

Saccardi & Schiff, Inc.

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April 5, 2010

Dr. Donald Carlisle, Superintendent
Port Chester School District
113 Bowman Avenue
Port Chester, NY 10573

Dear Dr. Carlisle,

Saccardi & Schiff, Inc. has recently been retained by 406 BPR, LLC to prepare an environmental impact statement (EIS) for the proposed redevelopment of the United Hospital site in the Village of Port Chester. The proposal calls for a mixed-use development consisting of approximately 762 residential dwelling units and 254,000 s.f. of commercial (retail and office) space. The development will be supported by an interior roadway system and parking structures providing some 2,000 spaces. The subject site is located between Interstate 287/High Street (west and north), Boston Post Road/US Route 1 (south), and Abendroth Park (east) (see attached site location map). The proposed construction includes primary access from High Street and secondary access from Boston Post Road/US Route 1.

The Village of Port Chester Village Board is acting as the Lead Agency in this matter under the State Environmental Quality Review laws. The scoping outline for this project has identified that we contact your office for input on the proposed action. In order to comply with the Village Board's request, we have provided for your review and response, a series of items that the Village Board has requested that we provided as a part of the Environmental Impact Statement.

John J. Saccardi, AICP
David B. Schiff, AICP, PP
David B. Smith, AICP

Syrette Dym, AICP
Bonita J. Von Ohlsen, RLA

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Gina Martini D'Onofrio, AICP
Owen Wells, AICP

Land Development
Comprehensive Planning
Zoning
Real Estate Economics
Environmental Studies
Housing
Community Development

1. What is the total residential population within the Briarcliff Manor School District?
2. What is the 2009/2010 school year enrollment by school and age group?
3. What is the enrollment capacity, if known, by school and age group?
4. Approximately, what percentage of students residing in the Briarcliff Manor School District attends non-public schools?
5. What is the total Port Chester School District budget for the 2009/2010, or most recent, school year?
6. What is the breakdown of the 2009/2010, or most recent, budget by administrative, program and capital costs?
7. What is the cost per pupil during the 2009/2010 school year?

8. What percentage of the per pupil cost is paid by local tax levy?
9. After the local tax levy, how is the remainder of the budget paid?
10. How many Briarcliff Manor School District public school students are bused to public schools?
11. For the proposed project, where would the assigned bus stop be located for this new residential development?
12. Please provide any projection studies that address the impact of new residential projects on the school district.

I have enclosed a site location map and preliminary site plan for your review. If you have any questions or require further information, please feel free to contact me.

Thank you for your attention in this matter. I look forward to receiving your response to the above items.

Sincerely,

John Gelcich
Senior Planner