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April 27, 2009

Dr. Frances Wills, Superintendent
Briarcliff Manor School District
45 Ingham Road
Briarcliff Manor, New York, 10510

Dear Dr. Wills,

Saccardi & Schiff, Inc. has recently been retained by Taconic Tract Development, LLC to prepare an environmental impact statement (EIS) for the proposed subdivision of an approximately 30-acre area in the Town of Mount Pleasant. The proposal calls for the subdivision of the property into 16 parcels, to be developed as single-family homes. The subject site is located between the Taconic State Parkway (east), Washburn Avenue (south), Todd lane (west) and Carlton Avenue (north) (see attached site location map). The proposed construction includes primary access from Carleton Avenue and emergency access off of Washburn Road.

Nine of the proposed lots would be clustered with minimum lot sizes of ± 0.27 acres, to preserve existing natural landscapes of hills, wetlands, high points and vegetation. The balance of the homes would be on lots of approximately one acre each. The current subdivision proposal preserves approximately 13.1 acres of the site as open space. A homeowners association will be established to take care of maintenance of roads, grounds, garbage pickup, etc.

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The Town of Mount Pleasant Planning 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 Planning Board's request, we have provided for your review and response, a series of items that the Planning Board has requested that we provided as a part of the Environmental Impact Statement.

1. What is the total residential population within the Briarcliff Manor School District?
2. What is the 2008/2009 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?

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

5. What is the total Briarcliff Manor School District budget for the 2008/2009, or most recent, school year?
6. What is the breakdown of the 2008/2009, or most recent, budget by administrative, program and capital costs?
7. What is the cost per pupil during the 2008/2009 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