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Sent: Monday, November 2, 2020 7:50 PM

To: Chappaqua Forward <chappaquaforward@mynewcastle.org>; PublicComment <PublicComment@mynewcastle.org>; TownBoard <townboard@mynewcastle.org>

Subject: Form Based Code Comment 4

Attached please find my Comment 4 regarding the Form Based Code. Thank you.

An Interested Agency Was Not Listed In The FBC As Part Of The SEQRA Process

The Chappaqua Train Depot and the adjacent Depot Plaza are national treasures listed by the National Park Service on the National Register of Historic Places.

Therefore, the FBC consultants should have named the National Park Service as an interested agency to conduct a visual impact assessment based upon the FBC intent to permit the magnitude of proposed change in the visual character of the two Historic Places by proposing four/five story buildings in close direct view of these historic places.

The proposed 5 story buildings would create a significant visual derogation thereby disrupting the coherent natural landscape of the Chappaqua Train Depot and Depot Plaza, its historic character, and its value. The proposed 5 story buildings would offer no visual coherence and no visual integrity with the adjacent Chappaqua Train Depot and Depot Plaza. The proposed buildings would disrupt the existing landscape, would not integrate with the setting created by the two historic places, would disrupt the harmonious view of the two historic places, and thus would be a visual encroachment upon the two historic places.

THEREFORE, the SEQRA process was incomplete.

It is important to understand the value of the two historic sites and their cultural value to the community. The two properties were designated as historic sites because they represented a significant and distinguishable entity and they embodied the historic nature in which the sites were conceived. The land for the historic Chappaqua Train Depot and the adjacent designed semi-circular serene Depot Plaza garden that is full of sunshine, was part of Horace Greeley's farm. The property was donated by the Greeley family which also reflects upon the importance of Horace Greeley as the editor and publisher of the New York Tribune newspaper and as a former presidential candidate.

The Depot Plaza was designed as a pleasant location where residents (and visitors) can eat, relax, reflect, and read a newspaper or a book (and these days use a cell phone). In addition, the annual Town of New Castle Memorial Day parade that honors our fallen veterans concludes with speeches at the Depot Plaza and is most often attended by our present and former National, State, County, and TNC politicians including Governor Cuomo, former President Clinton, and former Secretary of State Clinton. The FBC consultants did not consider the landscape and the visual detraction of 5 story buildings directly surrounding Depot Plaza because they failed to name the National Park Service as an interested agency.

The property for the Chappaqua Train Depot and Depot Plaza, formerly part of Horace Greeley's farm, was donated by the Greeley family with the proviso that the Chappaqua Train Depot and surrounding Depot Plaza landscape would remain as designed for residents and visitors alike to enjoy for generations to come ad infinitum.

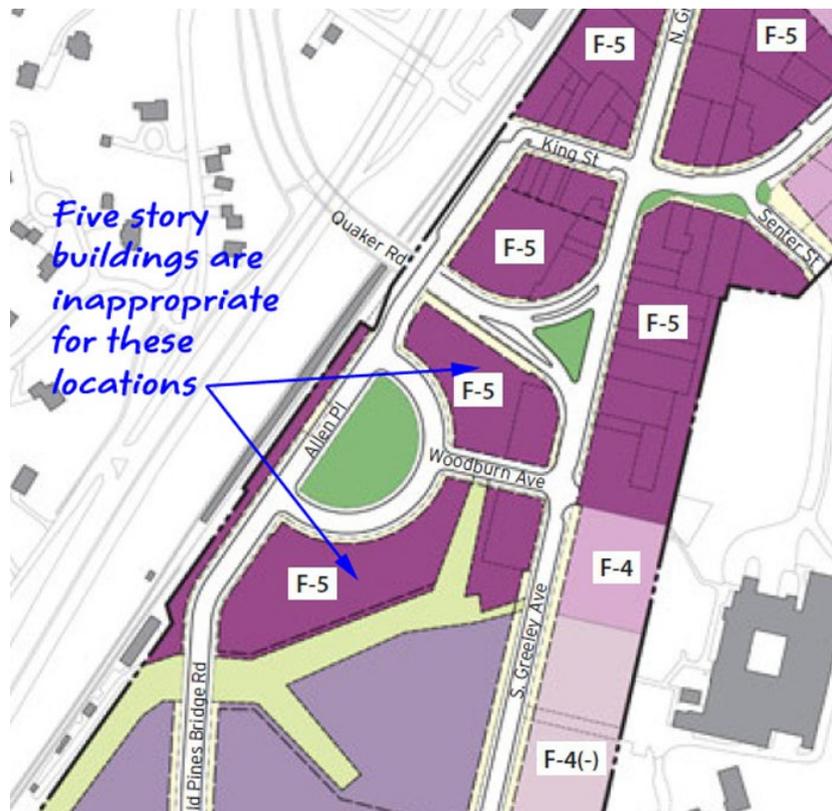
The Greeley name is deeply embedded in the history of Chappaqua, the Horace Greeley home is now the New Castle Historical Society, North Greeley Avenue and South Greeley Avenue are main streets within the hamlet, and Horace Greeley High School has national prominence. In addition Woodburn Avenue, the street leading to

the Chappaqua Train Depot, was named after a Greeley family member. Additionally, one of the several national Horace Greeley statues is located in Chappaqua and is unique when compared to the other Horace Greeley statues in the respect that the Chappaqua statue depicts Horace Greeley standing rather than seated. The TNC FBC should not be advocating for building projects that will degrade the historical visual integrity of the Chappaqua Train Depot and Depot Plaza and prevent the historic sites from fully conveying their historical significance by advocating for intrusive 5 story buildings in close view of these historic places.

Constructing 5 story buildings in close view of these historic places with their aesthetic historical significance would visually impair their ability to convey their historical significance and would impair the intended ability of people to enjoy and appreciate the historical significance of these Historic Places in an open environment unimpeded by the distraction and shadow of dominating tall buildings. Tall adjacent buildings would be a visual blight upon the intended purpose for which the Greeley family donated their property to the Town of New Castle.

During the public hearings regarding the revitalization of the Chappaqua hamlet, I made a comment that there should be no tall buildings within close view of the two historic places for the reasons delineated above. Not naming the National Park Service as an interested agency during the SEQRA process was an omission in the SEQRA process.

What is appropriate for the below designated area are one story buildings with architecture that mirrors the architecture of the Chappaqua Train Depot. Perhaps an outdoor “food court” and complimentary retail stops would help to put feet on the pavement and help to vitalize the downtown hamlet.



- If in fact the TNC FBC consultants and/or the TNC TB agree with my above comments regarding the intended intrusive locations of 5 story high buildings within close view of the two historic places and agree to alter the FBC proposal as described above with one story buildings that compliment the architecture of the Chappaqua Train Depot, please advise me as well as the public of the altered proposal per my suggestion (or similar).
- Please advise me how the SEQRA omission will be corrected because there should be no FBC that envisions a visual intrusion upon the two Historic Places listed on the National Park Service National Register of Historic Places, namely the Chappaqua Station Depot and Depot Plaza, especially when the FBC sets aside future comments or required alterations from the Town of New Castle's volunteer Zoning Board of Appeals, Planning Board, and Board of Architectural Review in the locations covered by the FBC.
- If in fact the TNC FBC consultants and/or the TNC TB do not agree with my above comments but do agree to submit this SEQRA concern to the National Park Service for a visual impact assessment, please advise me of the National Park Service department and address (or e-mail address) that the matter will be submitted to so that I may submit my above comments to the National Park Service.

Ed Frank
Chappaqua, NY 10514
11/02/2020