

George Latimer  
County Executive

County Planning Board  
August 31, 2018

Janice Friend, Planning Board Secretary  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, NY 10514-3399

**Subject: Referral File No. NWC 18-003B – Chappaqua Crossing – East Village; Revised Site Plan**

Dear Ms. Friend:

The Westchester County Planning Board has received a revised site plan (dated revised July 20, 2018) for the construction of 91 townhouses and associated streetscape, landscape and infrastructure improvements that are part of the "East Village" residential component of the Chappaqua Crossing development. The townhouses, which would contain a mix of two and three-bedroom units clustered into 30 buildings of two to four units each, would be on fee-simple lots connected by a new road and sidewalk system. A proposed resident clubhouse and pool would also be constructed.

The County Planning Board previously commented on the proposed Chappaqua Crossing development in letters dated May 26 and October 3, 2006; September 14, 2007; January 4, 2008; June 23, 2009; November 23, 2010; April 11, 2011; May 17, 2013; January 14, June 16, July 22, August 5, November 17 and December 8, 2014; February 23, August 5, August 17, October 5, and October 6, November 13, and December 8, 2015; May 2, June 13, August 22, September 30 and October 7, 2016; September 14, and October 2, 2017; and March 30, 2018.

We have reviewed the revised site plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. At this time we have no additional comments other than to remind the Town of a comment we made in previous letters noting that the proposed development will increase sewage flows from this site into the existing infrastructure, and will add to the volume requiring treatment at the Yonkers Joint Water Resource Recovery Facility operated by Westchester County. As a matter of County Department of Environmental Facilities' policy, we recommend that the Town implement or require the developer to implement measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond  
Commissioner

NVD/LH