



195 South Greeley Avenue, Chappaqua, NY 10514  
www.chappaqualibrary.org, 914-238-4779

Andrew Farber  
*Director*

December 15, 2020

Board of Trustees:

**VIA EMAIL**

[Chappaquaforward@mynewcastle.org](mailto:Chappaquaforward@mynewcastle.org)

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*Acting President*

Ivy Pool, Supervisor and Members of the Town Board  
Town of New Castle

Elizabeth Haymson  
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200 South Greeley Avenue  
Chappaqua, New York 10514

Lane Shea  
*Secretary*

RE: Chappaqua Library Comments on Chappaqua Hamlet Form-Based  
Code Draft Generic Environmental Impact Statement

Nishat Hydari  
*Member-at-Large*

Dear Town of New Castle Supervisor Ivy Pool and Town Board Members,

Shohreh Anand  
*Member-at-Large*

The Chappaqua Central School District Library (Library) Board of  
Trustees would like to provide comments on the Form-Based Code  
("FBC") rezoning legislation proposed by the Town of New Castle for the

Chappaqua Hamlet.

The Library, located at 195 South Greeley Avenue, is an anchor in the Chappaqua Hamlet and an integral part of community life and sits on property that was donated to the Chappaqua Central School District.

As a consequence of the proposed legislation, the potential increase of population in the town and specifically in the area that the Library serves could impact the budget and the services of the library. In the DGEIS report it indicates that the Library is "heavily utilized by the community." Furthermore, it states that "the form-based code itself will not have any direct impacts on the community facilities and services." DGEIS Pg. 3-145. That is categorically untrue. With more residents in the hamlet we expect more use. In 1974, when the land was given to the Chappaqua Central School District the covenant clearly stated that. "No building shall be erected on the demised premises having a height in excess of one story." Since the library cannot expand in any way, this causes a serious concern for overcrowding.

The Library Board supports the efforts of the Chappaqua Central School District regarding their concerns with the rezoning legislation. Like the Chappaqua Central

School District, we are concerned that the simplified administrative process and types of development encouraged by the FBC will create an environment that is attractive to developers interested in seeking Westchester County Industrial Development Agency PILOT agreements and/or other tax incentives to develop property within the Chappaqua Hamlet. PILOT agreements are not within the Town's control, and the Library urges that the Town does not inadvertently jeopardize the Chappaqua tax base.

Like the Chappaqua Central School District, we are concerned that, according to the current draft of the FBC, development up to a maximum buildout will be able to occur without further public input and have the same concern regarding the lack of an additional SEQRA review for specific new development projects.

Parking is a concern to the Library as well. As you are aware, we enlarged the parking at the library to accommodate the library patrons. The DGEIS states that "there is almost no excess parking capacity in the study area and, therefore, all future development must either be self-sufficient in parking or must find a way to create parking opportunities at peak times." DGEIS Pg. 3-100. From what we have gleaned from FBC there will not be sufficient parking for the potential development which could affect the library adversely.

In addition to our own concerns, Library Board has heard from residents in the Library's district. Their concerns include parking, accessibility due to increased traffic in the hamlet, fear of crowding in the library and the impact on the budget and their taxes. We listen to our patrons and find their input valuable to the operation of the Library.

As an interested party responsible for the quality of Library service to the community we serve, it is important to the Library Board that the potential negative impacts of the proposed FBC rezoning on the Library are identified and mitigated. We respectfully request that the Town give consideration to our comments. We also encourage you to continue to hold public hearings so that all interested parties and the general public can engage in a meaningful conversation before the Town proceeds to finalize the FGEIS.

Sincerely,

Ronni Diamondstein, Acting President