "getting the job done", as their signs claim. Over the last two years what have these people accomplished? Essentially nothing that helps us. They hid the ball on raising taxes by dramatically increasing what we pay the Village for the water we use, and then diverted money from the water fund to finance the general overhead of the Village Government. The increase in water rates has a disproportionate negative impact on the Manors. They fired a competent treasurer, leaving the Village without a treasurer for a period of time, in violation of State law, triggering a Comptroller's audit of the Village's finances during Wray's tenure as mayor. His arrogant response was to try to point a finger at earlier administrations including a silly allegation concerning the Headless Horseman statue. What have they actually done during the tenure of Mayor Wray? Well, they initially tried to abandon the Riverfront development guidelines in favor of the owner of the Castle Oil property; they tried to abolish the Architectural Review Board, the only land use board in the Village required by state law to have professionals among the members; they spent countless hours debating a law to limit the use of leaf blowers, which they screwed up, and they managed to create chaos by disrupting a decades-old arrangement concerning parking in Philipse Manor.

Then there is the GM Site, with respect to which Wray and Gandolfo have rushed to make a new deal prior to the election. We won't dwell much on this except to point out that when Wray took office there was an approved master plan for the GM site. That plan included in excess of \$20 Million worth of developer-constructed public amenities, and triggered a provision in a prior court settlement that put the property back on the tax rolls, which would result in a dramatic increase in revenue to the Village and the School District even prior to build out. What did Wray and his friends do with this? Well, first, Atty. Gandolfo told the Mt. Pleasant to adjourn the meeting at which it was ready to put the property back on the tax rolls, which would have helped the rest of us who pay school tax and village tax, allegedly to allow for "negotiations" with GM. In those "negotiations" the Village gave up much, and GM gave up nothing. Wray, et al agreed to a development plan that is not materially different from the one approved several years ago, except for the unpleasant fact that they traded more than \$20 Million worth of developer-built public amenities for a little more than \$11 Million in cash. By agreeing to this, Wray and his lawyer and trustees have really short changed us. You see, leaving the numerical difference aside, by substituting the Village for a developer as the builder of the amenities, Wray, Gandolfo et al. triggered the applicability of the Wicks Law, a New York Labor law that is not applicable to private construction, and that generally causes a 30% increase in the cost of construction over equivalent private sector construction. Moreover, if the Village doesn't increase its water storage capacity nothing can be built at the GM site, and Wray has so badly managed relations with the Rockefeller State Park Preserve, where the tank needs to be built, that it will require great political skill not possessed on the current Village Board and consume time the Village doesn't have to get this done.

It is time to vote these people out of office. Dan Scott as Mayor and Sumantha Sedor as Trustee, two young, energetic lawyers who represent the future of our Village, and Jack Gasko, a Village resident longer than we have been, as Trustees will be a refreshing change, and will bring competence, humility, and a sense of community back to the Village's government. We are very enthusiastic about Dan and Sumantha, and, although Jack has a bit of old "North Tarrytown" in his demeanor and some of his attitudes, he has common sense, and we would also choose him over any of the three do-nothing incumbents running with Ken Wray. We found it interesting that Wray and his fellow candidates asserted in a public debate that Dan and Sumantha somehow have a conflict of interest because they work for a large law firm. This is an unsupportable allegation. Wray apparently also ignores the fact that Gandolfo's business interests and the fact that she controls the Mt. Pleasant Democratic Party make her singularly unsuitable to act as the Village Attorney. We hope you will join us in bringing positive change to our Village's government and vote to replace Ken Wray and two of the three sitting trustees with Dan Scott, Sumantha Sedor and Jack Gasko.



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