Visualization – Theoretical Maximum Build-Out



Theoretical Maximum Buildout

- 1. Scenario is used to assess potential impacts for SEQRA/EIS
- 2. Scenario is used to assess potential impact of code elements
- 3. Scenario assumes redevelopment of most parcels and structured parking where feasible
- 4. Redevelopment of all parcels is unlikely

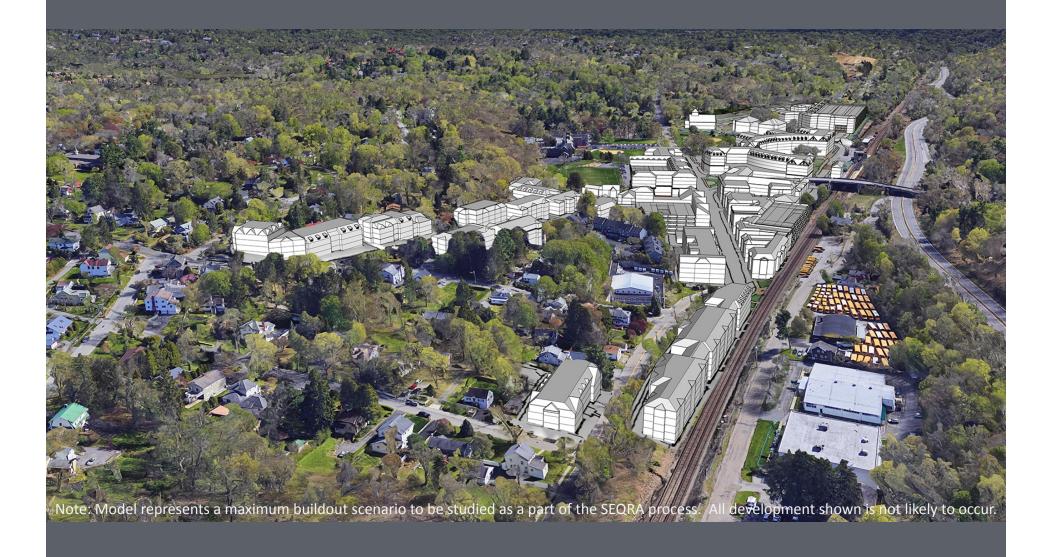
Potential Additional Residential 1,460 DU

Potential Wellness Center 30k

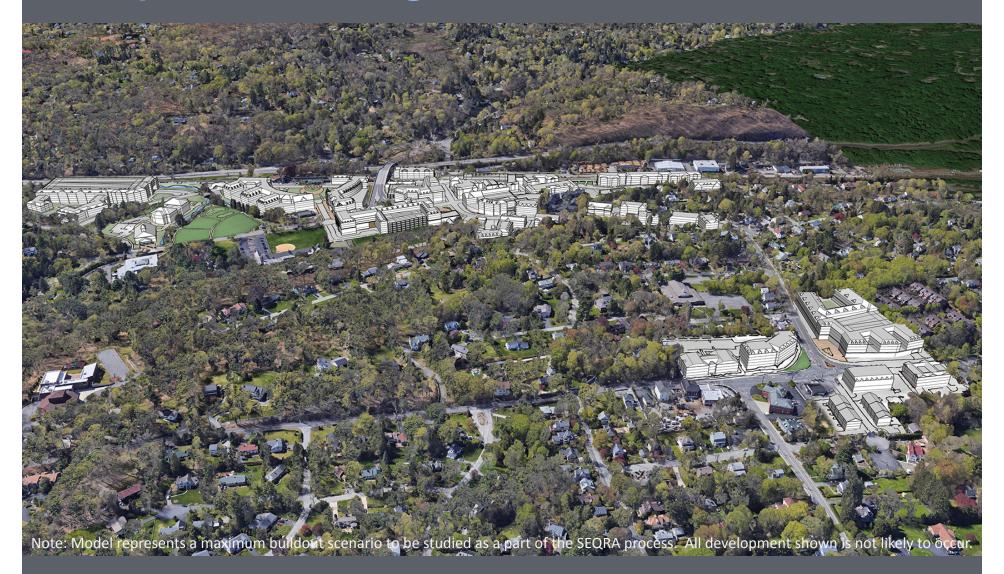
Potential Town Hall 22k



Theoretical Maximum Buildout



Simplified Massing Model



Visual Impact Analysis: N. Greeley Avenue



Visual Impact Analysis: View from Train Station to Enlarged A.H. Smith Memorial Park



Parking

Parking Should be Hidden Behind Buildings







Parking Structures Should be Hidden









On-Street Parking is Essential



Cars act as a barrier and create a safe zone



TORTI GALLAS + PARTNERS



Parking: Basic Parameters

- 1. Exurban train station
- 2. Reduced car ownership, but not dramatically lower
- 3. Largely a car-dependent community (trips to school, supermarket, and other will often require a car)
- 4. Many resident commuters will likely own a car but leave it in Chappaqua when they go to work
- 5. Transit/commuter parking spaces are unavailable daytime weekdays for other uses
- 6. Smaller units typically need less parking
- 7. Balance between promoting less car dependence, reflecting needs, & facilitating new residential
- 8. Providing flexible solutions



Flexible Parking Solutions:

Shared Parking

Tandem Parking

Overnight Parking

Satellite Parking

Valet Parking

Ride Hail Use

Alternative Parking

Stacker Parking

Fee In Lieu of Parking

Automated Parking



Parking Requirements: Residential Rental

	LOWER STUDY AREA ^{1,2} Minimum Required	UPPER STUDY AREA ^{1,2,3} Minimum Required
Multi Family Rental		
Studio up to 525 sf	0.75/du	0.85/du
>525 sf	0.85/du	0.95/du
1 Bedroom up to 725 sf	1.00/du	1.15/du
>725 sf	1.10/du	1.25/du
2 Bedroom up to 925 sf	1.30/du	1.45/du
>925 sf	1.40/du	1.60/du
>2 Bedroom up to 1,150 sf	1.50/du	1.70/du
>1,150 sf	1.65/du	1.90/du

- No shared parking where spaces are reserved for residents only
- 2. 5% credit on base rate where parking spaces are not assigned to individual units (may be combined)
- 3. 10% credit for shuttle to the train station (may be combined



Parking Requirements: Residential Ownership

	LOWER STUDY AREA ^{1,2} Minimum Required	UPPER STUDY AREA ^{1,2,3} Minimum Required
Single-Family Detached	2/du	2/du
Attached	1.8/du	1.9/du
Multi Family Owner Occupied		
Studio up to 525 sf	0.80/du	0.90/du
>525 sf	0.90/du	1.00/du
1 Bedroom up to 725 sf	1.10/du	1.25/du
>725 sf	1.20/du	1.35/du
2 Bedroom up to 925 sf	1.40/du	1.55/du
>925 sf	1.50/du	1.70/du
>2 Bedroom up to 1,150 sf	1.60/du	1.80/du
>1,150 sf	1.75/du	2.00/du

No shared parking where spaces are reserved for residents only

^{3. 10%} credit for shuttle to the train station (may be combined



^{2. 5%} credit on base rate where parking spaces are not assigned to individual units (may be combined)

Parking Requirements: Office

LOWER STUDY AREA
Minimum
Required

UPPER STUDY AREA¹
Minimum
Required

Business/Professional Office up to 5,000 sf

>5,000 sf

Medical Office up to 5,000 sf

>5,000 sf

1.8/1000sf or 0.75/emp. whichever is greater

2.8/1000sf or 0.80/emp. whichever is greater

2.5/1000sf or 1.25/emp. whichever is greater

3.3/1000sf or 1.5/emp. whichever is greater

2.2/1000sf or 0.9/ emp. whichever is greater

3.3/1000sf or 0.95/ emp. whichever is greater

3.3/1000sf or 1.5/ emp. whichever is greater

4.0/1000sf or 1.75/ emp. whichever is greater

1. 10% credit for shuttle to the train station (may be combined)



Parking Requirements: Retail & Restaurant

	LOWER STUDY AREA Minimum Required	UPPER STUDY AREA ¹ Minimum Required
Retail		
up to 5,000 sf	2/1000sf	2.5/1000sf
5,001 sf to 10,000 sf	2.8/1000sf	3.3/1000sf
> 10,000 sf	4/1000sf	4.4/1000sf
Restaurant	10/1000 sf or	12/1000 sf or
	1/3 seats whichever is greater	1/2.7 seats whichever is greater

1. 10% credit for shuttle to the train station (may be combined



Open House



