

-----Original Message-----

From: Joan Knoebel [REDACTED]  
Sent: Thursday, February 03, 2011 11:52 AM  
To: Scanlon, Amy  
Subject: Re: 209 N Prospect

Thank you, Ms Scanlon.

This is very distressing as it immediately impacts our property, exacerbated by the lack of notice and opportunity to participate at the informational hearing on Jan 10 where very positive assertions and steps were taken. This isn't some theoretical discussion for us, it's our home.

Joan Knoebel and Michael Cullenward

-----Original Message-----

On Feb 3, 2011, at 11:47 AM, Scanlon, Amy wrote:

Ms. Knoebel,  
I will continue to make your emails available to the Landmarks Commissioners and all interested parties.  
Best regards,  
Amy

-----Original Message-----

From: Joan Knoebel [REDACTED]  
Sent: Wednesday, February 02, 2011 1:53 PM  
To: Scanlon, Amy  
Subject: 209 N Prospect

Dear Ms Scanlon,

As part of our continuing concern that this project has been green- (or amber-) lighted before we've had a chance to participate, we understand Landmarks staff has given it an initial positive review based on the Dec 28 filing. From our closer review of what was on file when staff made that assessment, we are puzzled how anything much could be said given the scant detail offered. There are no elevations or perspectives offered regarding the neighboring homes. How is it possible to judge the impact of the flat top roof without that? In addition, the model and the footprint do not correlate, windows don't line up. We also see very little to justify the assertion siting the house back on the lot rather than up at the street preserves greenspace since at least half the 30 ft of frontage on Prospect will be paved driveway. How does this siting choice compare to other infills--certainly looks like other infills are in line with existing homes at the street. Moreover, the "smaller" footprint on the ground ignores two things---the impressive vertical presence especially vis a vis the other homes as well as the applicants' choice to leave the paved basketball court as it, impacting runoff.

We understand more details will be forthcoming soon. We hope the staff gives more critical scrutiny to those filings than what has happened to date.

Once those "final" plans are in hand, we will write our full formal response. We admit, though, to feeling some despair that there is already a predisposition to proceed, based in part on the assertion at the information meeting the neighbors supported the proposal, including the flat top roof, as well as the staff's initial positive review based on a very thin filing.

Sincerely,

Joan Knoebel and Michael Cullenward