



TOWN OF NEW CASTLE

S. Greeley Avenue, Chappaqua, New York 10514 • Ph. (914) 238-4724 • Fax (914) 238-5177

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(914) 238-4724

(914) 238-5177

MEMORANDUM

To: Zoning Board of Appeals

From: Planning Board

Re: Sunshine Children's Home
15 Spring Valley Road

Date: July 28, 2015



The Planning Board reviewed the application of Sunshine Children's Home & Rehab Center ("Applicant"), 15 Spring Valley Road, for an Amended Special Permit and area variance as referred to the Planning Board by the Zoning Board of Appeals on June 24, 2015, pursuant to Zoning Code §60-430.B, at its July 7, 2015 and July 21, 2015 meetings.

The Applicant proposes to expand the existing facility to increase the number of beds from 54 to 122 with a two-story addition of 129,243 square feet. The existing facility is 18,916 square feet. The proposed expansion will also require a Steep Slopes Permit, Wetland Permit and Tree Removal Permit from the Planning Board. The Zoning Board declared itself Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA") and the Planning Board is an Involved Agency for the purposes of SEQRA review.

The following comments are offered in connection with the Zoning Board's review of the proposed addition:

1. The Applicant should advise whether the proposed expansion is the minimum necessary to achieve its desired benefits. A reduction in the size of the proposed expansion would result in a corresponding reduction in impacts.
2. In order to minimize offsite light spillage, the proposed parking area light poles should be lowered from 20 feet in height to 16 feet in height. The applicant represented that a reduction in light pole height will not compromise site safety.
3. To further minimize off-site light spillage, three-foot bollard lighting should be used along the pathway behind the building. Again, the applicant represented that this change would not compromise site safety.

4. The proposed LED bulbs should be 4,000 Kelvin instead of 5,700 Kelvin to reduce offsite lighting impacts. Further, the LED lights should be appropriately directed to minimize light impacts off-site and for the proposed expanded facility.
5. The applicant should use motion sensors or timers for some of the lighting proposed in the north parking lot and behind the building to minimize off site lighting impacts.
6. The applicant should utilize the maximum amount of pervious pavement practical to reduce storm water flow.
7. The applicant should be required to provide carbon filters and year-round sand filtering or other similar devices serving all asphalt-paved and coal tar application areas to treat hydrocarbons before they drain into the wetlands.
8. The construction debris (e.g. iron pipe and other asphalt debris near parking lot) observed at the site should be removed from the site and/or appropriately recycled and should not be used as backfill at the site.
9. Although many visitors arrive at the site via transportation provided by the Applicant, the Applicant should advise those arriving independently not to use Allapartus Road to access the site.
10. The Applicant should conduct a detailed report of whether projected average and peak well/water usage will cause drawdown impact on present and future neighbors in the Indian Brook watershed, including the Town of Ossining. This evaluation should consider the current grandfathered conditions or current zoning on the neighboring properties. This advisement by the Applicant should include any reduction of rainfall percolation that would impact the safe yield of the wells from the increased development coverage.
11. The application should be referred to all relevant emergency service providers for their review and comment, if it has not already been so referred.

cc: Sabrina Charney Hull
Jennifer Gray, Esq.
Eric Gordon, Esq.