



September 19, 2019

Sabrina Charney Hull
Director of Planning
Town of New Castle
200 South Greeley Avenue
Chappaqua, NY 10514

RE: *Chappaqua Hamlet Form Based Code and GEIS – Project Status*

Dear Sabrina:

As requested, we are providing an update on our work on the SEQR process aspects of the project to accompany the update on the proposed Code provided by Torti Gallas. As the proposed draft Code is anticipated to be presented to the Downtown Working Group in November, we are working on the following during that time this fall:

- Traffic baseline data for GEIS – intersections to be studied were submitted to Planning Director in August, and traffic counts were conducted in September (when school is back in session)
- Start preparation of the Environmental Assessment Form (EAF) Part 1 (to the extent possible prior to the draft Code being available)
- Start preparation of the draft GEIS Scoping Outline (to the extent possible prior to the draft Code being available)
- Existing Conditions – Kimley Horn is working on baseline existing conditions on aspects of the GEIS that will be required including:
 - Project Description, purpose and need
 - Land use and zoning
 - Natural resources
 - Infrastructure and utilities
 - Traffic and transportation
 - Community facilities
 - Cultural resources

Based on the assumption that we have enough information to complete the EAF part 1 and the draft Scope prior to November 13, we could work toward beginning the SEQR process as follows:

- November 13 – Submit EAF Part 1 and draft Scoping Outline based on draft Code presented that day
- Later in November - Town Board could circulate draft Code, EAF and Scoping outline along with Intent to be Lead Agency Notice at a November Town Board meeting, to commence 30 day waiting period.
- Mid-December – Torti Gallas will present draft Code #2

- Later in December – Town Board becomes lead agency (if no objections) and can set date for public Scoping Session in January 2020.
- January: Scoping session, integrate comments, adopt final Scope

Please contact me at (914) 369-9196 if you have any questions.

Sincerely,



Bonnie Von Ohlsen, AICP, RLA, LEED Green Assoc.