



VILLAGE OF SCARSDALE

The Freightway Redevelopment Site

Questions regarding the Request for Proposal

Questions asked and answered at the site visit

Was the Request for Proposal only open to the Request for Expression of Interest respondents?

- A. There were a total of seven development teams that responded to the RFEI, six of which were invited to respond to the RFP. Firms that did not respond to the RFEI were not invited to respond to the RFP.**

How can we gain access to the new survey?

- A. All documents associated with the RFP have been included in the drop box. The drop box can be accessed here:**
<https://www.dropbox.com/sh/2cdeptrqf1i1057/AABYVwiy4R4ns0evQaprK7Naa?dl=0>

Is there a County wide plan for bike and walking trails?

- A. See <https://planning.westchestergov.com/westchester-trails> and [County Wide Trail System map](#).**

Where are the loading zones for the properties on Garth Road?

- A. The buildings to the west of the Freightway garage benefit from an easement granting vehicular (e.g., loading) access to the rear of the Garth Road buildings from the Freightway Site. Please refer to the survey that can be found in the drop box for further clarification.**

What is the current parking capacity?

- A. The Freightway Site has a total parking capacity of 720 cars. This is inclusive of the valet service provided.**

Is there access to the data for the borings done previously?

- A. No. That information was obtained in 1989 by a private developer and the Village does not have the information.**

Is there an agreement regarding the land located in Eastchester?

- A. No. The Village owns the land located in the Town of Eastchester and will coordinate the review with the Town of Eastchester.**

Questions submitted by Development Teams

For the residential component of the development, all other proposed economic factors being equivalent, would equal weight be given to an all rental community vs. an all for sale community? If not, what is the minimum for sale requirement as a percentage of total residential units?

- A. There is no minimal sale or rental percentage required for this project.**

Is there a minimum or maximum amount of retail the Village would like to see in the project?

- A. There is no minimum or maximum amount of retail required for the project. The RFP requests information on “How the Proposed Project would create a vibrant addition to the Village Center that is respectful of the Village’s architectural character.”**

Will the Village support an IDA application, which would include among other things a PILOT, and materials and tax savings?

- A. See Selection Criterion 3, “Financial,” in the RFP.**

Is there a requirement to include workforce or affordable housing?

- A. Yes, the Village has a statutory requirement for the inclusion of affordable housing. Please refer to the following link for the Village Code (Ch.310-107 to 119) to determine the calculation:**
<https://ecode360.com/15555895?highlight=affordable%20housing&searchId=1493504963793183#15555895>

Is gas service available on the site? If not (or if existing gas service is insufficient), is the Village willing to assist in obtaining gas service from ConEd? Similarly, does the site provide sufficient water and sewer/stormwater capacity to support a development of the size contemplated.

- A. The Village has not analyzed the adequacy of the utilities serving the Freightway Site. This analysis will be a required part of the SEQRA process**

Will the MTA provide an estimate of the Force Account costs, along with breakdown for track adjacent work vs. track overhead work if any new bridging is proposed?

- A. The Estimate for Force Account based on an 18-month construction schedule as communicated by the Village is roughly \$1.6M. For this estimate it does not matter if the Developer utilizes the air rights or not; the force account projections required for over the tracks or adjacent to the tracks are similar. Obviously, if the option of using the air rights increases the construction period; there would be additional costs.**

The \$1.6M figure is an estimate based on the current information known about the project. Once a developer is selected, and a project schedule with construction means and methods are determined, a more precise estimate can be provided. There is no guarantee that any proposed estimate will be the actual cost, as much of the force account costs are determined by the effectiveness and efficiency of the actual construction process. There is also no negotiation of the force account costs as the needs for track and train operation protection are determined by the developer's mean and methods and the labor rates are set by union contracts.

Does MTA own/operate any infrastructure or equipment within the village property and easements?

- A. The Village is working with MTA Real Estate and Legal to confirm ownership and/or operation of any infrastructure or equipment within the Village property and easements. Once this exercise is complete we will forward the results to all the developers.**

Please provide the survey drawing in CAD electronic format.

- A. The CAD electronic survey format has been placed in the drop box.**

Please provide any available geo-tech information from prior exploration of the site.

- A. The Village does not have the information on the geotechnical conditions of the Freightway Site.**

Please provide any available environmental information, Phase I or II conducted for the site.

- A. The Village has not conducted an environmental analysis of the Freightway Site.**

Is there adequate water and sewer capacity in the street to support the contemplated development of the site?

- A. The Village has not analyzed the adequacy of the utilities serving the Freightway Site. This analysis will be a required part of the SEQRA process.**

Can you please provide the method of cost calculation for water and sewer tap fees?

- A. Each building must have a separate connection to water service. The cost depends on the size of the water connection. Additional fire connections are also required for each building. Sanitary Sewer connection fees are also applicable and involve associated street opening and inspection fees. The Village is guided in this regard by a Comprehensive Fees and Charges Schedule adopted annually by the Village Board of Trustees.**

Can you please advise as to the process and cost of obtaining all Village-required permits?

- A. The Village encourages all developers to review the Village's Fees and Charges Schedule (link below) which provides information regarding fees required as part of the land use development process. In addition to the required SEQRA review, it is anticipated that the approval process will include zoning amendments and site plan approval. Building and stormwater permits will also be required.**

<https://www.scarsdale.com/DocumentCenter/View/424/2019-2020-Fees-and-Charges-Schedule-PDF>.