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Sent: Sunday, January 3, 2021 4:29 PM

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

Subject: Chappaqua Forward Comment 14

01.03.2021: Attached please find my Chappaqua Forward Public Comment which was an e-mail reply to Interested Agencies Correspondence: Gray Williams Town Historian comments dated 12.3.2020 and 12.7.2020.

When Mr. Williams posted his above noted 12.3.2020 and 12.7.2020 comments, the attached PDF was my 12.11.2020 e-mail reply to him.

Separately submitted on 01.03.2021 is a Chappaqua Forward Public Comment which contains a complete copy of the document that was submitted to the NYS Parks and Recreation Division for Historic Preservation to place both the Chappaqua Railroad Depot and Depot Plaza on the National Park Service Register of Historic Places. The noted document provides documentation to support the wrongful encroachment of F-5 five story buildings upon the two noted Historic Places.

Briefly in summary:

The Form Based Code proposal for F-5 five story buildings would encroach upon the Chappaqua Railroad Depot and Depot Plaza, both of which are listed on the National Park Service Register of Historic Places.

The property upon which these two historic sites reside was an in perpetuity gift to the Town of New Castle by Horace Greeley's daughter Gabrielle Greeley Clendenin. The gift was given with the proviso that the property upon which the two historic places reside be kept as a public park to provide a unique feeling of green open space as a pleasant green oasis in contrast to the busy downtown section of Chappaqua for residents and visitors alike to enjoy for generations to come ad infinitum.

In view of the fact that F-5 five story buildings, as indicated on a Form Based Code image, would extend the busy downtown section of Chappaqua to a close proximity to the Chappaqua Railroad Depot and Depot Plaza Historic Places, I will appreciate an explanation from the Form Based Consultants and/or the Town of New Castle Town Board why five story F-5 buildings would not be a violation of the trust placed in the Town of New Castle when Gabrielle Greeley Clendenin gave her gift to the Town of New Castle to provide a unique feeling of green open space ad infinitum as a pleasant green oasis in contrast to the busy downtown section of Chappaqua.

If the Town of New Castle cannot be trusted to ensure the ad infinitum wishes of a donor who provided a gift to the Town of New Castle, please explain why any other donor would ever consider giving a gift to the Town of New Castle. This is a grievous concern.

I will appreciate answers from the Form Based Code consultants and/or the Town of New Castle Town Board regarding the above essential concerns. Thank you in advance for your kind and concerned attention to this matter.

Ed Frank
Chappaqua Resident
01.03.2021

Hi Gray,

Thank you for your reply to my concern regarding the Chappaqua Train Depot and Depot Plaza.

I have watched you on a number of occasions speak eloquently before the Town Board to propose landmark designation for buildings in the Town of New Castle and I admire your dedication to preserving our history as well as your contribution to the publication of the book "Images of America Chappaqua and Millwood." I was quite pleased to assist you as a Professional Engineer to provide an assessment of the structural integrity of an historic building located at Chappaqua Crossing.

I am attaching the document that was submitted to grant placement of the Chappaqua Train Station and Depot Plaza on the National Park Service roster of Historic Places. Setting aside all other commentary in your reply to me, please focus upon my concern related to large five story buildings surrounding the two Historic Places as shown in the below Form Based Code photo (F-5 means five story).



Please refer to the attached document that was submitted to the Division For Historic Preservation New York State Parks and Recreation to place the Chappaqua Train Station Depot and Depot Plaza on the National Park Service roster of Historic Places. As noted in the attached document, "The land for the depot site and plaza was a gift from Horace Greeley's daughter, Gabrielle Greeley Clendenin. A proviso specified that the plaza be kept as a public park. This gives a unique feeling of green open space to the downtown section of Chappaqua."

- The construction of five story high buildings in close proximity to, and in direct view of, and encroaching upon the 200 foot radius Depot Plaza, does not comply with Gabrielle Greeley Clendenin's proviso of green open space when she gave her gift to the Town of New Castle.

As noted in the attached document, "Shops and public buildings like the Bell School, Town Hall and the new library now line South Greeley Avenue. And yet, thanks to Gabrielle Greeley Clendenin's foresight in specifying that the depot plaza remain a public park, there is still a pleasant green oasis in its midst."

- When the attached document was submitted for Historic designation, the fact that large buildings like the Bell School, Town Hall and the new library on South Greeley Avenue that are far from Depot Plaza were even considered in the assessment, bears witness to the fact that large buildings were taken into consideration during the assessment and were determined to be far enough away from the Historic Places to not adversely affect Gabrielle's proviso of green open space and a pleasant green oasis amidst the mentioned large buildings that are nowhere near the two Historic Places. However, the Form Based Code proposal for large five story buildings that directly encroach upon Gabrielle's forever gift of green open space to the Town of New Castle is an infringement upon the trust that Gabrielle Greeley Clendenin placed in the Town of New Castle.

I hope you can understand my concern and my position and I respectfully request, and will appreciate it, if you change your Form Based Code comment listed on Chappaqua Forward Interested Agencies Correspondence & Public Comment as Town Historian dated 12/03/2020:

- From - "At present, there are three landmark sites in these districts: the Greeley House, the railroad station together with its adjacent park, and the Church of St. Mary the Virgin. I can't foresee any significant impact upon any of them under the proposed rezoning"
- To - At present, there are three landmark sites in these districts: the Greeley House, the railroad station together with its adjacent park, and the Church of St. Mary the Virgin. With the exception of the railroad station together with its adjacent park, I can't foresee any significant impact upon any of them under the proposed rezoning.

Any other verbiage that conveys the same meaning would be fine.

I hope you can understand my concern for the safe keeping of Gabrielle Greeley Clendenin's required proviso of green open space and a pleasant green oasis. Please advise me at your very earliest convenience whether you can alter your public comment as requested. I certainly would prefer not to enter a comment on the Chappaqua Forward Public Comments section in opposition to your comment regarding the Historic

Places based upon the above facts including a copy of the attached document that was submitted to the Division For Historic Preservation New York State Parks and Recreation to place the Chappaqua Train Station Depot and Depot Plaza on the National Park Service of Historic Places.

Thank you in advance for your kind consideration of this request.

I hope that you won't mind my passing on our correspondence to your colleagues, as well as the Town of New Castle Town Planner.

Best Regards, Ed Frank
12/11/2020