



# TOWN OF NEW CASTLE

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## PLANNING BOARD

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Robert J. Cioli, P.E.

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TO: New Castle Planning Board (via email)

FROM: Sabrina D. Charney Hull, AICP, Director of Planning

DATE: October 01, 2018 for October 2, 2018 Planning Board Meeting

SUBJECT: **CCSD BUTTONHOOK ROAD [TM: 81.12-1-8]**

<i>PROJECT</i>	<i>NAME</i>	<b>CCSD Buttonhook Road</b>
<i>TM #</i>		81.12-1-8
<i>OWNER/APPLICANT</i>		CCSD
<i>PROPERTY SIZE</i>		20.3 Acres
<i>ZONING DISTRICT</i>		R-2A
<i>APPLICATION FOR</i>		Preliminary Subdivision Approval, Steep Slopes, Tree Removal and SPPP
<i>SEQR</i>		Unlisted
<i>CLASSIFICATION</i>		

## Project History

- 04/18/13 Pre-Application Meeting
- 09/29/14 Pre-Application Meeting
- 01/29/15 Application received
- 01/29/15 Referral to ERB/CB
- 02/11/15 Deputy Town Engineer memo noting stormwater, driveway and utility comments
- 02/13/15 Director of Planning noting comments related to extension off Buttonhook Road, zoning setbacks, preservation of parkland, minimum lot size, floor area calculations, etc.
- 03/30/15 Revised Submission received
- 03/31/15 Referral to ERB/CB
- 04/15/15 Deputy Town Engineer Memo
- 04/20/15 Director of Planning Memo
- 05/22/15 Revised submission received
- 06/09/15 Deputy Town Engineer Memo
- 06/17/15 Director of Planning Memo noting need for Planning Board to select layout, physical markings to preserve HOA lands, need to update environmental impacts of both layouts, need for color mapping.
- 08/24/15 Revised submission
- 09/09/15 Town Engineer Memo noting stormwater comments, site line comments, utility comments, etc.
- 09/16/15 Director of Planning memo noting need to provide a realistic conservation subdivision, noting features on the top of ridgeline.
- 04/25/16 Revised Submission Received
- 04/25/16 Referral to ERB/CB
- 05/06/16 Letter received from Board of Education President Re: value of the lots
- 05/13 Deputy Town Engineer memo noting stormwater comments, roadway, driveway, utility comments, etc.
- 05/13/16 Director of Planning memo noting need to correct directional information, open space, need for full EAF, etc.
- 05/16/16 Environmental Coordinator memo noting difficulty to compare plans, increase percentage of open space, location of septic systems, tree replacement, etc.
- 06/20/16 Revised submission received
- 06/30/16 Referral to ERB/CB
- 07/12/16 Deputy Town Engineer memo noting stormwater comments, SWPPPP comments, site distances,

utilities, etc.

07/12/16 Director of Planning memorandum noting sight lines, open space, tree removal, building coverage, etc.

07/15/16 Environmental Coordinator memo noting need for increasing “fingers”, using stone walls to minimize grading, relocation of septic systems for lots 1 and 5, need for comprehensive tree replacement plan, etc.

08/30/16 Revised submission received

09/15/16 Referral to ERB and CB

09/15/16 Deputy Town Engineer memo noting stormwater comments, SWPPP comments, site distances, utilities, etc.

09/18/16 Environmental Coordinator memo noting natural buffers to be shown, revision of protected space, etc.

09/19/16 Director of Planning memo noting revised plan set, increased disturbance and NOI.

09/26/16 SEQRA NOI Addendum

10/25/16 NYS DEC SEQRA response no objection

11/04/16 NYC DEP SEQRA response indicating need for supporting documentation regarding soil tests, identification of reserve areas for SSTS, relationship of infiltration to SSTS’s, mitigation for the loss of forest, impacts on water and impacts on land, etc.

05/30/18 Revised submission received

06/08/18 Referral to ERB and CB

07/02/18 Updated Tree Assessment provided

07/15/18 Town Engineer Memo noting stormwater comments, roadway and driveway comments, fees

07/16/18 Director of Planning memo noting changes regarding the plan layout and zoning compliance.

07/16/18 Environmental Coordinator memo noting open space, tree removal and replacement, etc.

09/10/18 Revised submission received

09/10/18 Referral to ERB and CB

### **Project Description**

The Chappaqua Central School District is looking to develop 20.3 acres of land located between Buttonhook Road and Garry Drive into six single family lots to be served by subsurface sanitary sewer disposal systems and Town water. The proposed lots will be developed with 4-bedroom homes, pools, patios, cabanas, and parking court yards.

### **Project Review**

This application last appeared before the Planning Board on September 20, 2016. At that time, the Planning Board declared its intent to be Lead Agency and further directed the applicant to fully develop the 6-lot preliminary subdivision. As per the Planning Board’s direction, the Applicant has submitted a revised 6-lot plan based on soil testing and the development of septic and stormwater systems.

1. The proposed 6-lot layout meets all zoning setbacks.
2. Coverage Calculation worksheets have been provided for each of the lots and this information has been included in the Zoning Conformance Table. The Applicant should develop a coverage calculations map for inclusion in the plan set to be approved by the Planning Board. **Addressed**
3. The latest subdivision layout shows an increase in total disturbance (from 9.16 acres to 11.04 acres) primarily due to the verified location of the septic systems. The plans indicate that both the primary and the expansion areas will be cleared. The Applicant should make every attempt to preserve the expansion areas until such time it is needed. As such the plans should reflect two tree removal numbers and should calculate the trees in the expansion area separately from the total tree removal. The primary septic area and the expansion area on lot 4 should be switched. The area closest to the road should remain as undisturbed if possible. **The Applicant has submitted a septic analysis in relation to the septic expansion areas. Based on this analysis, fill will be brought in to**

establish the primary septic areas on each of the lots. In order to properly grade the septic areas to the natural grade of each of the properties, additional trees which fall within the expansion areas on five of the six lots will be impacted. In addition, the Applicant has indicated that some of the expansion areas will be difficult to access once the houses are constructed. As such, the Applicant has stated that only one septic expansion area (Lot 6) would be subject to a waiver request to the Westchester County Department of Health.

4. The Applicant has provided an updated tree assessment and tree removal plan. In total 701 trees are to be removed. Per the submitted information 206 trees are considered to be in poor or dead condition. The remaining 495 trees have a total DBH of 5,659 caliper inches. The applicant proposed to replace 645.3 at 1,613.25 caliper inches. The Environmental Coordinator is reviewing this information further. For the Board's information, the Tree Removal permit fee is still outstanding. The Applicant has revised the subdivision plan and based on these revisions 676 trees are proposed to be removed, requiring 1,517.5 caliper inches to be replaced. In addition, the Applicant has indicated that the proposed open space areas would be managed by a HOA, rather than a conservation entity. The Environmental Coordinator is currently reviewing this information.
5. The Town Engineer's review of the stormwater management system indicates that this work is not complete. The revised submission includes new information currently under review by the Town Engineer.
6. The Town Engineer's comments and any comments per the Environmental Coordinator should be addressed prior to the Planning Board setting the public hearing. This office has no objection to the Planning Board setting the public hearing for this project per agreement from the Town Engineer and Environmental Coordinator.
7. Per §113-32A of the Town Code, the Planning Board may require that land be reserved within subdivisions for a park or parks suitably located for playground or other recreational purposes. The minimum acreage for such land within the R-2A zoning district is three acres. The applicant may choose to discuss payment in lieu or reservation as per Town Law.

This office has no objection to the Planning Board scheduling a public hearing for the proposed action and will continue to review the subject application per the direction of the Planning Board.

ecc: Robert Cioli, P.E. Town Engineer  
Janice Friend, Planning Board Secretary  
Jennifer Gray, Esq., Planning Board Attorney  
Jeri Barrett, R.L.A. J.D. Barrett and Associates, LLC  
Michael Campbell, Applicant's Engineer  
John Chow, Chappaqua Central School District