

Anne Curran

**From:** Ron Tobias <rxke@aol.com>  
**Sent:** Monday, December 17, 2012 2:19 PM  
**To:** Anne Curran  
**Subject:** Brynwood tax estimates

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TOWN OF NORTH CASTLE, N.Y.  
ANNE CURRAN, TOWN CLERK

Hi Anne and Town Board Members

At some of the meetings I attended there were comments made about the amount of taxes this property would generate based on 15 students attending our public schools. I know that the developer provided tax estimates.

1. Has the town itself developed tax estimates if the number of students is more than 15? How does the town's estimates compare to the developers estimates?
2. At what point does having more than 15 students create a tax burden to the town?
3. The developer indicates that many of the residences are two bedroom units however they also have family rooms (not counted as bedrooms) that could easily be converted to a third bedroom by putting up a wall. This has the added potential of having families with many more kids raising the estimate of 15 more students as a potentially very low figure.
4. Why doesn't the town require that the family rooms in these residences NOT be allowed to be converted into a third bedroom. If a two bedroom is converted to a three bedroom than a severe penalty should be enforced such as the tax rate of the residence would automatically change to the normal rate for a home or the owners would be required to pay a higher school tax rate or some other high penalty.
5. Why is the town allowing the project to be subject to a tax rate that is 40% below the regular tax rate for homes?
6. Why is the town allowing the project to be called condos (or something other than normal single homes) and allowing them to fall into a lower tax rate?
7. If Brynwood were allowed to build 49 homes (instead of what they are proposing) they would be taxed at the regular rate and might provide the town more with tax revenue to cover the number of potential students generated by these homes.

As a concerned citizen of the town I would appreciate the board providing answers to these questions.

Respectfully

Ron Tobias  
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