

From: Suzanne Chazin [<mailto:suzannechazin@gmail.com>]
Sent: Monday, October 26, 2020 11:11 AM
To: PublicComment <PublicComment@mynewcastle.org>
Subject: More commentary on the Form Based Code--part 2

This is the second of my 2-part commentary on why the Form Based Code should not be passed until the following issues are satisfactorily addressed:

- The Town Board's website insists that the FBC will "diversify the town's housing stock (both housing type and price point)." However, **nothing in the FBC makes provisions for workforce housing or affordable housing for seniors.**
- Existing law provides that 10% of the 997 net housing units (at maximum buildout) should be set aside for those who meet strict affordable housing criteria. The remaining units—**as many as almost 900**—will be rented or sold for whatever "price point" the owner chooses. Neither the town nor residents will have a say.
- New market-rate development is consistently more expensive per square foot than existing rental property, **effectively driving out more affordable housing options** to make way for less affordable ones, thus squeezing out potential residents with modest incomes who do not qualify for affordable housing under strict income standards.

From the DGEIS, existing rental property in town on lower King Street rents for \$2.50 per square foot (**roughly \$2,500 for a 2-bedroom apartment**). By comparison, the new 91 Bedford Road building (across from Walgreens) is asking \$4.17 per square foot (**\$4,000 for the same space**). The new Washington Avenue rental property in Pleasantville fetches \$4.38 per square foot (**\$4,350**).

Also, the DGEIS notes that there is no excess parking in town. However, the Toolbox parking kit doesn't allow for enough spaces for new development. Consequently, residents will not have enough parking. This is especially true if the town sells off the commuter lot where every space is needed. To make up for this loss, the town will need to build a garage. The cost per space of a building a garage is \$22,000 nationally and about \$30,000 locally. Building a garage that will house only 500 cars—about a third of commuters, will cost \$17 million and likely raise commuter monthly fees 400% to around 2,000 a year.

For these reasons, as well as the others I previously mentioned, the Form Based Code should not be passed until residents have better data and more input from planning consultants.

Sincerely,
Suzanne Chazin, 20 Ludlow Drive, Chappaqua