

To All

In view of all the erroneous information you are being bombarded with regarding the Armonk Square project, we wanted to make sure you received the facts about the project timely.

While it is apparent that the emails are emanating from people against Bill Weaver, Mike Schiliro and Steve D'Angelo, the message they contain couldn't be further from the actual truth. It is public knowledge that people connected with Howard Arden's campaign and inner circle are not in support of this already approved project. With the help and efforts of Bill Weaver, Mike Schiliro and the cooperation of all of the town boards, this project was modified to accommodate the needed supermarket and approved by all applicable town boards and town professionals unanimously. The very people who raised a plethora of issues to attempt to delay this and other projects now want to blame the incumbent officials for the results of these delays. This is simply wrong and not based upon the facts. Please vote the facts and not the myths and innuendo you have been reading and hearing.

The facts regarding Armonk Square and the Market at Armonk Square are as follows:

1. When it became evident that the A & P was leaving and CVS was replacing them, concerned members of the town and the retail community contacted us and asked if a Market would be viable at our location.
2. We determined that the project, as it existed then, would only have space and parking for a market which would be too small to service the community properly and attract first class operators.
3. We combined an adjoining property which provided the additional space and parking to accommodate a large enough building to attract a first class market and still retain the original plan for the Main Street buildings.
4. Bob Greene, Howard Arden's campaign manager, and Michael Fareri spoke out against our project from the start. Mr. Greene

requested and obtained a special meeting with all 5 members of the Planning Board on the night before the public hearing to privately present his concerns. The meeting lasted almost 4 hours. The following night the public hearing was held and the Planning Board voted 5-0 in favor of the project.

5. The revised project was approved in 3.5 months and the four town Boards and committees all voted unanimously 5-0. **That's four separate meetings at 4 different boards that we received a 5-0 vote.**

6. The Town has its own traffic and parking consultant and we retained one of the most respected parking and traffic consultants on the East Coast. They were both in agreement that after some minor improvements were put in place by us, the project was well within the limits of what was required to comply.

7. We were contacted by 10 interested supermarkets and sent site plans to all 10 markets.

8. 2 of the 10 responded that they required a location with more traffic and a larger store.

4 responded that they would need some additional time to consider the site and the remaining 4 sent us proposals to evaluate.

9. The 4 markets that sent proposals have over 100 stores and 90 years of experience combined. They all have Real Estate Departments, Accounting Departments, Site Inspectors and Risk Evaluators. **ALL 4 SENT PROPOSALS.**

10. We chose the market that best suited our community and was the best fit for our project. We had a signed Letter Of Intent within a week and revised proposals from all 3 of the other markets that raised their initial offers. We received calls from 2 new markets asking if we could give them a chance to better the offer we were considering.

11. We have negotiated a lease over the last 21 days and both tenant and landlord are in agreement with the final copy that will be signed this coming week.

12. We have Letters of Intent for 2 additional retail spaces at our asking price.

13. The financing is in place to commence the infrastructure within the next 4 weeks and we have a financing commitment term sheet

from a major bank that should be closed by the end of the month to provide the balance of the construction financing. We are completing the final paperwork required by the Town to satisfy the resolution and sign the site plan.

14. The 3 principals of the project have all lived in Armonk for over 25 years

15. We have all the county and state approvals we need to begin the project.

These are the facts, regardless of what Mr. Greene preaches or Supermarket Tracker states or any other email, letter or personal speech might convey to the contrary.

You would have to ask yourselves why these people would continue to attack and try to sabotage a project that is so clearly a priority to the residents of Armonk. It is a project that has already been approved by a combined vote of 20-0, endorsed by all of the town professionals, fought over by 4 supermarkets, has an anchor tenant and is well on its way to leasing up the remainder of the retail space.

As residents, we are concerned that the statements made by these people reflect the thought process of the Arden camp. The Market at Armonk Square is approved and ready to go and my partners and I take all of the mis-information regarding the project personally.

We appreciate all of the support you have shown during the past 7 years and thank you for your patience regarding this matter.

Please forward this email to whoever else you think might need to hear the **facts** about Armonk Square.

Thank you for your time.

Your neighbors,

John Dioguardi

Dominick Dioguardi

Alan Zaretsky