



# LEAGUE OF WOMEN VOTERS OF NEW CASTLE

## *The Voter*

February/March 2008

### *from Sheila and Joanne Presidents' Message*

We received a query from a long-time New Castle Leaguer who asked us, in essence, why couldn't we save some paper by offering members the choice of receiving *The Voter* by email? Why not, indeed?

Starting with the next issue of the newsletter, "You've got mail." If you request it, we will send you *The Voter* by email. It will come in a pdf format. For those of you who, like us, need a little crash course in computer jargon, this means it will arrive as an attachment to the email which, when opened, will look like exactly like the printed copy of *The Voter*. You'll be able to read the issue by scrolling through it, page by page. (Past issues of *The Voter* are available on the internet at: <http://www.lwvny-bulletins.org/Westchester/New-Castle.htm>.)

If you would like to receive *The Voter* in your email box, please let us know at [lwvnewcastle@optonline.net](mailto:lwvnewcastle@optonline.net). We'll also look forward to hearing your feedback!

*Sheila and Joanne*

### **LWV of New Castle Presents a Members and Friends Coffee**

with

**Barbara Gerrard  
New Castle Town Supervisor**

**Thursday, March 13, 2008  
9:45 a.m.**

*Join us for a roundtable discussion with  
Town Supervisor Barbara Gerrard.  
Come with your questions about  
issues in our town that concern you.*

Parish Hall  
Church of St. Mary the Virgin  
191 S. Greeley Avenue, Chappaqua

***All members and friends  
are welcome!***

## **Consider a Board Position with the LWV of New Castle**

Do you want to get more involved with the League and the New Castle community? Do you like the idea of working with an encouraging, supportive group of people from a variety of backgrounds? Do you want to satisfy your hankering to brush up on your executive leadership skills? Do you already have those skills? Whatever your situation or experience, please consider serving on the LWV of New Castle board. The League's Nominating Committee is currently seeking to fill several board positions. If you have supported the League with your membership over the years but have never served on the board, now is the time. The League's mission is to improve systems of government and to impact public policies through education and advocacy on a grassroots level. To help us further this mission, many different skills are put to work. They include program development, advocacy, press/public relations and community outreach, budget analysis, fundraising, and public speaking. Serving on our board allows you to grow in competence and confidence and have fun!

Whether you have an interest in local issues like the Reader's Digest proposal or broad-based issues like the current immigration debate, there is an area of interest that you will find fulfilling in the League. If you'd like to discuss a board position with any of the nominating committee members, or if you know someone who would be a good candidate, we would be happy to speak with you. Alternatively, if you receive a call from one of our committee members asking you to serve on our board, feel flattered and consider it!

*Nominating Committee:*

*Kathy Rothschild, Chair  
Heather Baker-Sullivan  
Mary Fox  
Karen Issokson-Silver  
Robina Ramsay*



## **Route 120 Bridge Update Construction Set to Begin in Spring**

The New York State Department of Transportation has received five bids ranging from \$15.1 million to \$22.1 million for the replacement of the Route 120 Bridge in Chappaqua. The DOT expects to award the bid by March 6, 2008, with work to commence shortly thereafter. The two-year construction project is slated for completion in June 2010.

The DOT plans to provide two lanes of vehicular traffic over the bridge through all phases of construction. Foot traffic will be maintained with a temporary lighted pedestrian bridge, installed as one of the first stages of the project. The project also includes the resurfacing of approximately 1.9 miles of Route 120, starting from Route 117 and extending through town over the bridge.

The current bridge, built in 1930 and now rated under federal standards as "structurally deficient," will be replaced with a bridge that widens to three lanes over the Metro-North railroad tracks and Allen Place. Two of those lanes will carry traffic into the Chappaqua hamlet. The bridge span over the Saw Mill Parkway is not part of this replacement project, and will remain two lanes.

Information provided on the DOT website ([www.nysdot.gov](http://www.nysdot.gov), under "Citizens Information") states



that, according to Federal Highway Administration (FHWA) standards, a bridge is rated as structurally deficient "if significant load carrying elements are found to be in poor or worse condition due to deterioration and/or damage, the bridge has inadequate load capacity, or repeated bridge flooding causes traffic delays. The fact that a bridge is 'structurally deficient' does not imply that it is unsafe or likely to collapse." The bridge was last inspected in June 2007.

*Sheila Crespi*

## **Keeping an Eye on the Tappan Zee Bridge**



### **Tappan Zee Bridge Open House Feb. 26 at Purchase College**

There will be a Tappan Zee Bridge Open House at the Performing Arts Center at Purchase College on February 26 from 4 to 9 pm with formal presentations at 5 and 7 pm. These will be followed by public comments periods. The New York State Department of Transportation will spell out several subsets of the six original alternatives for the TZB/I-287 corridor.

*The LWV of Westchester  
invites you to a public forum*

### **The Tappan Zee Bridge: A Regional Perspective**

**Thursday, March 27  
7:30 pm**

Kendal on Hudson  
Routes 117 & 9  
next to Phelps in Sleepy Hollow

#### *Insights from*

**Cheryl Lewy, Chair,  
Westchester County  
Planning Board**

**Michael Anderson,  
Project Team Leader,  
Department of Transportation**

**Dr. Marsha Gordon, Co-Chair,  
Westchester/Rockland  
Joint Task Force**

more details on page 11

[www.lwvwestchester.org](http://www.lwvwestchester.org) 949-0507

## New Castle Salutes Bruce Gilchrist

On January 12, 2008, New Castle gathered at the Chappaqua Library to honor Bruce Gilchrist who, after 49 years in Chappaqua, is relocating to Richmond, Virginia. Richard Laster was Master of Ceremonies for the evening's festivities.

In tributes both humorous and heartfelt, speakers praised Bruce and his extraordinary record of public service in New Castle. Over the years, Bruce was a member of the Town Board and served two terms as Town Supervisor. He was a member and President of the Chappaqua School Board, and also served on the board of BOCES of Northern Westchester and as its President. He sat on the Zoning Board of Appeals, and was Chair of the Board of Assessment Review.



Bruce has exemplified the ideal of community service in his commitment to the LWV. As Past President of the New Castle League and as a member of League study committees, Bruce has continued to bring his wisdom and expertise to a number of important issues currently on New Castle's horizons. Always a watchdog of fiscal responsibility, Bruce served on the New York State League's Budget Committee.



In addition to Richard Laster, those who toasted Bruce and who shared their personal reminiscences included former and current Town Supervisors Polly Kuhn and Barbara Gerrard. Former HGHS Assistant Principal Larry Breen, who served on the Town Board with Bruce, spoke movingly. Past CCSD Superintendent Kenneth Dunn spoke, and former Town Board member and Deputy Supervisor Slade Cargill traveled many miles to join in the tributes and celebration. Legislator Michael Kaplowitz presented Bruce with a proclamation declaring a "Bruce Gilchrist Day" throughout Westchester. On behalf of his many friends, Christine Yeres gave Bruce a certificate for a magnolia tree for his new home in Richmond. Bruce's son Andrew came from NYC for the occasion.



While it's hard to imagine New Castle without Bruce, we are all thrilled to wish him well as he begins a new chapter in Richmond!



**Reader's Digest Update****League Scoping Comments for Proposed Redevelopment**

At three public scoping sessions held in January, and in written comments submitted to the town, the New Castle Town Board solicited public input on the environmental scoping for the proposed redevelopment of the Reader's Digest property. The purpose of scoping is to outline all the significant issues and impacts — as well as potential mitigations and alternatives — that must be addressed in the Draft Environmental Impact Statement (DEIS) required under New York's SEQRA law.



As lead agency for the environmental review, the Town Board now has until February 26, 2008, to adopt a final scope document. Once adopted, Summit/Greenfield, owners of the Readers' Digest property, will prepare the DEIS, which will also be subject to public review and comment. Summit/Greenfield is seeking two zoning changes on the property to allow the construction of 278 apartment and town house units, while retaining use of 520,000 square feet of the existing office facility.

The League's Local Planning Committee reviewed Summit/Greenfield's redevelopment proposal and their draft scope document (available, along with other related documents, on the town's website at <http://www.town.new-castle.ny.us/ReadersDigestProperty.html>). The League also held an informational meeting on January 16th to discuss the proposal and SEQRA process, and to get member input on significant issues for the environmental review. The following are the League's comments submitted to the Town on scoping for Chappaqua Crossing:

**LWV Comments on Reader's Digest/Chappaqua Crossing Draft Scope****INTRODUCTION**

The League of Women Voters of New Castle is a nonpartisan civic organization whose mission is to promote informed and active participation in government. Through activities such as our Candidates' Nights; forums and informational meetings; public questioning and comment before relevant town boards; and coverage in our newsletter, *The Voter*, the League provides public education and outreach on a broad array of issues with impact on our local community.

As part of our ongoing involvement with significant community issues, the League's Local Planning Committee has reviewed the DEIS Draft Scoping Document prepared by Summit/Greenfield for the proposed redevelopment of the Reader's Digest property. In January of this year, the League also held an informational meeting to discuss the proposal and SEQR process, and to solicit input from membership on important issues for the environmental review. The following are our comments to be considered for the Final Scoping Document.

**DENSITY**

Recommend treatment of this issue as a separate section in the DEIS

The Town of New Castle's Master Plan, or Town Development Plan, establishes a framework for future residential and commercial development in New Castle. In outlining allowable residential housing possibilities for the community — including that of multifamily development — the Master Plan gives guidelines for appropriate density levels in differing areas of town, in order to provide continuity with existing neighborhoods and to preserve the overall character of community.

Ensuring that future development is consistent with the existing character of the New Castle community is one of the primary objectives of the Master Plan. As it states in its Goals and Principles for Residential Development, "The Town of New Castle should remain a predominantly residential community and its attractive, low density character should be maintained. Future residential development should preserve both the stability of existing neighborhoods and the rural atmosphere of the Town's more outlying areas." It further states that

"Multifamily development should continue to be permitted at a scale that is compatible with the prevailing character of each of the Town's residential environments so that, on balance, the impact of multifamily development is essentially comparable to that of single-family development located in the same area."

Thus density, and its compatibility with existing neighborhoods and community environs, are key questions to be answered with regard to the proposed plan for redevelopment of the Reader's Digest property/Chappaqua Crossing. Therefore, in the Draft Environmental Impact Statement (DEIS), the applicant should:

- 1) Address how the proposed plan is consistent with goals for density, and with the prevailing character of surrounding areas, as articulated in the Town of New Castle Master Plan. Include an analysis of other large parcel single-family and multifamily developments in New Castle, including Riverwoods, Pheasant Run, Old Farm Lake, Ledgewood Commons, and Random Farms. Criteria for analysis should include the density of these developments with regard to their acreage and number

*continued on p. 5*

### Scoping Comments

*continued from p. 4*

of units; how each development is compatible with the neighborhood in which it is located, and how each development is compatible with the goals of the Master Plan. The applicant should provide a comparative analysis of these properties with the proposed redevelopment plan for the Reader's Digest property/Chappaqua Crossing.

2) Address the employee and staffing levels that will be associated with the use of the commercial facility, as per the proposed commercial development plan.

3) Address the impact on density when the proposed residential development is combined with the anticipated density and proposed uses for the existing commercial facility.

4) Address in what ways the current redevelopment proposal represents a decrease in density from the previous proposal that was denied in 2006, accounting for the reduction in residential housing from 348 to 278 units, as well as the increase of 45,000 square feet in commercial use of the property, from 475,000 square feet to 520,000 square feet.

### ZONING

With the conversion of the Hudson Hills property to recreational use, the Reader's Digest property remains the last large parcel of land in New Castle that is commercially zoned for office business and research use. A partial change in the zoning on the property to residential use would shift a greater share of the town's tax base to residences and homeowners, and reduce the already small amount of land in New Castle currently zoned for commercial use. It would create a new Multi-Family Planned Development (MFPD) District in New Castle. It would increase demand on town services and infra-

structure. Multiple commercial tenants combined with the proposed residential component would result in impacts to the surrounding neighborhoods and the community at large. Therefore, in the DEIS the applicant should:

1) Address why the site cannot be developed under the existing zoning regulations.

2) Specifically list all the permitted uses that are sought in the proposed corporate campus and address the impacts each one of them would have on the adjacent residential areas.

3) Discuss the proposed retail uses in both the corporate and residential campuses, and how they would be restricted.

4) Address the impacts of partially rezoning the property for residential use. Analysis should discuss the range of public services (police, ambulance, fire, sewer, sanitation, schools, roads, etc.) that would be affected by an increase in population; the costs accruing to the town to meet the permanent increase in demand for these services, and how these costs would be borne; and the impact on the town's commercial development goals, as outlined in the Master Plan, with regard to the partial loss of large campus office and business space.

5) Address the impact of a gated community in New Castle, as no residential developments with the proposed restricted access currently exist in town.

6) Address the impact on zoning and use of campus if current or future owners sell off parts of the property as individual parcels.

7) Address the applicability of the Multi-Family Planned Development District to the site, especially with regard to locating an MFPD district "in reasonable proximity to shopping services and other community facilities."

### TRAFFIC

Traffic impacts of the proposed redevelopment will affect New Castle more broadly than just the roadways surrounding the Reader's Digest campus. Impacts will also be seen in downtown Chappaqua; at the train station; and on roadways to the west of the Saw Mill Parkway, as drivers respond to increased traffic by seeking alternate routes via the Saw Mill Parkway cross-through at Roaring Brook Road/Reader's Digest Road. Therefore, in the DEIS the applicant should:

1) Extend the proposed traffic study area for traffic counts and projections to include the following, in addition to those areas already listed in the draft scoping document. All parameters of analysis proposed in the draft scoping document — i.e., signal timings, accident reports, capacity of the street system, current and future projections, etc. — should be applied to these intersections as well:

a. Roaring Brook Road and Quaker Road/Route 120

b. Quaker Road/Route 120 at Millwood Road/Route 133

c. Quaker Road/Route 120 at Hunts Lane Intersection (signalized)

d. Quaker Road/Route 120 at the "Y" gateway to the Route 120 bridge (eastbound into the Chappaqua hamlet)

e. Greeley Avenue at King Street

f. Greeley Avenue at the Route 120 bridge (westbound via two via the right- and left-hand forks out of the Chappaqua hamlet)

g. Greeley Avenue at Woodburn Avenue

h. Left-hand turn lane from Reader's Digest West Driveway

*continued on p. 6*

### Scoping Comments

*continued from p. 5*

onto the Saw Mill Parkway (southbound).

i. Left-hand turn lane from Roaring Brook Road onto the Saw Mill Parkway (northbound).

j. Exit 33 ramp off Saw Mill Parkway (northbound).

2) Provide analyses for the traffic that would result from the commercial and residential uses of the proposed development:

a. Provide an analysis of commercial traffic patterns, counts and projections, in accordance with parameters outlined in the draft scoping document, that would result from the use of commercial facility under the current 4-user zoning. Show traffic figures with facility occupied by Reader's Digest in 265,000 square feet, and up to three additional tenants in a total of 171,000 square feet. Separately, show traffic figures that would result from occupancy of all 700,000 square feet of existing facility.

b. Provide a separate analysis of commercial traffic patterns, counts and projections, in accordance with parameters outlined in the draft scoping document, that would result from zoning that allowed multiple tenants, with varying business patterns — i.e., business and professional offices, research and development laboratories, and retail and service businesses — as per the proposed commercial development plan. Provide a separate analysis with multiple tenants occupying all 700,000 square feet of the existing facility.

c. Provide a separate analysis of traffic patterns, counts and projections, in accordance with parameters outlined in draft scoping document, that would result from the residential use of the proposed development.

3) Address the ability of the roadways to absorb additional traffic generated by proposed development.

4) Address impact on Metro-North Railroad Station in terms of traffic volume, circulation, parking capacity, and increased demand.

5) Address impacts on traffic circulation and parking in the Chappaqua hamlet in terms of increased volume and demand, and availability.

6) Provide details of proposed off-site intersection and roadway improvements; their impact on, and compatibility with surrounding environs, including Horace Greeley High School; and identify all relevant authorities that would be involved in approvals for proposed roadway changes. Discuss how the proposed roadway improvements would affect the function of other intersections, for example, the impact at Roaring Brook Road and the Saw Mill Parkway with the addition of a right-hand turning lane from Route 117.

7) Provide details of the jitney service currently available to employees on the campus, and any proposed expansion of service to accommodate a larger workforce with increased occupancy of the office facility. Separately, provide details of the jitney service that would be available to residents in the residential complex on the site. Include discussion of how many people currently use the jitney, a full reasoning for any projections regarding future use of the jitney, and any incentives offered to employees and residents on the campus to encourage use of jitney services.

8) Provide details of any sidewalks, bicycle paths or other pathways planned to connect the Chappaqua Crossing campus with the Chappaqua hamlet. Address the feasibility, costs, and financing sources for providing such routes; and provide any rel-

evant information on the use of these routes as a traffic mitigation in similar age-restricted residential communities.

### AGE-RESTRICTED HOUSING

Recommend treatment of this issue as a separate section in the DEIS

The applicant has proposed an age-restricted residential development in which approximately 88% of the units must have one owner at least 55 years or older. An understanding of the legal basis and ramifications of age-restricted housing is essential. Therefore, in the DEIS the applicant should:

1) Address the legal basis and issues involved in age-restricted housing, including the enforceability and time durability of such restrictions, and any changes in enforceability and durability after resale of units by original and subsequent owners.

2) Address the experience of other age-restricted communities in all states as well as New York State.

3) Include discussion of pending legislation and lawsuits that pertain to age-restricted housing.

4) Provide all relevant details of the legal basis and of pending legislation and lawsuits that pertain specifically to enforcing a restriction on children under the age of 18.

5) Discuss rights of inheritance, and the impact on the enforcement of age restrictions, when units pass to heirs under 55 years old.

6) Discuss the ability of owners when absent to allow use of their units to other occupants at no charge, and the impact of long-term "guest residents" on the enforcement of age restrictions for adults and children.

**Scoping Comments***continued from p. 6*

7) Discuss mechanisms for enforcing age restrictions. If the Town of New Castle is expected to be an agent of enforcement, discuss how the Town would monitor compliance in private residences, what municipal staffing that would entail, and annual costs borne by the Town, including costs of any necessary legal action.

8) Consider, in all appropriate sections of the DEIS, the impacts if age restriction on housing is not upheld by the courts or legislators at some time in the future.

**AFFORDABLE HOUSING**

Recommend treatment of this issue as a separate section in the DEIS

There are limited affordable housing opportunities in New Castle, and the Town is behind in meeting goals established by the Westchester County Housing Opportunity Commission to increase the stock of affordable housing in the community. The proposed mix of senior affordable housing and workforce affordable housing creates two separate and distinct markets for these units, with no age restrictions on adults or children in the affordable workforce housing. The applicant proposes to use income guidelines set by the Westchester County Housing Opportunity Commission as the qualifying benchmark for these units, giving preference to seniors and municipal employees in New Castle. Therefore, in the DEIS the applicant should:

1) Discuss the appropriateness of the income guidelines for the target markets. Provide an analysis of salary levels for employees such as teachers, policemen, and other town employees; and whether salary levels would

qualify them for affordable housing at Chappaqua Crossing.

2) Discuss the procedures that will be used to establish eligibility for affordable senior and workforce housing, both for the initial purchase of the units and for any subsequent resale of those units.

3) Discuss compatibility of workforce affordable housing that allows children, with an active adult community that prohibits children. Address the impact of children in the affordable housing units on marketing efforts to achieve and maintain the 80% threshold of senior residents necessary for the enforcement of age restrictions.

4) Discuss the impact of children in the development on enforcement of age restrictions in the development as a whole.

**TAX ISSUES and ECONOMIC IMPACTS:**

TOWN OF NEW CASTLE and CHAPPAQUA CENTRAL SCHOOL DISTRICT

Recommend treatment of these issues as a separate section in the DEIS

While the 44 town houses proposed for Chappaqua Crossing would be taxed as fee simple, all 234 apartments in the development would be condominiums, a form of ownership that will yield significantly lower tax revenues to the Town of New Castle than similarly valued single homes. The proposal would also, over a relatively short period of time, significantly increase the housing stock in New Castle. Therefore, in the DEIS the applicant should:

1) Address the relative merits of condominium versus fee simple or other ownership of the 234 apartments in the development.

2) Discuss the potential impact on the Chappaqua Central School District if the age restriction on the residential development is not upheld by the courts or legislatures at some time in the future.

3) Provide an analysis of the impact of the addition of 278 condominium and town house units on the existing New Castle housing stock. Analysis should include impacts on value and resale prices of existing homes, value and resale prices of existing condominium units, turnaround time on the market for resale of all types of housing, and consumer demand in New Castle and surrounding towns for proposed units.

**CURRENT INCOME AND COST ANALYSIS OF CHAPPAQUA CROSSING**

It is important to understand the current economics of the Reader's Digest campus, to bring perspective to the rationale for the redevelopment plan and zoning changes that are the subject of this petition. Therefore, in the DEIS the applicant should:

1) Discuss income generated by the property and expenses related to its upkeep and management.

2) Discuss efforts to market and lease remaining office space since acquiring the property.

**OPEN SPACE**

The Master Plan states under "Open Space and Recreation" on page 147 that:

"...low density semipublic and private land uses on large sites provided an equally important contribution to open space. Such uses included various country clubs, swim clubs, the Center for Asthmatic Children, Maryknoll, Campfire Club, Girl Scouts Reservation, Wagon Wheel Camp

*continued on p. 8*

### Scoping Comments

*continued from p. 7*

[sic], Yeshiva Farm Settlement, Reader's Digest, Christian Herald and the Unification Church.

While all these semipublic and private uses leave substantial areas of their sites in a natural state, there is no guarantee that these lands will remain so indefinitely. As in the case of the former Hudson Hills Country Club, which is expected to be developed with a major research/ office facility, several of these areas have considerable development potential and could ultimately yield to increasing development pressures.

"Because these semipublic and private areas totaled more than 1,300 acres (13.6% of the land in use in 1984 and 8.9% of the total Town acreage), it is very important that these uses be continued and not be developed for higher intensity uses that would impair the open space character of the Town."

Therefore, in the DEIS, the applicant should:

- 1) Address how the proposal for redevelopment of the Reader's Digest site is consistent with the Master Plan's vision of preserving open space in New Castle.
- 2) Address how the proposed redevelopment of the Reader's Digest site might impact future development of other large tracts of semipublic and private areas in New Castle.
- 3) Discuss passive recreation, such as walking trails, that

will be provided on the Reader's Digest site and, if relevant, details of public access for their use. Alternately, the applicant should state if passive recreation will not be open to the public.

### CONSTRUCTION

The proposed redevelopment plan calls for the demolition of a portion of the existing Reader's Digest main and outlying facility. The presence of any hazardous materials should be assessed before any construction is undertaken. In addition, any renovation or new construction should take into consideration technologies that embrace energy efficiency, sustainability and other "green" practices. Therefore, in the DEIS the applicant should:

- 1) Identify all hazardous materials that may be present on the property and provide a detailed demolition and removal plan for them.
- 2) Discuss building materials and design practices that will be employed to ensure efficiency in the ongoing consumption of resources on the property, including but not limited to such examples as solar heating; energy-efficient windows, efficient and or/locally produced internal and external building materials, furnaces, appliances, and drainage designs.
- 3) Provide a full discussion of construction values for the affordable housing units. Specify, if applicable, any and all differences that will exist between the market-rate and affordable housing units, including but not limited to internal and external building

materials, heating and cooling systems, windows, flooring, and finishing details such as fixtures and appliances.

### UTILITY AND PUBLIC WORKS

Only a portion of the Reader's Digest campus is currently serviced by sewers. Therefore, in the DEIS the applicant should:

- 1) Provide a detailed plan for waste disposal and an analysis of ability of local facilities to handle additional capacity.
- 2) Provide justification for expansion of the sewer district on the Reader's Digest campus, given that residential developments in New Castle with failing on-site sewage and septic facilities — such as Random Farms, Yeshiva and Riverwoods — have not yet been hooked up to the sewer line.
- 3) If sewer hook-up is unavailable, provide details of alternative plan.

### VISUAL IMPACTS

Certain aspects of the proposed redevelopment plan appear to have visual impacts that could significantly alter vistas and sight lines that have long existed in the Town of New Castle. Therefore, in the DEIS the applicant should:

- 1) Specifically outline the plan for removal of trees for the proposed redevelopment.
- 2) Specify the number of stories, and measurement in number of feet, of all proposed buildings, from the point of above-ground exposure to the top of the roofline.

*continued on p. 9*

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Contact the League: [lwnewcastle@optonline.net](mailto:lwnewcastle@optonline.net)

**Scoping Comments***continued from p. 8*

In the event that one side of a building has more visible exposure because of changes in terrain, specify both measurements.

3) Provide photo simulations of buildings as they would be seen from surrounding areas — i.e., from the Saw Mill Parkway, from Roaring Brook Road west of the parkway, from Route 117, from Roaring Brook Road at the intersection of Route 117, etc. Photo simulations should depict the property as it would appear after proposed removal of trees.

**HELIPORT**

In certain press outlets there has been discussion of a heliport as one of the amenities available to commercial tenants at the Reader's Digest property/Chappaqua Crossing facility. Therefore, in the DEIS the applicant should:

1) Identify what jurisdiction and/or justification exists for heliport activity on the property.

2) Provide details of any request to accommodate helicopter service on the property.

3) Identify all authorities that would be involved in approval and regulation of a heliport facility.

4) Address all potential impacts on the surrounding neighborhoods, including but not limited to noise and safety, especially with respect to proximity of Horace Greeley High School.

5) Alternately, applicant should specify that no heliport facility is requested on the property.

**ALTERNATIVES**

In the DEIS the applicant should discuss the following options, including the impacts that would result from:

1) Lower-density development of site that reduces both the number of residential units and the square footage used in the office facility.

2) Development of residential units, and use of office facility, in

compliance with current zoning. Discuss the impacts of 4 tenants using 700,000 square feet of office space, and the impacts of multiple tenants using 700,000 square feet of office space if the 4-user restriction were lifted, particularly with regard to resulting traffic and the number of employees and/or clients on site.

3) Development of additional office space under a build-out scenario, and resulting impacts.

4) Adaptive reuse of existing office facility, as discussed on page 127 of Master Plan under section, "Conversion of Institutional Facilities."

**INTERESTED AGENCIES**

In the DEIS the applicant should expand list to include:

- 1) NY State Parkway Authority
- 2) Town of New Castle Planning Board (Robert Anesi, Chair; and Joanne Meder, Frederick P. Clark Associates).

*January 25, 2008*

## More About the LWV Forum March 27 The Tappan Zee Bridge: A Regional Approach

The League of Women Voters® of Westchester (LWVW) will host an informational presentation on the future of the Tappan Zee Bridge and Route 287 corridor, entitled "The Tappan Zee Bridge: A Regional Approach," on Thursday, March 27, 2008, from 7:30-9:30 p.m., in the Gathering Room at Kendal-on-Hudson, Routes 9 and 117 in Sleepy Hollow. Panelists will include Cheryl Lewy, Chair, Westchester County Planning Board, Michael Anderson, Team Leader, New York State Department of Transportation, and Marsha Gordon, Westchester County Co-Chair, Tappan Zee Futures Task Force.

The panelists will discuss current and projected regional conditions necessitating this project (e.g., demographics, employment trends and transit needs), proposals for the future of the bridge and I-287 corridor, and the Task Force's perspective thus far. A question-and-answer period will follow the presentation.

The LWVW encourages public officials and residents to attend, as this is an excellent opportunity to learn about the broader implications of the Tappan Zee project on the lower Hudson Valley. For directions and additional information, please call (914) 332-1301 or e-mail [sdschwarz@aol.com](mailto:sdschwarz@aol.com).



**Observer Notes**

Read full school board notes by observer Barbara Meyers on our website: [www.lwvnewcastle.org](http://www.lwvnewcastle.org)

**Chappaqua CSD Board Meeting Jan. 29, 2008**

The Alpha Omega Lego Team from Seven Bridges presented an excellent report on their study of Seven Bridges Middle School energy use and future possibilities. Mr. Chow presented plans for current and future facilities renovations. There was an extended discussion of the Food Service Bid Specifications presented by Mr. Chow and Ms. Benton.

**Chappaqua CSD Board Meeting Dec. 18, 2007**

Summary: Eric Byrne, James Skoog and Dr. Michael Kirsch, Principals of the three elementary schools, presented their response to the strategic question of how to enhance and deepen instruction and learning. The school calendar for '08-'09 was briefly discussed. Mr. Gursha reported on the tour of Roaring Brook Elementary School and Seven Bridges Middle School.

**Chappaqua CSD Board Meeting Dec. 4, 2007**

Mr. Selesnick, Principal of Greeley High School, discussed how the High School is addressing the district's strategic question about helping students develop deeper thinking while acquiring content. Mr. Chow, Assistant Superintendent for Business addressed the strategic question dealing with moderating budget increases while maintaining a quality program. Addressing the same strategic question, Dr. Fleishman reviewed the 4 factors to be considered in preparing a budget. The Facilities Committee reported on school tours and fees for building and field usage. ♦

2008/2009 Membership  
 LEAGUE OF WOMEN VOTERS OF NEW CASTLE  
 PO BOX 364, Chappaqua, NY 10514

Membership Dues: to June 30, 2009  
 Individual \$55; Family \$80; Student \$21  
 Check payable to LWV of New Castle

I enclose for membership \$ \_\_\_\_\_

I am adding a tax-deductible contribution  
 to the LWVNC Citizen Education Fund \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

I would like to work on:

<input type="checkbox"/> Local Issues	<input type="checkbox"/> Voter Service
<input type="checkbox"/> State/National Issues	<input type="checkbox"/> TV Production
<input type="checkbox"/> Schools	<input type="checkbox"/> Observe Public Meetings

*Feb/Mar 2008*

Call me to discuss what I can do

I cannot be active at this time, but I want to support LWV goals with my membership.

**Update on Voting Machines**

As we go to press, we have news that Westchester County's Election Commissioners have selected optical scan voting machines with verifiable paper ballots to replace the old lever machines! With paper ballots, voters will be able to mark and verify their choices, before they are counted by the optical scan machines. Paper ballots can also be used for recounts if an election is challenged. Final decisions are expected shortly, so look for more information in an upcoming issue of *The Voter*. The new machines are expected to be in place for the 2009 elections.



**LEAGUE OF WOMEN VOTERS  
OF NEW CASTLE**  
P.O. BOX 364  
CHAPPAQUA, NY 10514

www.lwvnewcastle.org  
lwvnewcastle@optonline.net

**CALENDAR**

Tuesday, Feb. 26th 7:30pm	Library Board Chappaqua Library
Tuesday, Feb. 26th 7:45pm	Town Board Town Hall
Tuesday, Mar. 4th 8:15pm	Board of Education Seven Bridges
Tuesday, Mar. 11th 7:45pm	Town Board Town Hall
Tuesday, Mar. 11th 8:15pm	Board of Education Seven Bridges
Wednesday, Mar. 12th 9:30am	LWV Board Meeting Home of Lea Barth 110 Marcourt Dr., Chappaqua
Thursday, Mar. 13th 9:45am	LWV Coffee with Barbara Gerrard St. Mary the Virgin Parish Hall (details on page 1)
Tuesday, Mar. 18th 7:30pm	Library Board Chappaqua Library
Tuesday, Mar. 18th 8:15pm	Board of Education Seven Bridges
Tuesday, Mar. 25th 7:45pm	Town Board Town Hall
Tuesday, Apr. 1st 8:15pm	Board of Education Seven Bridges

**Inside**

*Voters offered by email ..... 1*  
*Coffee with Supervisor..... 1*  
*Join the LWV Board ..... 1*  
*120 Bridge ..... 3*  
*Tappan Zee Bridge..... 3*  
*Gilchrist Salute ..... 4*  
*Reader's Digest Scoping ..... 5*  
*More Tappan Zee Bridge ..... 10*  
*Voting Machines..... 11*  
*Observer Notes ..... 11*