

From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Letter to the Mayor and the board of trustee regarding the freightway development project
Date: December 16, 2019 at 7:11:24 PM EST
To: "tracytang2000@yahoo.com" <tracytang2000@yahoo.com>
Cc: <freightway@scarsdale.com>

Dear Tracy,

Thank you for for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

On Dec 12, 2019, at 2:32 PM, tracytang2000@yahoo.com wrote:

CAUTION: External sender.

Dear Mayor and the board of trustee:

Thank you for hosting the meeting regarding the Freightway redevelopment project. I attended the meeting last night. The voice from the fellow residents was loud and clear. Nobody wants another 220 to 285 units to be built. I urged you to seriously reconsider the current proposal and see what your constituents really want for this project.

I moved from Edgemont to Scarsdale last May. One reason made us move to Scarsdale is that Edgemont is a small part of the unincorporated village of Greenburgh town. The town supervise Feiner might not make the best decision for Edgemont. Edgemont has excellent school as Scarsdale but its property tax is 50% more than ours due to the fact that 1/3 of the residents live in apartments and the town of Greenburgh wants to build more apartment. Our mayor and our trustees are elected by our fellow villagers and I trust that you will truly fulfill your fiduciary duty to act at our best interest for this major decision that will shape our village many decades to come.

The high turnout at the meeting and the fact that 99% of the participants voiced to against this residential development should serve as a weather bell to our board of trustee that a referendum shall be held to let everyone of us to decide what we want for this redevelopment, if any.

I would also like to reiterate my views as below:

1. Can we keep the garage as a parking garage?

Currently, the annual revenue from the garage is about \$900K and the annual maintenance cost is about \$150K. We have net income of \$750K annually. If the town set aside three years' net income from the garage, it will have sufficient fund to do a major repairs of the \$2.5MM that will last for another 8 to 10 years. Even if the town decide to have an assessment for this major repair, it will be a one time assessment of \$500 for each family in 10 years. Shouldn't the town consider this as an option?

We are a bedroom community famous for its picturesque tree lined single family homes. Shouldn't we preserve this character?

2. If we need to redevelop this property, can we have the best and highest use for the current villagers ?

We are a town of 17,000 residents and are proud of our extracurriculum for our kids. The best and highest use is to expand our community facility that other towns have but we don't have. Can we build a multi-sports complex such as an indoor swimming pool, an ice skating rink, an arts center, and a senior community center that we all can come to enjoy ? What do the 285 new apartments bring to our fellow villagers ? How can you say that will be the best and highest use for us and act in your fiduciary capacity for us ?

3. If a residential property has to be develop, what kind of due diligence that the mayor and the board of trustee have conducted?

- 3.1. Did we have the information that shows the extensive research has completed regarding the potential impact on our school ? Currently, our school is at its full capacity, 280 new units, conservatively, will bring in 500 kids. How do our school handle this potential inflow of new students ? Are we going to have the increase of the property tax to hire more teachers and build out more classrooms?
- 3.2. Did we have the extensive research on the impact of that already congested road and the business in that area ?
- 3.3. How did the mayor and the board of trustee select the two developers out of the six? What kind of home work did the town do ?
 - A. Both final developers have relationship with either Perkin Architect and 3D properties LLC. Other bidders without the relationship didn't pass the first round. Is it a con-incidence or the pre-requisite for the bidders?
 - B. 3D properties LLC-one of the final two developers that partners with East End Capital, built 1 Palmer Road 7 years ago in our village and its construction deviated so much from its plan that the town issued 11 violations.

<https://patch.com/new-york/scarsdale/concerns-about-scarsdales-five-corners>

What kind of homework did the town conduct to make it to be the short list ?

As our fiduciary, your duty is to act in the best interest of our villagers. For this multi-million large-scale project that only occurs in a few decades, I urge you to take a pause and reconsider whether we need to move forward and how we should move forward.

Sincerely

Tracy Tang

56 Harvest Drive