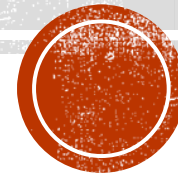


# CHAPPAQUA HAMLET FORM BASED CODE UPDATE

January 28, 2020

Sabrina D. Charney Hull, AICP, Director of Planning

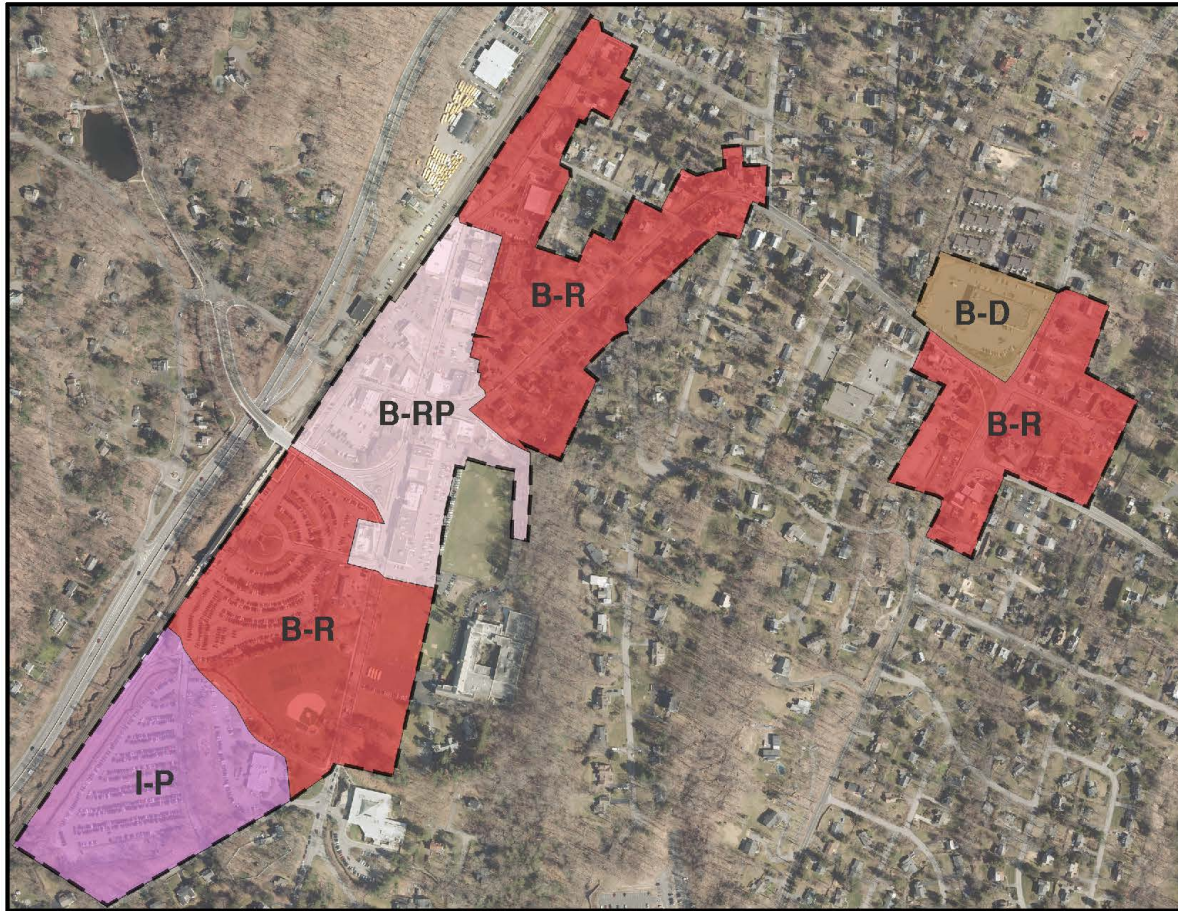
Bonnie Von Ohlsen, AICP, Kimley Horn, Senior Project  
Manager



# FORM BASED CODE

- Zoning regulation in the Chappaqua Hamlet is based off of principles which separate uses. (Euclidian Zoning)
- A form based code “addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.”
- Regulation will consist of standards in written word as well as a regulating plan with diagrams and other visual tools.





Source: Town of New Castle Planning Department

EXISTING ZONING		
B-R	Retail Business	
B-RP	Retail Business and Parking	
B-D	Designed Business	
I-P	Planned Industrial	



Zoning District	Maximum Height
B-R	3 Stories
B-RP	2 Stories
B-D	2 Stories
I-P	2 Stories

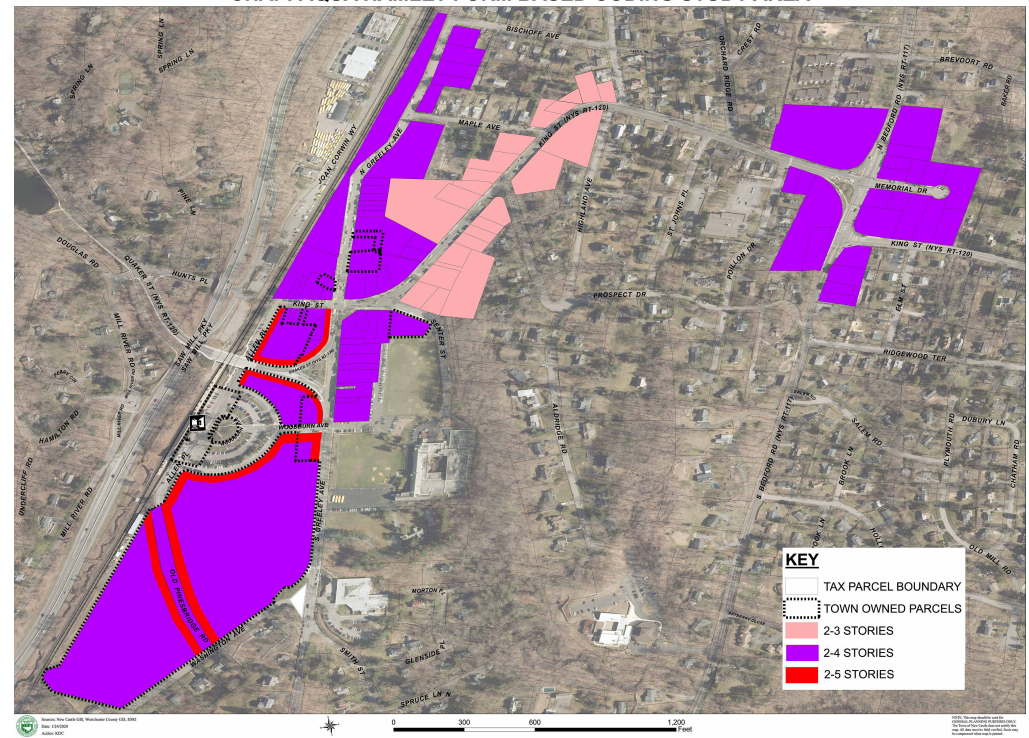
**Existing Zoning**  
**CHAPPAQUA HAMLET REZONING**  
 New Castle, New York



# FORM BASED CODE

CHAPPAQUA HAMLET FORM BASED CODING STUDY AREA

- Dimension & Architectural Standards
- Code changes the allowed number of stories (which is currently limited to 2 and 3 stories) to 3,4 and in some areas 5 stories.
- 5-Stories only allowed:
  - *Old Pines Bridge Road (Not along Washington Ave.)*
  - *Around Train Station circle and Woodburn to Greeley*
  - *West side of S. Greeley Gas Station to Quaker Street Bridge.*
  - *North side of Quaker Street Bridge along west side of South Greeley to King Street.*
  - *Allen Place Along parking lot*



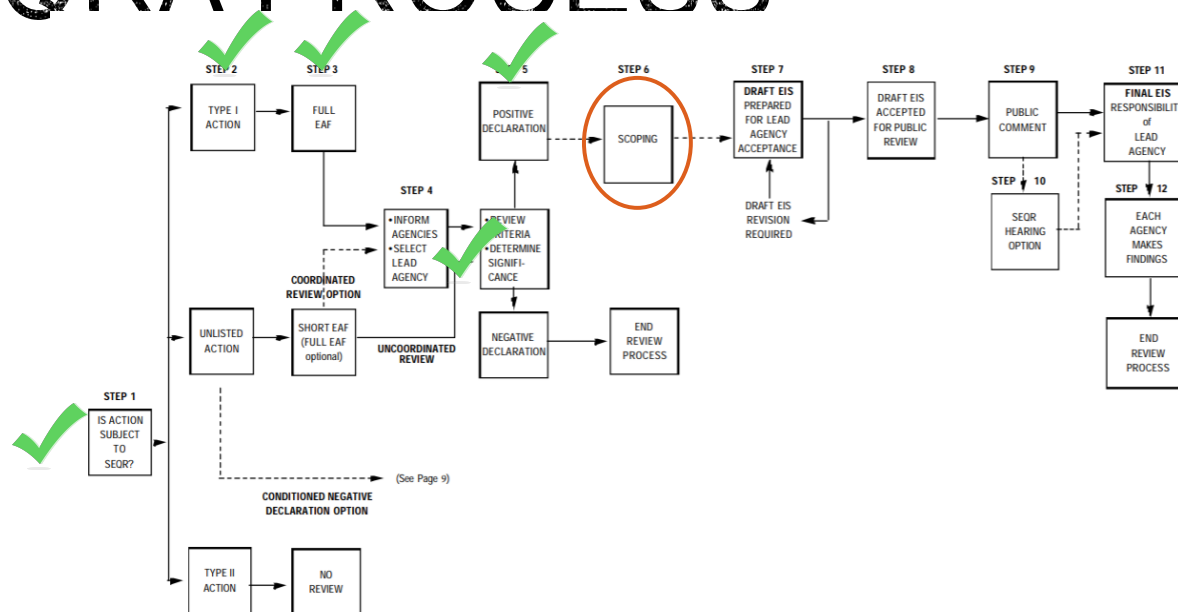
# NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

- Agencies must assess the environmental significance of all actions they have discretion to approve, fund or directly undertake.
- SEQRA requires the agency to balance environmental impacts with social and economic factors when deciding to approve or undertake an “Action”

<https://www.dec.ny.gov/permits/36860.html>



# SEQRA PROCESS



<https://www.dec.ny.gov/permits/36860.html>



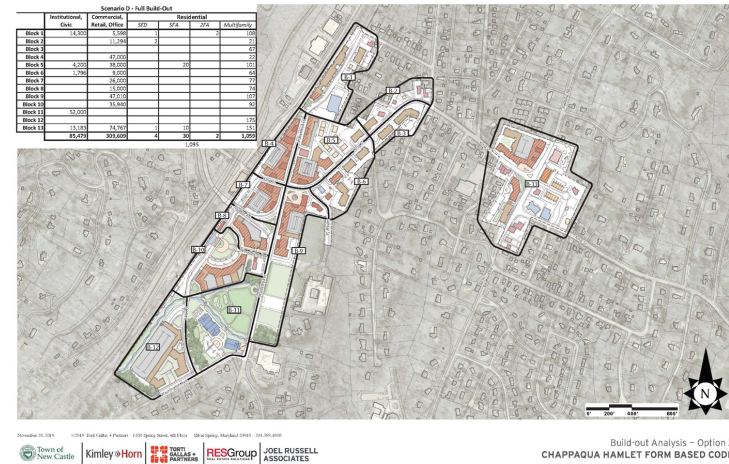
# PROPOSED ACTION

- The Proposed Action is an **amendment to the Town of New Castle Zoning Law** that changes the zoning of the Chappaqua Hamlet business districts to 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

# PROPOSED ACTION

## A. Proposed Action

1. Proposed Form-Based Zoning (v.3)
  - a. Regulating Plan and Regulations
  - b. Development standards
  - c. Architecture standards
  - d. Definitions
  - e. Proposed development review and approval process
2. Build Out Scenario
  - a. Description of assumptions resulting in the Buildout Scenario
  - b. Residential – Buildout Scenario
  - c. Commercial/Retail – Buildout Scenario
  - d. Vehicular, pedestrian circulation, and parking in Buildout Scenario
3. Open space, natural areas and historic features relative to the Buildout Scenario
4. Utilities in the Hamlet
  - a. Sanitary Sewer
  - b. Water Supply
  - c. Stormwater Management





# SEQR PROCESS – the GEIS

A Generic EIS (GEIS) differs from a site or project specific EIS by being more general or conceptual in nature.

The broader focus of the GEIS will aid the lead agency in identifying and broadly analyzing the cumulative impacts of the proposed rezoning regulations

The GEIS will assess the impacts of the rezoning through a build-out scenario

Public Scoping is the process by which the issues to be addressed in the draft EIS are identified.



# WHAT IS SCOPING?

The purpose of scoping is to narrow issues and ensure that the draft EIS will be a concise, accurate and complete document that is adequate for public review. The scoping process has six objectives:

- Focus the draft EIS on the potentially significant adverse environmental impacts;
- eliminate non-significant and non-relevant issues;
- identify the extent and quality of information needed;
- identify the range of reasonable alternatives to be discussed;
- provide an initial identification of mitigation measures; and
- provide the public with an opportunity to participate in the identification of impacts.



# Impact Sections of the DGEIS

(Scoping Categories)

1. Land Use
2. Zoning
3. Visual Resources and Community Character
4. Natural Resources
5. Infrastructure and Utilities
6. Transportation, Pedestrian Circulation, and Parking
7. Cultural Resources
8. Community Facilities and Services
9. Socioeconomics
10. Hazardous Materials
11. Air Quality and Noise
12. Growth Inducement
13. Effects on the Use and Conservation of Energy Resources
14. Irreversible and Irretrievable Commitment of Resources
15. Alternatives- No Build, Build out under Existing Zoning, Full Buildout



**PUBLIC COMMENTS  
ON DRAFT DGEIS  
SCOPE**

