

Positive Declaration, Availability of Draft Scope

Westchester County- The Town Board of the Town of New Castle, as lead agency, has determined that the proposed changes to the Zoning Code of the Town of New Castle to create a Form Based Zoning District for the Chappaqua Hamlet may have a significant adverse impact on the environment and a Draft Generic Environmental Impact Statement must be prepared. The Draft Scope is available from the Town of New Castle, 200 South Greeley Avenue, Chappaqua, NY 10514 and online at: <https://www.plannewcastle.us/rezoning>.

Comments on the Draft Scope will be accepted until February 7, 2020 at 4 p.m., unless further extended by the Town Board. Written comments may be submitted by (1) email to both the Town Clerk, Christina Papes, at Cpapes@mynewcastle.org **and** the Town Planner, Sabrina Charney Hull, at Sabrina@mynewcastle.org, or (2) by mail to: Christina Papes, Town Clerk, Town of New Castle, 200 South Greeley Avenue, Chappaqua NY 10514.

The proposed action involves amendments to the Town of New Castle Zoning Code to change the zoning of the Chappaqua Hamlet business and industrial districts to create a new Form-Based District in order to make the zoning consistent with the goals of the Town's 2017 Comprehensive Plan. The area to be rezoned spans approximately 72 acres along Greeley Ave and King Street including the areas currently zoned in this hamlet B-R (Retail Business), B-RP (Retail Business and Parking), B-D (Designed Business), and I-P (Planned Industrial Zoning). The new zoning district is intended to provide flexibility for development with the intent to revitalize the hamlet and create a sustainable and successful mix of commercial and residential uses taking account of current and future real estate markets and trends.

Contact: Sabrina D. Charney Hull, Director of Planning, Town of New Castle, 200 South Greeley Avenue, Chappaqua NY 10514, Phone: (914) 238-4724,
E-mail:sabrina@mynewcastle.org.

**TOWN OF NEW CASTLE
NOTICE OF POSITIVE DECLARATION AND
ANNOUNCEMENT OF PUBLIC SCOPING MEETING**

TO: Interested Parties. Please see included distribution list.

FROM: Christina Papes, Town Clerk of the Town of New Castle

RE: Adoption of a Form Based Zoning District for the Chappaqua Hamlet
State Environmental Quality Review Act (SEQRA)
Notice of Positive Declaration and Announcement of Scoping Meeting

DATE: January 16, 2020

The Town is proposing to amend the Zoning Code of the Town of New Castle to change the zoning of the Chappaqua Hamlet business and industrial district to create a new Form-Based District. The resulting Form-Based District will be consistent with the goals of the Town's 2017 Comprehensive Plan. The area to be rezoned spans approximately 72 acres along Greeley Ave and King Street including the areas currently zoned in this hamlet B-R (Retail Business), B-RP (Retail Business and Parking), B-D (Designed Business), and I-P (Planned Industrial Zoning). The new zoning district is intended to provide flexibility for development with the intent to revitalize the hamlet and create a sustainable and successful mix of commercial and residential uses taking account of current and future real estate markets and trends.

On January 14, 2020, the New Castle Town Board, as lead agency, adopted the attached resolution to (i) issue a Positive Declaration pursuant to SEQRA, and (ii) schedule a public scoping session for January 28, 2020. To determine what elements need to be focused on in the Generic Environmental Impact Statement, the attached "Draft Scoping Document" was created. The Town Board has approved the attached Draft Scoping Document, which will continue to be reviewed and revised.

The Town Board seeks your input on the Draft Scoping Document and invites you to a Public Scoping Session:

Date: January 28, 2020

Time: 7:00 p.m.

Location: Assembly Room of Town Hall, 200 South Greeley Avenue, Chappaqua,
New York 10514

The purpose of the public scoping meeting is to allow involved agencies and interested parties, as well as the public, an opportunity to comment on the scope of a Draft Generic Environmental Impact Statement (DGEIS). Written comments on the attached Draft Scoping Document will be

accepted until **February 7, 2020 at 4 p.m.** Written comments may be submitted (1) by email to the Town Clerk, Christina Papes, at Cpapes@mynewcastle.org **and** the Town Planner, Sabrina Charney Hull, at Sabrina@mynewcastle.org; or (2) by mail to:

Christina Papes, Town Clerk
Town of New Castle
200 South Greeley Avenue
Chappaqua NY 10514

A copy of the Draft Scoping Document is enclosed and any further revised scope will be made available at: <https://www.plannewcastle.us/rezoning>. A copy of the draft Form Based Code is also available online at: <https://www.plannewcastle.us/rezoning>. Hard copies of the documents are available for review at Town Hall, 200 South Greeley Avenue, Chappaqua, New York 10514.

Attachments:

1. SEQR Positive Declaration Resolution
2. Draft Scoping Document
3. EAF Parts 1, 2 and 3
4. Interested Parties List

List of Interested Agencies

Town of New Castle Planning Board

Town of New Castle Zoning Board of Appeals

Town of New Castle DPW

Town of New Castle Conservation Board

Town of New Castle Environmental Review Board

Town of New Castle Architectural Review Board

Town of New Castle Historical Society

Town of New Castle Recreation Department

Chappaqua Central School District

Chappaqua Volunteer Ambulance Corps.

Chappaqua Fire Department

Westchester County Planning Board

Westchester County DPW

New York State Department of Environmental Conservation

Metro North

New York State Department of Transportation