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April 22, 2022

BY FEDERAL EXPRESS AND E-MAIL

Mayor Steven A. Vescio and
Members of the Board of Trustees
Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Re: Yeshivath Viznitz
Special Permit Application
235 Elm Road, Briarcliff Manor, NY

Dear Mayor Vescio and Village Trustees:

On behalf of Yeshivath Viznitz Dkhal Torath Chaim (the “Applicant” or “Yeshivah”), we respectfully submit this letter and enclosures to the Village Board of Trustees in furtherance of its application for Special Permit approval for the proposed adaptive reuse of the property located at 235 Elm Road (SBL: 98.19-2-11) (the “Premises”) as a Place of Worship/Religious School. This letter and enclosures are submitted as a supplement to the Applicant’s Special Permit Application dated June 18, 2021 and supplemental filings dated August 20, 2021, September 7, 2021, December 9, 2021, and March 16, 2022.

BFJ Planning Memorandum dated April 14, 2022:

The Applicant wishes to clarify the record and address the following comments in the memorandum prepared by the Village’s Planning Consultant, BFJ Planning, dated April 14, 2022 (“April BFJ Memo”).

BFJ Comment: We have reviewed the supplemental materials and find that significant questions related to completeness of the application materials still exist. The previous submission represented the project as a facility that would serve 250 students ages 17 to 20 with a 10-year projected increase in students of up to 350. The current submission in multiple locations (see cover letter page 3, page 2 of the revised municipal impact study) states that the "The proposed

4/22/2022

Page 2

Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels." The nature of the student body residing on campus needs to be clarified. Is the campus serving 17-20 year olds or much younger elementary, middle and high school students? A satisfactory answer to this key project component needs to be answered in order for us to proceed with our review of the revised application materials. The needs of the student body, with respect to municipal and educational resources are very different if students are of "school-age" versus "collegeage." If students are of "school-age" what is the anticipated age breakdown by grade level? How will these younger students be supervised on-site? What are the impacts on public educational resources, specifically with respect to bussing, special education and nursing services? The nature of the student population and the project itself needs to be clarified prior to the continuation of review of the application materials.

Response: The Applicant refers to the subject response from its March 16, 2022 submission which has inadvertently caused confusion amongst the Village and its consultants. The subject response from March 16, 2022 submission reads as follows:

The proposed Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels. The current enrollment levels at those schools allow the Applicant to project a future growth of about 3% through the first 10 years of operations....

To clarify, the Applicant does not propose any elementary, middle, or high school students attending or residing at its proposed 235 Elm Road location. The above statement is in response to a comment in the comment memorandum prepared by BFJ Planning dated December 20, 2021 ("December BFJ Memo") which inquired how the Applicant calculated its 10-year build-out rate and 3% growth per year.

The proposed Briarcliff Manor campus will enroll only college-aged students (17+), most of whom will be graduates of the Applicant's elementary, middle, and high school system at other locations outside of Briarcliff Manor. Since the proposed Briarcliff Manor campus will educate mostly former and graduated students from the Applicant's elementary, middle, and high schools, the enrollments at those other campuses were used to estimate the Applicant's 10-year build-out for its proposed college-level campus at 235 Elm Road.

To address the concerns raised by the Village related to this response, we respectfully submit the following revised response:

4/22/2022

Page 3

The proposed Briarcliff Manor campus student enrollment will be made up of college-aged students (17+) only and is expected to be made up predominantly of students that have graduated from its elementary, middle, and high school levels. The current enrollment levels at those schools allow the Applicant to project a future growth of about 3% through the first 10 years of operations....

BFJ Comment: Additionally, the revised submission did not include responses to our most recent review memo dated January 5, 2022. Following our meeting with the Board of Trustees, we revised our December memo to include comments from the Board. The application materials should be revised to address all of the comments in our January 5th memo.

Response: The comment memorandum prepared by BFJ Planning dated January 5, 2022 (“January BFJ Memo”) primarily restates the same comments that were included in the December BFJ Memo, with a few exceptions. Please refer to the Applicant’s March 16, 2022 submission which includes line-item responses to comments raised in December BFJ Memo. As a supplement to the Applicant’s recent submission, we submit the following responses to the comments in the January BFJ Memo that were not responded to in the Applicant’s March 16, 2022 submission.

Comment: Per Village Code § 220-6(J)(1)(i), “[t]he requirement to provide a market study pursuant to § 220-6D(3) shall not apply, unless otherwise required as part of the SEQRA review process.” Accordingly, the Applicant has not submitted such analysis and a waiver from the requirements is not needed.

Response: Comment noted.

Comment: Further, will any faculty or staff have families living on site?

Response: There is no permanent residency proposed for any faculty, staff, or their families. The Applicant expects that faculty or staff may use the Tead House for its temporary, short term faculty accommodations. There may be occasion where a faculty or staff member’s family will visit the site and utilize the temporary accommodations as well. These temporary, short term stays are not expected to exceed more than a few days at a time. There will be no other residency by faculty or staff member’s families.



4/22/2022

Page 4

Comment: We generally agree with the findings of the Educational Resource Impact Study. It is unlikely that the proposed project will not generate any public-school children;¹ however, as discussed above, will any faculty or staff have families with school aged children living on site? Would those children attend Briarcliff schools? Would any of the campus students of high school age attend Briarcliff schools.

Response: There is no permanent residency proposed for any faculty, staff, or their families. Therefore, school aged children will not reside at the Premises nor will any school aged children attend Briarcliff schools. Similarly, all campus students will be aged 17+ and will attend the Yeshiva full time and will not attend Briarcliff schools.

Village Emergency Medical Services

The Applicant encloses its Municipal Services Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised March 15, 2022 (“Municipal Services Impact Study”) (see **Exhibit A**) which was included with its March 16, 2022 supplemental submission. That Municipal Services Impact Study attaches correspondence between the Applicant’s team and Chief Vincent Caruso of the Village of Briarcliff Manor Fire Department, which includes the Village’s emergency medical and ambulance services.

The Applicant refers to page 7 of the Municipal Services Impact Study which states: “There is no issue if a female emergency services personnel member responds to a call on campus.” This clarification is made in response to a question raised by a Village Trustee during the January 4, 2022 and April 19, 2022 Board of Trustees work sessions. To the extent that further questions exist pertaining to this issue or other issues, the Applicant welcomes the opportunity to answer such questions directly during the Special Permit review meetings and hearings.

Completeness Determination and Referrals

The Applicant expects the Village, its consultants, and the public to have additional questions regarding the proposed reuse. However, we believe the most effective way for the Applicant to address these questions is through an open dialogue with the Board. That dialogue can only be achieved if the Applicant is afforded the opportunity to progress this application which must begin with a determination that this application is “complete.” In support of that determination, the

¹ The Applicant believes the use of the double negative in this sentence is a typo and the comment should instead read: “It is unlikely that the proposed will generate any public-school children;”.



4/22/2022

Page 5

Applicant has submitted an abundance of information in its reports, plans, and responses. Similarly, any outstanding written comments recently received from the Village's consultants are technical in nature and should not preclude this application from progressing, though the Applicant does intend to address those comments as the application progresses.

It is respectfully requested that the Board of Trustees determine that this application is "complete" and progress this application procedurally. Additional procedure actions requested include circulating the Board's notice of intent to be Lead Agency pursuant to SEQRA, referral of the application to the Planning Board for review of the Special Permit application and Site Plan application, and referral to the necessary agencies pursuant to General Municipal Law § 239-m.

Enclosures

In support of this application and request, the Applicant submits 10 copies of this letter with the following enclosures:

Exhibit A: Municipal Services Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised March 15, 2022.

The Applicant requests that this matter be placed on the Board of Trustees' May 3, 2022 agenda and that the Board take the above described procedural actions to advance this application. Should the Board of Trustees or Village Staff have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read "DP". It is a cursive style with a large, sweeping initial "D" and a smaller "P" following it.

Daniel Patrick

Enclosures



4/22/2022

Page 6

cc: Client
Max Parangi Architects, P.C.
Hudson Engineering and Consulting P.C.
Colliers Consulting, Inc
Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology
D.P.C.
Summit Land Surveying P.C.
Anthony B. Gioffre III, Cuddy & Feder LLP

EXHIBIT A

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401

To: Mayor Steven A. Vescio and Members of the Board of Trustees
Chairman Edward Nolan and Members of the Planning Board

From: Sean Moronski, P.P., AICP, Langan

Info: Daniel Patrick, Esq., Cuddy & Feder
Michael Finan, P.E., LEED AP, Langan

Date: 18 June 2021
Updated 6 December 2021
Updated 15 March 2022

Re: Municipal Service Impact Study
Yeshivath Viznitz School
Site Plan Application and Special Permit Application
Village of Briarcliff Manor, Westchester County, New York
235 Elm Road, Briarcliff Manor, New York (SBL: 98.19-2-11)
Langan Project No.: 190070101

INTRODUCTION

This memorandum reviews the potential impact of the proposed place of worship use on municipal services, as required under § 220-6.D.6) of the Village of Briarcliff Manor ("Village") zoning ordinance. Located in the R40B single-family residence zoning district ("R40B District") at 235 Elm Road in the Village of Briarcliff Manor, Westchester County, New York ("Premises") (Appendix A – Tax Record), the Premises was the location of a Pace University campus. Yeshivath Veiznitz ("Applicant") is requesting site plan and special permit approval for the Proposed Project, which consists of the adaptive reuse of the Premises for a place of worship.

Based on this study, the Proposed Project will not have an adverse impact on municipal services. The Premises was previously used as a college campus having more students than the Proposed Project. No expansion of facilities is proposed nor is the level of activity anticipated to generate the need for additional services beyond which already serves the Village.

EXISTING CONDITIONS

The Premises is at 235 Elm Road in the Village and consists of an approximately 37 acre parcel with its primary driveway access on Elm Road approximately 800 feet east of Tuttle Road. Located in the R40B District, the Premises is situated approximately 0.5 miles from the New York State ("NYS") Route 9A entrance/exit at Pleasantville Road.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 2 of 8

The Premises is improved with nine existing buildings and at grade parking which previously supported the Pace University – Briarcliff Manor campus. The Premises was purchased by Pace University in or around 1977. The Village granted special permit approval to Pace University in 1978 for the use of the buildings for higher educational use. The campus supported the Briarcliff College for decades preceding Pace University's ownership and occupancy. Prior the 1978 special permit, the Briarcliff College had operated with a total enrollment of up to 688 students.

Pace University's approved special permit in 1978 permitted an increase in academic operations, onsite housing, and student enrollment at the Premises. The 1978 Pace University approvals permitted an enrollment of 700 residential students on site with an additional 400 commuting students permitted to attend classes per day. There are 324 available parking spaces permitted on site to support the higher education use. In 2013, Pace University had approximately 590 students residing at the Premises, along with certain athletic and administrative functions, but no classes were being taught on the Briarcliff Manor campus.

PROPOSED PROJECT

The Applicant proposes to adaptively reuse the Premises and its existing structures for its private higher education religious institution. Per § 220-6.J.(1) of the Village zoning ordinance, the Proposed Project constitutes a "place of worship" which is permitted in the R40B District by special permit approved by the Board of Trustees. Yeshivath Viznitz is a religious educational institution accredited by the Association of Advanced Rabbinical and Talmudic Schools (AARTS) with its main campus located in Monsey, New York and a second campus in Kiamesha Lake, New York. The Yeshivath Viznitz school was established in 1964 to provide higher education programs for men at the undergraduate and graduate levels.

The Premises is expected to operate at a lesser capacity than was previously used by Pace University and Briarcliff College. The initial occupancy is 250 students, with approximately 220 to 230 students residing in an on-campus dormitory with the balance of students commuting to the Premises. The Premises is expected to have a natural growth of around three percent annually. The proposed Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels. Over the next 10 years, the estimated enrollment is projected at 350 students. This growth is based on the Applicant's experience in school operations. The Applicant understands that any expansion beyond the projected 350 students and occupancy of the buildings referenced and described in its December 9, 2021 submittal is not permitted unless amended approvals are requested and granted by the appropriate Village boards and agencies.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 3 of 8

The applicant proposes to use the Tead House for its faculty accommodations, which would include small dwelling units for temporary accommodations and several small breakout rooms where staff can rest and prepare for lectures. There would also be available a few small dwelling units for weekends when one or two staff members would be on campus with their families to lead services.

No students and very limited staff, not more than 10 staff members at the same time, are expected to arrive or depart the Premises by personal vehicle. Any commuting students and staff will arrive and depart the Premises by bus, with approximately two or three busses entering and exiting the Premises per day, or approximately four or five shuttles/mini-vans entering and exiting the Premises per day.

The educational and worship activities typically occur between 6:00 a.m. and 9:00 p.m. daily. There are no official studies or classes on Fridays and Saturdays. Students will voluntarily study on their own schedule, while the official schedule would be for prayer services and meal times. The school operates on the Jewish calendar, typically being off during the month of April (Passover) and October (Rosh Hashanah and the high holidays) and have two five-month semesters in between those holiday periods.

The only instances in which the public is expected to visit the Premises are during special events such as holiday gatherings and graduations. These are rare occasions and expected to occur only a few days a year. The Premises is not expected to be visited by non-students/staff or otherwise open to the public, except for parents visiting their children on rare occasion. Parents are not encouraged to visit their children on campus. Instead, the school allows students to go home on weekends a few times over a semester. While technically parents can come and visit the school, it does not happen except for rare occasions when parents need to see their child for a specific reason. Most students go through the semester without being visited except for special events.

MUNICIPAL SERVICES IMPACTS

Police Department. The Briarcliff Manor police department headquarters is located at 1111 Pleasantville Road approximately 0.7 miles north of the Premises. Travel time between the police headquarters and the Premises is approximately three minutes. According to the adopted 2021-2022 Village budget, the police department has 21 full-time employees, including the police chief, lieutenant, six sergeants, detective, and 12 patrolmen. The Applicant requested comment on the project from the Briarcliff Manor Police Chief and received a response, which is included in this memorandum (Appendix B – Municipal Department Correspondence).

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 4 of 8

A review of adopted Village budgets since 2012-2013, which were accessed on the Village of Briarcliff Manor website, indicates the police department has increased in size from 19 to 21 members, with the last increase occurring in 2020-2021 with the addition of a patrolman to increase the Village police department from 20 to 21 members.

Given the Proposed Project will have fewer students on the Premises than when it was operated by Pace University and the Village police department has more members than during Pace University operations, there is no anticipated need for additional manpower. Students are not permitted off-campus, either as pedestrians or on bicycles. No resident students will have a driver's license, nor will they be allowed to use any other form of transportation on campus. It is anticipated there will be security measures, including but not limited to identification card access, security cameras, alarm systems, and staff training, implemented by the school typical of an institution of this type. The police department will have an opportunity to comment on the site plan application to address potential concerns.

The school will have a responsible staff member on call at all times, including overnight, who will be monitoring cameras and have control of everything going on at the campus at any given time. A responsible staff member is someone who is called a student supervisor. The school will provide the names and work schedules to the Village police, fire, and other appropriate officials. All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. There will be electronic access to the Site at the main gate.

During Shabath, starting Fridays at sunset and lasting approximately 25 hours, the school is not typically reachable by phone but there will be a responsible person available at all times to address concerns. During the major Jewish holidays, such as Rosh Hashana, Yom Kippur, Sukkot, and Passover, the school is not in session and the students will go home for the holidays.

Traffic concerns should be limited given the relatively low number of vehicles accessing the Premises. Furthermore, special events such as holiday gatherings and graduations are rare occurrences limited to a few days a year. These events are expected to occur about 5 to 10 times annually, some with minimal outside attendance and others with an estimated 100 to 150 guests.

We will have some events with some traffic, and while its mostly handled by the Applicant, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 5 of 8

We are aware that the Village police department works very closely with the local synagogue, The Congregational Sons of Israel located on Pleasantville Road. Among the security issues addressed include conducting active shooter scenario training among way to be pro-active in taking steps to address the security of the synagogue and its members. The Village Police Department, in coordination with the Westchester County Department of Public Safety, are constantly monitoring any anti-Semitic intelligence. To project future potential impacts, the police department has requested information on whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

The same company that the school currently uses for our other campuses to create and train for active shooter lockdown procedures, fire drills, evacuation plans, etc., will also be used at the Site. The school will work with the police department regarding the security issues noted above. Based on the aforementioned measures to address concerns regarding access and security, no adverse impact to the police department resources is anticipated from the Proposed Project.

Fire Department and Emergency Medical Services. The Applicant requested comment on the project from the Briarcliff Manor Fire Department Chief and has received a response, which is included in this memorandum (Appendix B – Municipal Department Correspondence).

The Briarcliff Manor fire department headquarters is located at 1111 Pleasantville Road approximately 0.7 miles north of the Premises. As indicated by the Village Fire Chief, the all-volunteer fire department and emergency services personnel will generally provide the first arriving unit on scene between 5-7 minutes of dispatch. There may also be a delay between the time that 911 is called and when that dispatch occurs.

The fire department responds to over 1,500 fire and emergency medical service (EMS) calls every year. The Briarcliff Manor Ambulance Corps in the fire department serves the emergency medical needs and has two ambulances operating 24 hours a day, seven days a week.

The fire chief indicated that the fire department requires 24/7 unrestricted and unhampered access to the buildings and grounds, without exception. The main gate will have electronic access and Knox Boxes will be installed on all buildings, containing keys to access the building and other paperwork for the responding emergency services department. As indicated with the police department, a responsible official will be available to meet fire department and emergency services personnel to provide access to mitigate an emergency. The existing fire alarm systems will be refurbished, if necessary, and existing or proposed sprinklers and standpipes will be installed as required by the applicable regulations.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 6 of 8

The Proposed Project does not include additional buildings or changes to the existing building footprints. While some buildings will remain vacant, they will continue to be maintained in accordance with the applicable building and fire codes as per the Applicant's engineering and MEP consultants' recommendations. Upon approvals and completion of construction, three grades of higher education up to 250 students would initially move in, with an anticipated annual growth of three percent over the next 10 years up to a maximum of 350 students. Based on the applicant's experience at its current Yeshiva, over the last two years there was an average of one call a month, all of which were minor issues.

Given the Village Fire Department answers approximately 1,500 calls per year, the anticipated number of calls constitutes less than one percent of the overall calls addressed by the Village Fire Department. Furthermore, the type and frequency of calls is less than the former college campus activity which involves more commuting students.

Improvements include renovations to the following buildings:

- Dining Hall: study hall/synagogue, classrooms, faculty offices, kitchen and dining hall.
- Dow Hall: one wing will serve as a mikva and public bath in basement and staff/administrative offices on level 1.
- Tead House: break rooms for staff and temporary living accommodations for the same.
- Valley Dorm: to serve as a dorm.
- New Dorm: to serve as a dorm for anticipated 10-year expansion.

The Village Fire Chief indicated that the emergency services agencies know where these buildings are, which improves response time. The Fire Chief has indicated that the fire department would require that the buildings either retain their old names, or they are provided with a map detailing a new naming convention that can be entered into their Computer Aided Dispatch (CAD) software. It is also requested that during an emergency, a person guiding emergency services from the front gate to the location of the emergency would also be welcome. The school confirms that a responsible person would be available to guide emergency services onto the site to the location of the emergency. At this time, it is not decided whether the existing building names will be retained. If any building names are changed, an updated map of the Site will be provided so the emergency services can update their CAD software.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 7 of 8

The aforementioned buildings will be sufficient to accommodate initial and ongoing operations. At some point, when all or most of the initial 250 students are residing on campus, they will no longer fit in the Valley Dorm. The school would occupy the New Dorm building after applying and obtaining any building permit for the minor construction it will need. The New Dorm building will provide enough room to accommodate the growth for at least 10 years and even more than that.

The Proposed Project will meet the applicable standards of the National Electric Code and the New York State Uniform Fire Prevention and Building Code. The fire department will have the opportunity to review the site plan application and comment on potential concerns. Faculty and staff will undergo annual training in first aid and basic emergency responses by local emergency responders. The Applicant also anticipates that at least one member of its on-duty staff will be a certified emergency medical technician trained to provide enhanced medical care.

All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the fire department and emergency medical services with contact info for the administrator and his team. The school does not plan on having a Medic on campus. In every shift, there will be a few staff members trained for basic emergency aid. There is no issue if a female emergency services personnel member responds to a call on campus.

There is no need for additional firefighting vehicles anticipated due to the Proposed Project. Given the size and scale of the existing buildings remaining as is and the number of students being less than previously using the Premises, no adverse impact to the fire department resources is anticipated from the Proposed Project.

Recreation. The Proposed Project does not anticipate any substantial use or impact on Village recreation facilities. Students will not leave campus on a regular basis and will use on-campus facilities for active and passive recreation. The Premises will not operate as a residential use and it is anticipated the use of the Premises as a place of worship will not create any adverse impacts on Village recreation facilities.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 15 March 2022 - Page 8 of 8

CONCLUSION

The Proposed Project will not result in any adverse impact to municipal services. The Premises will operate in a less intense manner, i.e. fewer students, than when it was a Pace University campus. The initial occupancy is 250 students, with an approximate growth rate of three percent annually over the next 10 years, up to a maximum of 350 students. This growth is based on the Applicant's experience in school operations. The Applicant understands that any expansion beyond the projected 350 students and occupancy of the buildings referenced and described in its December 9, 2021 submittal is not permitted unless amended approvals are requested and granted by the appropriate Village boards and agencies. As noted in this study and the Applicant's corresponding traffic report, there will be a limited number of vehicles, no more than 10 at the same time, accessing the Premises. All applicable safety regulations and codes will be addressed.

According to municipal tax records, the Premises are indicated on the 2021 Tentative Assessment Roll as tax exempt, except for a small area that includes a wireless telecommunications facility (Appendix – Tax Record). According to Town of Ossining Assessment Roll records from 2012 through 2021, the Premises were tax exempt from at least 2012 through 2017 when owned by Pace University. The Premises was taxable when owned by the Research Center on Natural Conservation Inc., from 2018 through 2020. In 2021, the Premises became tax exempt when purchased by the Applicant.

The Proposed Project will have no impact on municipal assets, including transportation and education resources. The Proposed Project will bring in students and faculty and activating a dormant site and preserving the existing buildings.

For the reasons indicated in this study, the Proposed Project will not result in an adverse impact on Village municipal services.

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APPENDIX A
TAX RECORDS



Real Estate Assessment

Owner KHAL TORATH CHAIM OF ROCKLAND

Parcel ID 98.19-2-11

Bill Year 2021

Assessment Values

		Gross Assessment
Land		\$10,778,500.00
Building		\$6,937,400.00
Total		\$17,715,900.00

	Class	Description	Area	Deferments	Net Assessment
LAND	613	Colleges	37.170 Acres	\$0.00	\$10,778,500.00
BUILDING	613	Colleges	0.000 Acres	\$0.00	\$6,937,400.00
Total					\$17,715,900.00

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Real Estate Property Detail

Parcel ID	98.19-2-11
Alternate Parcel ID	4.29-021-10
Location	235 ELM RD
Owner as of August 1	KHAL TORATH CHAIM OF ROCKLAND
Customer ID	8858
Jurisdiction	OssiBrSc
Acres	37.170
Assessed Value	\$17,715,900.00
Exemptions Value	\$0.00
2021 Charges	\$101,962.85

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STATE OF NEW YORK
COUNTY - Westchester
TOWN - Ossining
VILLAGE - Briarcliff Manor
SWIS - 554201

2021 TENTATIVE ASSESSMENT ROLL

WHOLLY EXEMPT SECTION OF THE ROLL - 8

THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

TAX MAP NUMBER SEQUENCE

UNIFORM PERCENT OF VALUE IS 100.00

UNIFORM PERCENT OF VALUE IS 100.00

PAGE 636

VALUATION DATE-JUL 01, 2020

TAXABLE STATUS DATE-MAY 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION				TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				ACCOUNT NO.
98.19-2-10	Elm Rd						98.19-2-10
Khal Torath Chaim of Rockland	311 Res vac land	RELG PROP 25110	317,400	317,400	317,400	317,400	
15 Elyon Rd	Briarcliff Mano 554202	317,400	VILLAGE TAXABLE VALUE		0		
Monsey, NY 10952	4.28-021-33	COUNTY	TAXABLE VALUE		0		
	ACRES 1.06	TOWN	TAXABLE VALUE		0		
	EAST-0678347 NRTH-0840845	SCHOOL	TAXABLE VALUE		0		
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054	PG-3530	CW002 County solid waste		0 TO		
Khal Torath Chaim of Rockland	FULL MARKET VALUE	317,400	317,400 EX				
			SD059 Cty saw mill bm	317,400	TO C		
98.19-2-11	235 Elm Rd						98.19-2-11
Khal Torath Chaim of Rockland	613 College/univ	RELG PROP 25110	11749,500	11749,500	11749,500	11749,500	
15 Elyon Rd	Briarcliff Mano 554202	10778,500	VILLAGE TAXABLE VALUE		0		
Monsey, NY 10952	4.29-021-10	COUNTY	TAXABLE VALUE		0		
	ACRES 37.17	TOWN	TAXABLE VALUE		0		
	EAST-0678208 NRTH-0840180	SCHOOL	TAXABLE VALUE		0		
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054	PG-3530	CW002 County solid waste		0 TO		
Khal Torath Chaim of Rockland	FULL MARKET VALUE	11749,500	11749,500 EX				
			SD059 Cty saw mill bm	11749,500	TO C		

APPENDIX B

MUNICIPAL DEPARTMENT CORRESPONDENCE

Sean Moronski

From: Dominick Bueti <dbueti@briarcliffmanor.org>
Sent: Tuesday, February 15, 2022 11:47 AM
To: Sean Moronski
Cc: Patrick, Daniel; Daniel Pozin; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel; David Turiano
Subject: [External] RE: 235 Elm Road Yeshivath Veisnitz Site Plan and Special Permit

I have added comments and questions to your response. I look forward to hearing from you.

Chief Dominick Bueti
1111 Pleasantville Rd
Briarcliff Manor, NY 10510
dbueti@briarcliffmanor.org
914-941-2130

Chief Bueti,

Thank you for your response and questions. The responses from the applicant are indicated in red.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
 - Would I be correct in stating that there will be no campus security or maybe clarify "responsible staff member".
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the police department with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
 - So, how would we troubleshoot any issues that arrive without telephonic communication?
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
 - Would that person have to manually unlocked the gate? Are there plans to have electronic access to the campus?
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge.
A responsible person will also be doing an hourly drive/walk during the night around the property.

- Can you explain “box set up”? Will there be cameras at the entry/exit points? Can unauthorized vehicles enter the campus during the day time? How do you plan to handle deliveries?
- The school does not plan on having a Medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.
 - It appears that officers will be needed to respond to medical aids.

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible “threats” (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

- The school is open to cooperation with the police department in a similar manner. We will also be using the same company we currently use for our other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
 - We are pleased to hear that the school is open to training in active shooter/emergency response situations with the department. We have trained there in the past and because of the number of buildings on the property, it present many dynamic situations. Are there plans to having electronic locking devices for the building? Will there be key card or fob entry? How will any building not in use be secured?
- During the major Jewish holidays, the school is not in session. We will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.
 - As stated above, we are constantly monitoring any threats or potential threats to the Jewish community. For example we have been alerted about potential “copy-cat” events in regards to the latest incident at the synagogue in Texas. We have increased our patrols of our local synagogue in response. We anticipate the same procedure with the Yeshiva. During these times, are there any plans to bring in additional security? Will they be armed?

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

We hope the concerns you raised are addressed above. Please contact me if you require any additional information. We greatly appreciate your assistance.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

Direct: 973.560.4557
 Mobile: 201.321.9334
[File Sharing Link](#)
www.langan.com

Sean Moronski

From: Vincent Caruso <vcaruso@briarcliffmanor.org>
Sent: Wednesday, February 16, 2022 5:57 PM
To: Sean Moronski
Cc: Joshua Ringel; Daniel Pozin; sbarshov@sprlaw.com; David Turiano; ArieUyterlinde@gmail.com; Michael Molinelli
Subject: [External] 235 Elm Road

Sean,

Thank you for your query. The Briarcliff Manor Fire Department & EMS provide 24/7 emergency services to 235 Elm Road. While that may seem obvious, there are some implications that I would like to ensure you are aware of going forward.

First of which, is access and direction. In an emergency, seconds count whether it is medical or fire related. There are many buildings on site, and historically those buildings have been specifically named e.g. Dow Hall, New Dorm, etc. The emergency services, over years of service, know where these buildings are and it cuts down on response time. We would require that the building either retain their old names, or we are provided with a map detailing a new naming convention that we can put into our Computer Aided Dispatch (CAD) software. During an emergency, a person guiding us from the front gate to the location of the emergency would also be welcome.

Going along with this is access. We require 24/7 unrestricted, and unhampered access to the buildings and grounds, without exception. Any obstacle such as a security gate or fence, or locked door becomes a delay in our ability to mitigate an emergency, and will be removed in the most expeditious way, which is usually damaging. We would suggest that Knox Boxes be installed on all buildings, containing keys to access the building and other paperwork for us. While we understand that there will be a responsible party on site 24/7, any delay in their ability to meet us and provide access results in the locked door becoming a delay in our ability to mitigate an emergency. Please see above for resolutions to these delays.

While the property was underutilized, a poorly maintained fire alarm system that would frequently malfunction and activate in the middle of the night. Unnecessary calls for service at these hours cause additional strain on the all-volunteer service. We would require that all buildings, regardless of use, be equipped with a refurbished fully functioning fire alarm system as well as sprinklers and standpipes if they are currently equipped with them.

Third, with regard to EMS. EMS and medical providers may be male or female, and the provider that arrives cannot be guaranteed to be one or the other.

The Volunteers will generally provide the first arriving unit on scene between 5-7 minutes of dispatch. Please note that there may also be a delay between the time that 911 is called and when that dispatch occurs. The Volunteers are an already strained system, and the addition of 200+ full-time students and staff will undoubtedly add more strain with call volume, etc.

Please let me know if there are any other questions.

Vinny Caruso
Chief of Department
Briarcliff Manor Fire Department
1111 Pleasantville Road
Briarcliff Manor, New York 10510
VCaruso@BriarcliffManor.org
Cell: (914) 519-7944

Sean Moronski

From: Sean Moronski
Sent: Thursday, January 20, 2022 11:42 AM
To: 'fdchief@briarcliffmanor.org'
Cc: 'Patrick, Daniel'; 'dpozin@McCarthyFingar.com'; 'sbarshov@sprlaw.com'; 'S.Yackel@bfjplanning.com'; Joshua Ringel; David Turiano
Subject: FW: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit
Attachments: 235 Elm Road - Site Plan 2021-11-30.pdf; 2022_01_11 BM Fire Chief information request letter.pdf

Dear Chief Caruso,

I am following up on the e-mail attached below which is on behalf of Yeshivath Veiznitz ("Applicant"), which is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road ("Premises") for a private higher education religious institution.

We have been asked to contact your office to determine if the project would create any additional demand on fire department and emergency medical services. In addition to the project providing greater detail about the project, I include the following information provided to the police chief that may assist you in addressing potential impacts to fire department and EMS services:

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide emergency services with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge. A responsible person will also be doing an hourly drive/walk during the night around the property.
- The school does not plan on having a medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.
- Regarding potential emergency situations, the school will also be using the same company they currently use for other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
- During the major Jewish holidays, the school is not in session. The school will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

Direct: 973.560.4557
Mobile: 201.321.9334

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From: Sean Moronski

Sent: Tuesday, January 11, 2022 10:29 AM

To: 'fdchief@briarcliffmanor.org' <fdchief@briarcliffmanor.org>

Cc: 'Patrick, Daniel' <DPatrick@cuddyfeder.com>; 'dpozin@MccarthyFingar.com' <dpozin@MccarthyFingar.com>; 'sbarshov@sprlaw.com' <sbarshov@sprlaw.com>; 'S.Yackel@bfjplanning.com' <S.Yackel@bfjplanning.com>

Subject: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

Dear Chief Caruso,

Yeshivath Veiznitz (“Applicant”) is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road (“Premises”) for a private higher education religious institution.

Our project team met with the Village Engineer and Planner to discuss information needed to assist the Village in making an informed decision on the application. We are contacting your office to determine if the project would create any additional demand on fire department and emergency medical services.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

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Sean Moronski

From: Sean Moronski
Sent: Tuesday, January 18, 2022 11:54 AM
To: 'Dominick Bueti'
Cc: Patrick, Daniel; Daniel Pozin; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel; David Turiano
Subject: RE: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

Chief Bueti,

Thank you for your response and questions. The responses from the applicant are indicated in red.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the police department with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge. A responsible person will also be doing an hourly drive/walk during the night around the property.
- The school does not plan on having a Medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible "threats" (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

- The school is open to cooperation with the police department in a similar manner. We will also be using the same company we currently use for our other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
- During the major Jewish holidays, the school is not in session. We will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

We hope the concerns you raised are addressed above. Please contact me if you require any additional information. We greatly appreciate your assistance.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

Direct: 973.560.4557

Mobile: 201.321.9334

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From: Dominick Bueti <dbueti@briarcliffmanor.org>

Sent: Thursday, January 13, 2022 2:30 PM

To: Sean Moronski <smoronski@langan.com>

Cc: Patrick, Daniel <DPatrick@cuddylfeder.com>; Daniel Pozin <dpozin@McCarthyFingar.com>; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel <jringel@briarcliffmanor.org>

Subject: [External] RE: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

This email is in response to the request for information regarding potential impacts on the BMPD from the proposed religious school at 235 Elm Road.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do

assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible "threats" (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

Chief Dominick Bueti
1111 Pleasantville Rd
Briarcliff Manor, NY 10510
dbueti@briarcliffmanor.org
914-941-2130

From: Sean Moronski <smoronski@langan.com>
Sent: Tuesday, January 11, 2022 10:30 AM
To: Dominick Bueti <dbueti@briarcliffmanor.org>
Cc: Patrick, Daniel <DPatrick@cuddyfeder.com>; Daniel Pozin <dpozin@McCarthyFingar.com>; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com
Subject: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chief Bueti,

Yeshivath Veiznitz ("Applicant") is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road ("Premises") for a private higher education religious institution.

Our project team met with the Village Engineer and Planner to discuss information needed to assist the Village in making an informed decision on the application. We are contacting your office to determine if the project would create any additional demand on police department services.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

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Direct: 973.560.4557

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