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**Sent:** Tuesday, October 27, 2020 4:50 PM

**To:** Sabrina Charney Hull <[SCHARNEYHULL@mynewcastle.org](mailto:SCHARNEYHULL@mynewcastle.org)>; Board of Education <[BoEducation@ccsd.ws](mailto:BoEducation@ccsd.ws)>; TownBoard <[townboard@mynewcastle.org](mailto:townboard@mynewcastle.org)>; PublicComment <[PublicComment@mynewcastle.org](mailto:PublicComment@mynewcastle.org)>

**Subject:** DGEIS

Please see attached comment on the DGEIS.

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PUBLIC COMMENT SUBMISSION

on the DGEIS in support of the  
Form Based Code ("FBC")

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Submitted by Raymond A. Sanseverino  
(Chappaqua resident since August 1978)

My name is Raymond Sanseverino, and I have resided in Chappaqua for more than 40 years having built two houses here. One of my daughters is presently a 7th grader at Bell Middle School. I am Chair of the Real Estate Department of Loeb & Loeb LLP, a national law firm, and am a Trustee of Franklin and Marshall College, having served in that capacity for more than 12 years. As a member of the Board of Trustees, I serve on the Academic Affairs Committee, the Enrollment Committee and the Advancement Committee. Based on my extensive experience in real estate law and higher education, I have a good understanding of real estate and the impact of finances on a quality education, class size, academic success and the student experience.

I moved to Chappaqua in 1978 for one reason, the quality of the public school system. Although I was also attracted by the bucolic nature of our hamlet, with open spaces, light traffic and relative peace and quiet, the primary reason was the school system, just like the vast majority (if not all) of the people who move to Chappaqua. The school system is the bedrock of the community and the single most important feature of Chappaqua.

The attraction of the school system is so strong that after my wife was killed in 1980 in a car accident on the Saw Mill River Parkway at the traffic light by Roaring Brook Rd, instead of leaving town and the pain of the accident scene, which I pass several times a week, I stayed in Chappaqua so my then 2nd grade and 6th grade daughters could continue to receive the best public school education in Westchester County (if not in the entire state).

I have serious concerns about the impact that the Form Based Code will have on our school system, which cannot handle hundreds more students.

The DGEIS is flawed in its assumption that only 35% of the projected dwelling units will contain two or three bedrooms and that only 96 new students will come into the system out of 997 new residential units. There is no evidence in the DGEIS provided for that statement and common sense dictates otherwise. People come to Chappaqua primarily for one reason, the school system. The DGEIS is also flawed in that its analysis does not take into account our extraordinary school system. The DGEIS itself indicates that the Rutgers demographic multiplier is over 10 years old, is not specific to Chappaqua or Westchester County and provides very conservative estimates. The key fact missing is that our school system is what makes Chappaqua so desirable. Numbers developed over 10 years ago for a generic school system are irrelevant and cannot be relied on.

Single people or couples without children (unless they are planning to have children) do not move to Chappaqua. Developers know that and will build many more two and three bedroom units than the 35% projected in order to attract families whose children can attend one of the best

school systems in the state. Accordingly, there will be greater demand for residential units that serve families with children.

I also question where the funds will come from to support the influx of students. Rental units and condos are not taxed the same way that ownership of land in fee simple is taxed and, thus, do not contribute to school taxes to the same extent. The only answer is it will come from those who own their homes in fee simple. Most residents are stretched thin by our school taxes and either the quality of the schools will decline if substantially more funds are not raised to support the influx of students or homeowners will be compelled to leave Chappaqua and erode the tax base, either of which is an unacceptable result.

At a minimum, class size will increase and that will have an immediate deleterious effect on the quality of education, one of the reasons why all of the guides that rate the quality of schools measure average class size as a factor.

I note that the School Board has asked you to extend the comment period to explore and analyze the DGEIS for the same concerns that I and other residents have raised. It is inconceivable that you would reject its request. Adversely affecting the school system is the single most important issue facing this community and any action taken by the Town Board inconsistent with addressing the School Board's concerns is irresponsible and a breach of the Town Board's fiduciary duty.

There seems to be a rush to conclude the hearings on the DGEIS and I am not sure why. For whom is the FBC designed to benefit? Is it the developers, is it the merchants in town or is it the residents who elected the Town Board and to whom the Town Board is accountable?

It is clear to me that the DGEIS is wrong and needs further review and analysis. Therefore, I urge you to extend the comment period.

October 27, 2020