



TOWN OF NEW CASTLE

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

PLANNING BOARD

Chairman:
Robert C. Kirkwood
Members
Richard P. Brownell
Sheila Crespi
Thomas Curley
Gregg Sanzari

Special Counsel:
Lester D. Steinman, Esq.

Director of Planning:
Sabrina D. Charney Hull, AICP

Town Engineer
Robert J. Cioli, P.E.

Environmental Coordinator
Stephen Coleman

Secretary
Janice Friend
(914) 238-4724

MEMORANDUM

TO: Town of New Castle Planning Board
FROM: Sabrina D. Charney Hull, AICP, Director of Planning
RE: CHAPPAQUA CROSSING EAST VILLAGE MFPD [TM: 93.9-1-1]
DATE: June 5, 2018

PROJECT NAME	CHAPPAQUA CROSSING EAST VILLAGE MFPD
TM #/ADDRESS	93.9-1-1 (480 Bedford Road)
OWNER/APPLICANT	SG Chappaqua A & B, LLC c/o Summit Development/Andrew Tung, Divney Tung Schwalbe, LLP
PROPERTY SIZE	32.8 Acres MFPD/119.7 (site)
ZONING DISTRICT	MFPD
APPLICATION FOR	East Village Site Development Plan including 91 Town Homes, associated streetscape, landscape and infrastructure improvements-including demolition of the 700 Building located in the B-RO-20 Zoning District for MFPD stormwater purposes

SEQR CLASSIFICATION

Project Description

The property is located at 480 Bedford Road. The subject area is part of a multi-use campus consisting of commercial office and retail uses as well as residential uses. The project is to be located in the Multifamily Planned Development District (MFPD) which was developed as part of the re-zoning of the Chappaqua Crossing property’s B-RO-20 district. The East Village Project is to consist of 91 Town Homes, a clubhouse, pool and associated infrastructure. In addition, the project includes demolition of the 700 Building in the B-RO-20 Zoning District. The area of the 700 Building will be utilized for stormwater detention for the residential units.

Project History

- 09/12/17 Application received
- 09/26/17 Referral to ERB and CB and WCDP
- 09/26/17 Referral to Chappaqua Fire Department, New Castle Fire Marshall, New Castle Police
- 10/02/17 Westchester County Referral Response
- 10/16/17 Town Engineer review memo
- 10/16/17 Environmental Coordinator review memo
- 10/17/18 Director of Planning review memo
- 03/16/18 Revised submission received
- 03/22/18 Referral to WCDP, ERB and CB, New Castle Fire Marshal/Building Inspector
- 03/25/18 Submission confirming site utilities in relation to East Village plan changes
- 03/30/18 Westchester County referral response received
- 04/01/18 Town Engineer review memo
- 04/02/18 Environmental Coordinator review memo

05/14/18 Revised submission received

05/18/18 Referral to Environmental Review Board and Conservation Board

05/24/18 Response from Watershed Inspector General received

Project Review

The Multifamily Planned Development District (MFPD) located at 480 Bedford Road is part of the Chappaqua Crossing Multi-use Campus. As the Office Park Retail Overlay District (OPROD) was being reviewed under the State Environmental Quality Review Act, specific measures for the minimization or mitigation of adverse environmental impacts were identified, some of which affect the development of the MFPD. Those measures must be addressed in regard to the Applicant's current submission to develop the MFPD portion of its property ("Proposed Residential MFPD Development"). The residential component of the Chappaqua Crossing Site was addressed through the April 11, 2011 Findings Statement and was substantially revised in the December 15, 2015 Second Amendment to the 2013 Findings Statement. Consistent with those Findings Statements, an MFPD Preliminary Development Concept Plan (MFPD PDCP) was approved by the Town Board in April 2011 and amended in December 2015. The Applicant's Proposed Residential MFPD Development must be consistent with the amended MFPD PDCP approved by the Town Board.

Per the most recent submission, the Applicant has provided additional SEQRA information. This information is helpful but not sufficient. There are many new aspects to the site development that were not previously explored through the former environmental review processes. These items should be analyzed in a standalone environmental narrative. For example there are additional stormwater improvements that were not included previously, fencing and walls have been introduced on the site which were not previously contemplated. Viewshed changes have been made due to the layout and proposed site development. The impact must be analyzed for the surrounding environments, including the office park. The layout of the units has changed slightly and information should be provided as to why. There are other site development aspects which are now more detailed and should be fully analyzed in light of the environmental review.

Per my review of their submitted information, I would like to offer the Planning Board the following for consideration:

A. Community Facilities and Services-The Applicant has noted that the proposed additional 9 bedrooms would result in a maximum of an additional three school children. This would result into an estimated 46.6 school-aged children on the site. The Applicant provides information based on multipliers provided to the Town in the "Final Environmental Impact Statement FEIS Narrative and Modified Project Appendices dated July 2010". The Applicant should provide updated information in relation to the multipliers. For the Planning Board's information, these multipliers were originally based off 2008 information from the Chappaqua Central School District for Ledgewood Commons, Copley Court (Briarcliff Manor) and Stone Creek.

B. Visual Resources-The Applicant indicates that the proposed layout is consistent with the MFPD PDCP in regards to the lighting fixtures. The lighting plan(s) as provided demonstrate the same light pole and fixture type but there is not enough detail on the lighting plan to properly depict the location of the light poles, particularly in relation to the surrounding retail pedestrian lighting and the parking lot lighting. More detail is warranted to ascertain this relationship.

The Applicant has proposed a landscaped berm to screen the East Village from the residential neighborhood (Cowdin Lane). As per the most recently submitted plans, the look of the engineered wall does not meet with the natural stone located in the area. The Applicant has been working with the Town's Environmental Coordinator and should continue to do so. As proposed the engineered wall is not appropriate for this site.

The Applicant has provided for a fence and plantings to "screen" the residential uses from the auditorium. In addition, utilities located at the rear of the auditorium are to be relocated. The Town is currently reviewing the visual impacts in relation to the auditorium, however a fence and plantings are currently demonstrated to be located in this area when the Applicant has been representing an access area from the residential roadway to the rear of the auditorium. The Town Board is currently reviewing this matter.

C. Utilities- The plans indicate an additional nine bedrooms, not units. This should be corrected. In regards to lighting and as mentioned previously, additional detail should be placed on the Lighting Plans (SP-6.1 and SP-6.2) in order to confirm the location of the proposed light poles within the context of the streets, units and open spaces. Specific coordination and detail in relation to the retail site plan (main entry roadway and roadway in front of the auditorium) should be provided. The Applicant should provide a table indicating the quantity and height of the proposed light poles. At present the total light includes a 12 foot light pole and base plus a 2.375 lighting fixture for an overall height of 14.375. This height should be compared with the retail lighting and parking lot lighting as far as location and height.

D. Air Quality & Noise-The 2014 Revised MFPD PDCP as described in the December 18, 2014 Amendment to the 2013 Findings Statement included the preservation of the Wallace Auditorium, now known as the Chappaqua Performing Arts Center. The 2014 Findings Statement went on to address traffic associated with the Chappaqua Performing Arts Center, but it did not address noise emanating from the use of the space as a performance arena and place of gathering. As such, the Applicant should speak to the potential noise impact on the future residents of the East Village.

Previous Comments (new comments are in **bold** type):

1. Site Layout

The Applicant has re-worked the layout and the residential units located along the main entry-way and at the "crossing" as per discussions with staff and Planning Board members. Due to the grading changes that have been made, the Applicant has indicated that there has been an increase in the number of units that have dropped garage floor slabs resulting in the inability to

locate master bedrooms on the first floor. The Applicant has further indicated that this would require the addition of a third bedroom on the upper floor of nine townhome units. To further this point the Applicant has provided the garage floor layout for these units. In addition, the Applicant has indicated that the grade changes would make these units unattractive to their target audience (empty-nester, never-nester and/or retiree demographic). In total, the project would now include 29 three-bedroom units and 62-two-bedroom units.

- The Applicant has provided the garage/first-floor layouts reflecting the dropped slabs. The upper floor layouts should also be provided. **Addressed**
- As per the Planning Board discussion additional information should be provided regarding the complete layout of units that will have basements. Explanation as to how the basements will be “positioned” (finished/unfinished) to potential owners should be provided. **Addressed**
- It is unclear per the submitted information whether or not the bedroom count would be a change that would need Town Board approval. If a change is needed and if the Planning Board supports such a change, a recommendation to the Town Board should be provided. For the Planning Board’s reference, the 2015 Findings Statement approved 294 bedrooms in the East Village. The Applicant’s October 2017 submission identified a need for 305 bedrooms. As per the most recent submission the Applicant is now requesting a total of 9 additional bedrooms. Per the Applicant’s parking narrative, the Applicant now represents a total of 211 bedrooms. **Addressed and confirmed Town Board Approval is required.**
- **In review of the MFPD PDCP layout, changes have been made to the orientation and number of units in certain town-house clusters. In addition, the Applicant has provided an extension of Roadway H. The Applicant should identify the benefits of such an extension and relocation of units for the Planning Board’s consideration.**

2. Parking

The Applicant has provided a parking narrative and plan demonstrating compliance with section 60-420 F of the New Castle Town Code for 211 bedrooms. **Addressed**

3. Playground / Recreational Facilities

As part of the prior review processes related to the OPROD and MFPD PDCP approvals, it was stated that recreational facilities for the residential development in the East Village MFPD District shall be constructed and maintained offering such social, health, fitness, recreational, and social amenities, as a fitness center, outdoor pool, meeting and social rooms, and concierge services. Recreational facilities for the residents of the 200 (Cupola) Building were also to be constructed and maintained. In satisfaction of this requirement, the playground proposed at the northwest corner of the 200 (Cupola) Building shall be relocated to a location more easily accessible by residents of the 200 (Cupola) Building and residents of the East Village MFPD District. (Underlined for emphasis). The Findings Statements require a community playground which should be discussed as part of this application. The Applicant has indicated that the

Town does not wish to place a playground on the auditorium parcel, however the Applicant should provide information as to how this requirement will be satisfied and the Planning Board shall determine whether or not it is acceptable. **The Applicant has stated that the reconstructed gate house as a community facility with a pool, will serve as a recreation facility as well as the connection to the retail development's walking trails.**

4. Subdivision

The Applicant has provided a Master Subdivision to establish six parcels on the subject site. This information should be included under a new application regarding a preliminary subdivision along with associated fees. SEQRA information regarding the subdivision as identified through an Environmental Assessment Form should be provided. In addition there is to be a new subdivision of the MFPD. This will also need a separate application and associated environmental review.

5. Landscape Maintenance

Landscape Maintenance protocols have been incorporated as notes on the plan. These protocols should also be incorporated into maintenance agreements for the East Village development, assuming there will be a homeowners association to maintain the common areas within the community. The Planning Board should be provided draft agreements regarding the maintenance activities. **The Applicant has provided draft protocol which are currently under review.**

6. Architectural Elevations

The Applicant has provided additional townhome exterior elevations. The Planning Board should determine whether or not these elevations satisfy the previous discussion. If so, the Applicant should be directed to make application to the Architectural Review Board so that they can review the townhouse elevations in relation to the Cupola Building. Enough detail should be submitted so that the ARB can appropriately examine the material and structural treatment of each of the buildings, including the Guest House. **Additional detail has been provided. The Planning Board should determine if the elevations are consistent with previous discussions and if so the Applicant should be directed to make application to the ARB.**

7. Guest House

As per the most recent submission, the Applicant has provided a structural analysis for the existing guest house. The proposed action includes removing the existing structure and constructing a new amenity center with a pool in its place. **The Planning Board will need to determine if this is acceptable and as per the findings statement, this change would need to be approved by the Town Board.**

This office will continue to review the subject application for the Planning Board.

cc: Janice Friend, Planning Board Secretary
Lester Steinman, Esq., Planning Board Special Counsel
Robert Cioli, P.E., Town Engineer
Steve Coleman, Environmental Coordinator
Andrew Tung, Applicant's Representative