

Donna Conkling

From: Mayor
Sent: Tuesday, December 03, 2019 11:10 AM
To: Yangzhou Hu
Cc: Donna Conkling; Xinyu He
Subject: Re: Freightway village project

Dear Yangzhou and Xinyu,

Thank you for your follow-up email.

The Village Board is committed to exploring a redevelopment of the Freightway site. We believe it to be the responsible course of action, given the condition of the existing parking structure and the ability to enhance parking and the Village Center. The Board is not, however, committed to proceeding with a redevelopment at any cost. Once a preferred developer is selected, resources will be utilized to refine the development plan. At that time, the Village will undertake a thorough review of the fiscal impacts to the Village and make a determination whether to proceed further with the refined redevelopment plan.

Please sign up for meeting alerts on the “Notify Me” section of the Village website - www.scarsdale.com. You can select the meeting notices you would like to receive about a wide range of Village matters. If you sign up for Village Board meeting notices, you will be able to keep track of all Village Board activities, including Freightway.

Best regards,

Marc

On Dec 2, 2019, at 9:20 PM, Yangzhou Hu <yangzhou13@gmail.com> wrote:

CAUTION: External sender.

Dear Marc,

Thank you very much for your detailed reply. We highly appreciate all the explanations.

We are fully aware of the current status of the Freightway garage as well as the potential cost of maintenance. The concern of us, as well as many other residents, is whether the redevelopment plan is the correct solution, which is why the community hopes to have a clear idea before it is too late. We are not sure where we are in terms of addressing the issues related to this redevelopment project, but it sounds like the village is finalizing a preferred developers before settling plans for the school, the environment, etc. For example, if there ends up being no community-satisfying plans for the increased classroom size, what would the village do next?

Is there a mailing list that we can possibly join to receive updates about this project? Thanks again!

Warm regards,
Yangzhou and Xinyu

On Mon, Dec 2, 2019 at 4:27 PM Mayor <mayor@scarsdale.com> wrote:

Dear Yangzhou Hu and Xinyu He,

Thank you for your email. The Village Board appreciates your thoughtful comments.

The Board has been working hard on the potential repurposing of the Freightway garage and we are very focused on the issues you raised in your email. The community is looking into changes at the Freightway garage for a number of reasons. First, the garage is aging and is in need of significant capital improvement - estimated at approximately \$2.5 million over the next three years and potentially much more to follow in the years to follow. We are also interested in reinvigorating the Village Center with this potential transit oriented development - a tool that has been used successfully in many communities to provide sustain, walkable, and vibrant village centers.

Because the Village owns the Freightway site, disclose of financial and other components of respondent's development plans could disadvantage the Village's negotiations with potential developer partners. Rest assured that there will be ample time for the community to participate in a full review of fiscal, school, parking, traffic and environmental impacts once a preferred developer is selected and a specific development plan moves through the environmental review process.

Please note that the school districting of the Freightway site is a School District decision. The Village Board maintains regular communication with the School Board about this and other matters. In fact, the Village Manager, Deputy Mayor and I are meeting with the School Superintendent and School Board President and Vice President next week and the Freightway project is on our agenda.

With respect to the method used to assess the value of the property for real estate tax purposes, the Village follows NY State regulation. Any options that exist for an alternative tax valuation basis can only be made during a Village-wide revaluation. If I may offer an alternative method to assess the value of a potential redevelopment of the Freightway site - I offer that the community review the incremental costs and benefits of moving forward with a redevelopment based on the current tax assessment methodology as compared to the costs and benefits of maintaining the status quo (i.e. continued Village ownership of the Freightway parking facility). The Village Board has indicated that a net benefit to the Village is a critical criteria for moving forward with a redevelopment plan.

There remains ample opportunity for community comment as this process moves forward and there are more specific responses provided to address your questions. We look forward to your continued engagement in this process.

Best regards,

Marc

On Dec 2, 2019, at 8:45 AM, Yangzhou Hu
<yangzhou13@gmail.com<mailto:yangzhou13@gmail.com>> wrote:

CAUTION: External sender.
Dear Mayor and Mrs Conking,

Happy Thanksgiving!

I am a resident at fox meadow, and I recently heard that the village is considering a redevelopment project at Freightway. I believe you have done plenty of research on the impact and implication of this project, but the lack of transparency and communication between the village and us residents made me concerned. I understand that the village plans to publish some information at a later date, while I urge the village to disclose the information as early as possible, such that the public will have time to think through before the public meeting on Dec. 11.

I, along with many other villagers, highly appreciate all the effort you have put to make the village better, and I hope we can together make a wise decision on whether the village should do the Freightway project, and if so, how to make the project benefit the village and the villagers the best. I'm writing some of my questions below, and hope the village can address them and post the analysis/research reports before making a final decision.

1. What retail stores and what type of rental units will be there at Freightway? What's the financial implication to the village?
2. To my understanding, the main motivation of the Freightway project is to revive the village economy by introducing retail restores and more residents. How does the village think about the retail Armageddon? What do you think will attract consumers to come to the Freightway stores as opposed to all the malls and restaurants in the nearby White Plains city?
3. What are the tax implications of the Freightway project for current Scarsdale residents? What will the effective tax rate for the rental residents compared to the current single house residents?
4. Will the residents of the new rental units be zoned to Fox Meadow Elementary? If so, what is the plan of handling the increased class size? How will we keep up the educational quality?
5. How will the Freightway project affect the traffic and parking condition in the downtown area? What is the impact of the new rental unit residents on the environment of the village?
6. Has the village hired teams of specialists to study the education and environment impact as listed above?
7. What is the benefit of this project to current Scarsdale resident?

Thank you again and I hope to hear from you soon!

Warm regards,
Yangzhou Hu and Xinyu He
66 Brite Ave

