

From: wardrobe@familybritches.com [mailto:wardrobe@familybritches.com]
Sent: Tuesday, November 10, 2020 7:26 AM
To: Chappaqua Forward <chappaquaforward@mynewcastle.org>
Subject: please see attached

To the Town Board:

Please see the attached for a positive letter on the Form Based Code initiative and the Board's efforts.

Included is a suggestion for a Pilot Tax Incentive program once you have passed the FBC.

Appreciate your efforts to move Chappaqua Forward and Upward.

Barry & Rick

FAMILY BRITCHES INC. and M.B.R. ASSOCIATES

November 9, 2020

To: The Town Board of New Castle:

From: Richard Buggee and Barry L. Mishkin of Family Britches Inc. 70 King Street and M.B.R. Associates 70-76 King Street in Chappaqua, New York 10514-0168

The Board is to be commended on the methodical and transparent work on the Form Based Code. The consultants have done their work and presented a clear path to the future.

We have a unique perspective as both retailers and landlords in this wonderful community for 50 years. It has been an honor and a privilege to enjoy seeing generations of customers and friends consider Chappaqua their home. They fondly return whenever they are in the area to reflect on their cherished memories.

We have heard the nay-sayers who don't want to change. However, progress can improve and revitalize Chappaqua by rising up and looking forward. We know the Board is considering everyone's point of view and concerns as they ponder a decision.

If you look at our neighboring Towns like Scarsdale, Bronxville and Greenwich, their revitalization are successfully creating vibrant shopping areas complimented by amenities.

The real question is how to SAVE Chappaqua. Do you choose to continue the status quo? We have a vacancy rate of approximately 30%. Rite Aid and the Wells Fargo buildings continue to be empty storefronts, to mention just a few larger examples.

There is an opportunity to revitalize Chappaqua by moving upward and forward with new zoning. By following the suggestions of the consultants and the guidelines developed over three plus years, our Town can continue the projects begun to revitalize and modernize our streetscapes.

Building up over a period of time, will increase the tax base with additional density and square footage. Town can again become a premier destination for our residents and neighbors. By building UP and choosing to move forward, Chappaqua can become a model for taking advantage of not only our great resources like the train, parking, our excellent schools and a shopping district that can attractively accommodate the needs of our residents throughout their life cycle in Town and visitors who will come if we build it.

Driving home recently, we saw a sign on the Village Green, it said "Save Chappaqua and stop the Form Based Code." We submit that the only way TO SAVE CHAPAQUA is to approve the Form Based Code with minor improvements not exclusions. Build UP! Move forward with increased density a 20% plus increase in the Tax Base. If you allow business people who see Chappaqua's potential as we do, to follow the Code's guidelines, we are confident the Town of New Castle can prosper and be an example of successful government planning for the future.

We would also like to take this opportunity to suggest that the Board consider a Pilot Tax Incentive Program, after the Code is passed. This will enhance the success so new development can construct the way to a bright future.

Thank you for your time and efforts to Save our hamlet and move us forward.

Sincerely,

Richard Buggee Barry L. Mishkin
