



VALHALLA
UNION FREE SCHOOL DISTRICT

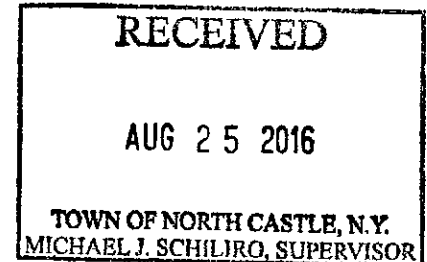
316 Columbus Avenue
Valhalla, NY 10595
(914) 683-5040

Dr. Brenda W. Myers
Superintendent of Schools

Email - bmyers@valhallaschools.org

August 23, 2016

Supervisor Michael Schiliro
Town of North Castle
15 Bedford Road
Armonk, NY 10504



Dear Mr. Schiliro,

On behalf of the Valhalla Union Free School District, I am writing regarding the zoning petition filed regarding Tax Map Parcel ID 118.01-1-2, commonly known as 1700 Old Orchard Street, Armonk, NY. We appreciate the Town of North Castle's concern for the district and we appreciate you keeping us informed of this project and any construction project that may potentially impact our school district. As you know, our community is very concerned about this high density housing project proposal called 'The Vue' and the long-term stress it may place on our schools.

We have many questions related to the project and the overall impact of 200 rental units on a small district the size of Valhalla. In the firms presentations, it was clear that they did not fully understand NYS Public School Laws or regulations related to enrollment, taxation and funding. After the initial presentation, I met with Bonnie Von Ohlsen, Director of Environmental Planning for JMC, and shared the following concerns and observations.

1. The enrollment projections do not seem reasonable for this property in year one or over thirty years.
2. Being a rental property creates a more transient population.
3. The transportation impact has not been addressed including the need for the district to add a transportation route and pick up location to accommodate busing students.
4. Public schools are under the NYS tax levy limit, even with new assessed values we cannot increase our budget more than CPI or the allowable formula. This year this was less than 1%.
5. Tax revenue from this property does not go directly to the district as a payment.
6. The cost per student in Valhalla increases dramatically for students with special needs so using the tuition factor is only a portion of the cost. Our current tuition costs are set annually (2015-16) by NYSED: K-6 \$15,266, 7-12 \$23,521, and students with disabilities K-6 \$68,052, 7-12 \$76,307.
7. Our district represents taxpayers in three towns, a portion of North Castle, Greenburg and Mount Pleasant.
8. We have many families looking for rental properties in the Valhalla District. Current two bedroom rental properties in our district have families with 1-4 children.

We all want to see our community thrive and we want new families to become a part of the community. We are looking for developments that will grow our community without adding excessive strain on our local resources.

Thank you again for including our district in this important conversation and for caring about the needs of our schools.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Brenda Myers". The signature is fluid and cursive, with a large initial "D" and "M".

Dr. Brenda Myers
Superintendent of Schools