



The RRA Post

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For Our Neighbors

Rosedale Residential Association, White Plains, NY

Spring 2009

ANNUAL MEMBERSHIP MEETING

“State of the City”

Thursday, April 16th at 7:30 pm

White Plains High School, Room B1 (North Street)

50/50 Raffle and Door Prize

Membership Meeting

The Annual Rosedale Residential Association Membership Meeting will be held Thursday April 16th at 7:30 p.m., sharp, in Room B1 of the WPHS. All residents of Rosedale and Saxon Woods are invited to attend. If you cannot make it at 7:30, or if you must leave early, or can only stay a few minutes PLEASE come anyway. ☺

The agenda for the meeting is as follows:

- Guest Speaker – Q&A
- Treasurer’s Report and Committee Reports
- RRA Business (see newsletter items)
- Election of Officers and Directors
- Meeting Concludes – Raffle

Guest Speaker

The guest speakers this year will be Mayor Joseph Delfino and representatives from Planning and Finance offices. They will present the city’s fiscal status and development in the City and Rosedale. This newsletter summarizes some of the Rosedale issues. Common Council members have been invited to attend.

Your Voice

In the early 1960’s, the area in White Plains often referred to as the Rosedale section, was trees, unpaved roads, a few privately built homes, and the Unitarian Church. The mid-1960’s was witness to many new homes and a zealous population of young families.

The Rosedale Residential Association (RRA) was formed by residents of these homes. Beginning with informal gatherings of a social nature, RRA became a formal entity in 1967, with the adoption of its Constitution. Annual dues were \$2 per family.

RRA became the VOICE for the neighborhood. Today, RRA is the VOICE for over 700 residences in Rosedale and Saxon Woods. Here are some “what might have been” if RRA had not been your voice:

- Rosedale Avenue might be an unpaved road;
- There might be no traffic light at the North Street / Rosedale junction;

- Bloomingdale Road might have hi-rise buildings;
- West Street between Sylvan and Rosedale might be two-way (After a child on a bike was killed, RRA successfully convinced the Traffic Department to make this stretch a one-way southbound);
- Gedney Commons complex might be a methadone treatment facility;
- Hutch exit 25 might include a trash dumping disposal facility;
- Saxon Woods Park might include a Water Park;
- The flower garden at the corner of Rosedale and North Street might be a weed garden. In 1996, Mr. Pavelle generously contributed to the establishment of the garden in memory of his wife Sylvia;
- The northeast corner of Mamaroneck Ave and Rosedale might have the appearance of a used car lot.

RRA continues to be the VOICE of the neighborhood. Let RRA know your concerns.

Help fight Multiple Sclerosis!


Since 2000, Rosedale resident Alan Legatt has been captain of a team that does the **MS Walk at Rye Playland** to raise money for research, treatment, and support services to help people with multiple sclerosis. Last year, over a dozen Rosedale Residents were members of the team, and many other Rosedale Residents contributed over \$1,300 to the cause, helping the "Hot Flashes" team raise over \$50,000 in total. Please join the "Hot Flashes" MS Walk team for the *MS Walk at Rye Playland on Sunday, April 19* or the *MS Walk at Bear Mountain State Park on Saturday, May 16*. For further information, please visit: <http://www.teamhotflashes.org>.

Hot Issues

1200 Mamaroneck Avenue


The applicant withdrew an application for a use variance from the Zoning Board of Appeals when their attorney said that the original use variance entitled them to pave additional parking spaces (approx. 13). On January 23, 2009, a plan was submitted expanding the parking in conformance with their attorney’s interpretation of the original use variance. This interpretation has not been confirmed by the Law Department. The Law Department needs to say whether the applicant’s attorney’s interpretation is correct. If so, then the Building Department must issue a permit for the parking lot expansion. As of March 1, the ZBA is awaiting notification from the Law Department

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1205 Mamaroneck Avenue

The former Sports Page location is still available for lease. The owner of the property continues to entertain inquiries from potential tenants. One potential tenant was a proprietor of a funeral home. The owner approached the board asking for our approval, we declined and expressed concerns over traffic flow, parking, and the need for a business to serve the community. The board has not heard anything further. The owner does hope to finalize a deal this year.

Amodio's Garden Center

As you may have heard over the past decade or so, as a result of neighborhood complaints, there has been a legal battle between the City and Amodio's over permitted uses of the Amodio's property. A judge ruled in February that the city could not stop the garden center's mulching operation. An appeal was promised.

This will no doubt impact traffic flow on Rosedale Avenue which the Board intends to bring to the City's attention in hopes of placing load limits for traffic on Rosedale.

221-227 West Street & 7 Collyer Place

As RRA has reported over the last couple of years, the 221-227 West Street properties, together with an

adjacent parcel at 7 Collyer Place, have been on the market for just over \$5 million. Flagler Development currently owns the property. This approximately 6.5 acre property is zoned R1-12.5 (Single Family Residential, Min. Lot Area of 12,500 square feet) and has been on the market for some time. The property could potentially be developed with a "cluster" subdivision, which must keep the homes away from the steep slopes and wetlands on the parcel. There is no new news to report at this time.

The Open Space Acquisition Advisory Committee (OSAAC) has this property on their list of new potential open space land to be reviewed for potential acquisition. There is no guarantee that the City will buy the land, nor is there any guarantee as to how the land would ultimately be used (i.e. passive recreation, active recreation (i.e. playground/ball field). There will be a meeting in March to finalize the plan.

25 Saxon Wood Road

On October 1, 2008, the Zoning Board granted a use variance clearing the way for the construction of a 115-unit 3 story assisted living facility on Saxon Woods Road. The variance allows the facility, to be built on the Scarsdale side of the Mamaroneck River, to have its main access across the Ethical Culture Society driveway in White Plains. As we go to print, there has not been a building permit issued in Scarsdale for this facility.

138 Rosedale Avenue

The 138 Rosedale Avenue steep slope property was approved for development for a 4-bedroom 3,000 square foot house on 0.209 acres. It is on the market for \$359,000.00 as vacant land or build to suit for \$1,095,000.00. Building permit was issued on 8/1/2008, after a pre-construction meeting. No action at site. They know that they are obligated to follow the Construction Management Protocol. The City has not heard anything from them as of March 1, 2009.

240 Rosedale Avenue

One house has been built. Building permit applications have been submitted for the other 4 houses, and the plans are under review. The original house at 240 Rosedale Avenue was sold to a developer in early 2006. The developer then proposed a site plan that eventually included a reduced subdivision of five homes on the site. The house was torn down in late February 2007.

Garden Renovations

We hope that everyone has enjoyed our new garden at the corner of Rosedale Avenue and North Street. We maintain our sponsorship of the Adopt-a-Park program through the White Plains Beautification Foundation that sub-contracts out to Nabel's Nursery for the garden's maintenance. This will be the second Spring for our new garden and we hope you will take special notice of the garden in full bloom.

The RRA Online

WWW.WPRRA.ORG The site serves as one of two primary tools for communicating with the RRA membership. The other method is via e-mail. To subscribe, please write to RRA@WPRRA.ORG and include your name and address. Please add WPRRA@YAHOO.ORG and RRA@WPRRA.ORG to your contacts list so our e-mails reach you.

Y.E.S.: Youth Employment Services

Qualified, prepared and pre-screened 14-21 year olds ready to work part-time now! Call us to save time and money and hire talented and responsible youth. Get help with yard work and odd jobs, office and clerical assistance, computer troubleshooting and tutorials, and more. Call Janet Smith at (914) 422-1378 ext. 2154 or 422-2617. The City of White Plains Youth Bureau, 11 Amherst Place, White Plains, NY 10601

Nominations

All positions are open. As pursuant to the RRA Constitution, the nominating committee is requesting nominations for membership on the RRA Executive Board and for Officer positions. Our constitution requires a total membership of 14 on the Executive Board of which 4 are officers, as indicated below. Please either e-mail (RRA@WPRRA.ORG) or mail (RRA, Box 199, White Plains, NY 10605) your intention to stand for any of the following positions: President, Vice President, Treasurer, Secretary, or board member.

The Nominating Committee is pleased to present the following nominees for 2009-2010. All have agreed to serve, if elected.

President	Patrick Sevcik
Vice President	Debra Stieglitz
Treasurer	John Chericio
Secretary	Joe Carcione

Other Executive Board Members

Gabriel Arango	Jade Lew *
Ivan Dubbs	Robert McMahon
Carol Fritz	Louise Sanet
Peter Gold	Michael Turschmann
Abbe Goodman	Mary Ann Zeolla
Linda Harellick *	* Past President

The Constitution provides that other nominations shall be eligible for consideration provided written notice is

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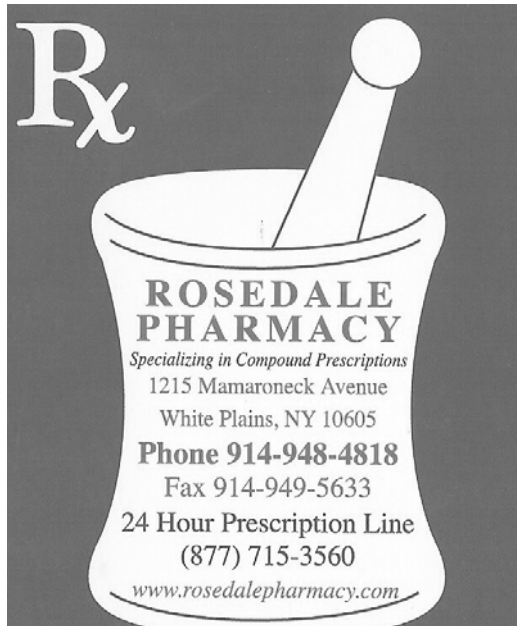
given, which can be done by e-mailing rra@wprra.org.

Call For Dues

If you have not already done so, please mail your 2009 dues of \$25 with our appreciation, made out to Rosedale Residential Association, in the enclosed envelope. The RRA relies on your dues to provide you with a sustainable level of communications.

RRA Committees

If you are interested in joining one or more committees, please e-mail or write to us. An hour a month is all it takes. The committees are: **Zoning & Planning Board Committee, Issue Resolution Committee, Council of Neighborhood Associations (CNA) Delegation, Membership Committee, Garden Committee, and the Newsletter Team.**



Rosedale Pharmacy would like to take this opportunity to thank the RRA and its members for all your hard work and support. We've just celebrated our second anniversary under new management and to commemorate the occasion we will extend a 15% discount on all OTC products and 20% on all greeting cards. The price reduction is valid for the month of April 2009 and is open to all members of the RRA with this ad. We look forward to welcoming new and existing friends. If you haven't already done so, please drop by to meet the new owner and our courteous staff.

Thanks again,
Marc Klein, RPh (Owner)