

THE GLENWOOD LAKE ASSOCIATION

March 2008

NEW ROCHELLE, NY 10801

THE BACK FENCE



Join us at our next meeting:
April 2nd at the home of Ruth King,
25 Lakeside Dr. at 8:00 pm.

From the President:

Spring is in the air. You can smell it, feel it, and see it. With spring comes our annual work days at Glenwood Lake. Please take part. Lake cleanup offers a great way to be outdoors with your family and neighbors. It's also a great way to give back to your neighborhood. Please see the notice in this Back Fence regarding the various work days this spring and plan to do your part.

At a recent public meeting the City of New Rochelle presented the plan for the Lincoln Avenue Reconstruction Program. The current plan appears consistent with what has been discussed at prior public meetings. The design seems acceptable and a good improvement for our community. However, the plan does not address truck traffic on Lincoln Avenue. This omission was emphasized at the meeting. We will continue to work with the City to come up with an acceptable solution for this ongoing problem.

The GLA continues to fight the proposed 5-story, 40-unit, high-density development on Kress Avenue. A few residents have asked why the GLA opposes this development, which has been on the drawing boards for many years. I would encourage each of you to come to our monthly meetings and participate in the conversation. Our neighbors are a diverse community of very talented people who openly discuss issues before taking any action.

When last presented to the Planning Board the Kress Avenue development was envisioned to include only 23 units. However, current plans include 40 units. Last year the Kress neighborhood, along with others in New Rochelle, was down-zoned to discourage overbuilding on small sites. Under the revised regulations, only two two-family houses or a total of four units are allowed on the Kress site. The GLA applauds the Shiloh Baptist Church in its desire to build affordable senior housing. However, we are very troubled that the City of New Rochelle and our elected officials would consider allowing high-density housing 10 times the allowed limit (40 units rather than the allowed 4 units) under the zoning regulation for this site.

Many of our neighbors on Kress Avenue and the adjoining GLA streets are against this development as it will have an immediate permanent impact on the quality of their life and the value of their homes. I would like to assure our membership that the GLA's opposition focuses solely on the appropriateness of

high-density development on Kress Avenue and the resulting implications. This is not a NIMBY (not in my back yard) response. This is Citizens Concerned for Responsible Development in New Rochelle.

In my prior work I managed and built over 2,000 units of affordable senior housing for a non-profit organization so I understand firsthand the benefits of this housing. As a member of the GLA, I carefully considered all the pros and cons of this particular development before deciding not to support it. If you oppose this development I encourage you to sign the letter attached to the Back Fence and send it to your elected officials.

We all agreed to the benefits of having a plan at the same time recognizing that we need to ensure a level of control through the planning process. It was agreed at the last GLA meeting that the newly formed **Friends of Glenwood Lake** non-profit should be the conduit for developing this plan. We will keep you posted as we pursue this endeavor.

The GLA is always looking for volunteers to serve on committees and in leadership positions. If you have an interest in working with us please contact me at 654-2985 to discuss where your talents would best serve our community.

Sincerely, Brett Buehrer, GLA President



It's Easy to be Green

It has been proven that Phosphorous promotes weed and algae growth in lakes. Phosphorous is found in many fertilizers. Phosphorous free fertilizers are identified with a zero in the middle number representing the percentage, for example 20-0-10. **Please use Phosphorous free fertilizer** on your yard and ask your gardener to do the same. You can also reduce Phosphorous in Glenwood Lake by not feeding the ducks and geese; cleaning up after your pets; not allowing grass clippings or leaves to enter the storm sewer system; avoiding the application of fertilizer on your walks, drives and roads; or using a mulching mower. Please do your part to keep Phosphorous out of Glenwood Lake.





SPRING CLEANING

Please keep in mind the following recycling dates while you are completing your Spring cleaning. If you have any questions about recycling in Westchester County please call the Recycling Help Line at (914) 813-5420, or link to http://www.westchestergov.com/environment_householdrecyclingschedule.htm

Household Recycling Day (HRD) - Properly labeled household chemicals, polishes, thinners, fluorescent bulbs, pesticides, turpentine, butane, car tires (up to 10)

Electronic Waste: Old TV's, monitors, computer towers, cell phones, printers, fax machines, lamps, radios etc.

Shredder (Free use of a mobile shredder for personal papers)

Friday April 4th 1:00 p.m. to 3:00 p.m.	Playland Park, Rye	HRD
Saturday April 5th 9:00 a.m. to 3:00 pm	Playland Park, Rye	HRD
Saturday April 12th 9:00 a.m. to 3:00 pm	600 Fenimore Rd., Mamaroneck	E-waste
Sunday April 13th 9:00 a.m. to 2:00 p.m.	Saxon Woods Pool Parking Lot	Paper Only (Shredder)

Recognizing Our Own

We congratulate our neighbor, **Michael Deane**, on his recent appointment to the **New Rochelle Planning Board**. Michael has extensive experience in development and construction with an emphasis on Green building. We thank Michael for making this time consuming commitment to our community and hope that his involvement will help to make New Rochelle a better place.

Bored with the Back Fence? Why not spice it up yourself and send something in: A restaurant review, a poem, your kid's grades. We'll publish nearly anything (at our discretion, of course.) Send copy to backfence_gla@yahoo.com



SPRING WORK DAYS

The Lake Committee would like to announce the date(s) of the next **Lake Work Day(s)**.—One in April and one in May to coincide with plantings we will be receiving. Saturday April 12, (rain date April 13) will be the first date. We will be preparing ground for planting. The May date, to be announced, will be for planting. Work days are *not* clean up days—we hope not to disturb any nesting. Please bring your gloves, boots and gardening tools.

Glenwood Lake Committee

G.L.A. DUES

Still only \$20.00

PAYABLE TO GLENWOOD LAKE ASSOCIATION

Name and Address _____

Amount _____

Purpose Annual GLA Dues

Please mail to:

Kim Bozella

66 Lakeside Dr.

New Rochelle, NY 10801

PLEASE SIGN AND SEND THIS TO MAYOR BRAMSON AND NEW ROCHELLE COUNCIL MEMBERS

New Rochelle City Hall
515 North Avenue
New Rochelle, NY 10801

Dear Mayor Bramson and Council Members:

This letter is to express opposition to a proposed Shiloh Community Development Corp. 5-story, high-density, HUD low-income senior housing complex on Kress Avenue.

Kress Avenue and the surrounding neighborhoods consist of single and two-family homes. Last year, City Council unanimously passed zoning legislation to protect this area by downzoning, thus limiting any future development to one and two-family homes.

This proposed project, as well as any future projects, should conform to existing zoning protection. The sheer size and scale of this project is inappropriate for this neighborhood.

Spot zoning a neighborhood to accommodate a single, private property owner is poor planning. We ask that you seriously consider this matter and vote no to this proposed development and zoning changes.

Protect New Rochelle's neighborhoods.

Sincerely,