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November 27, 2019

**By Email and Hand Delivery**

Honorable Robert Greenstein, Supervisor  
and Members of the Town Board  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, New York 10514

Honorable Robert Kirkwood, Chairman  
and Members of the Planning Board  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, New York 10514

**Re: Petition of SG Chappaqua B LLC for amendments to: (i) the Zoning Code of the Town of New Castle; and (ii) the Preliminary Development Concept Plans of the “Chappaqua Crossing” project, affecting real property owned located at 480 Bedford Road (N.Y.S. Route 117), and 15, 21, 31, and 57 Roaring Brook Road, and designated on the Tax Assessment Map of the Town as Section 93.9, Block 1, Lot 1.**

Dear Supervisor Greenstein and Members of the Town Board, and  
Chairman Kirkwood and Members of the Planning Board:

As you know, this firm represents SG Chappaqua B LLC (the “Applicant”) in connection with the above-referenced Petition, which was filed on October 25, 2019, and is currently under consideration by the Town Board. On behalf of the Applicant and in support of the Petition, we respectfully submit this letter and the enclosed November 27, 2019 letter and memorandum (regarding construction phasing and earthwork) to both of your Boards from Divney Tung Schwalbe. This letter and the enclosures are submitted in response to comments received from the Town Board and Planning Board, and to the memorandum to the Town Board from Sabrina D. Charney Hull, dated November 13, 2019 (the “Hull Memo”).

We note that paragraph 28 of the Petition references demolition of the guest house on the Property, but that as recently discussed with the Town Board and Planning Board, demolition is no longer proposed. We also note that the “200 Building” discussed in paragraph 21 of the Petition will also include thirty-six (36) work force and market rate units. We respectfully request that the Petition be considered to be correspondingly amended by the Applicant.

Honorable Robert Greenstein, Supervisor  
and Members of the Town Board

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Honorable Robert Kirkwood, Chairman  
and Members of the Planning Board

We respectfully submit that these responsive submissions address the comments raised by your Boards and contained in the Hull Memo. We look forward to discussing the responses with both Boards, and to the conclusion of the East Village review process.

Thank you for your consideration.

Very truly yours,



MARK P. WEINGARTEN

Enclosures

cc: Sabrina Charney-Hull, AICP  
Nicholas M. Ward-Willis, Esq.  
Felix Charney  
Andrew Tung, Esq., ASLA Divney Tung Schwalbe  
Janet J. Giris, Esq.