

NYS Consolidated Funding Application

Legal Name of Applicant: Town of New Castle

Project Name: Chappaqua and Millwood Hamlet Capacity / Site Yield Analyses

Application Number 76179

Registration Email: sabrina@mynewcastle.org

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Region

Mid-Hudson

Questionnaire Questions & Answers

Threshold

ESD - Strategic Planning and Feasibility Studies

Q_2404

Is the Applicant one of the following:

City

County

Municipality

Business Improvement District

Local Development Corporation

Not-for-profit Economic Development Organization

Locked.

Yes

Q_2405

Is the project one of the following: 1) a strategic development plan for a city, county, or municipality or a significant part thereof OR 2) a study for site(s) or facility(ies) assessment and planning.

Locked.

Yes

Q_2406

Does the Applicant's proposed project budget include a minimum 50% funding match, of which 10% is a cash equity contribution from the Applicant?

Locked.

Yes

Q_2032

Have any of the expenses for this project (or, in the case of a multi-phase project, the phase of the project for which funds are being requested) been incurred or are expected to be incurred prior to an award of funding?

Locked.

No

Location

Q_3527 US Congressional District where the project is located.

Locked.

17

Q_928 Project Street Address: Please input the project street address (Street Number and Street Name only). If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

Locked.

200 South Greeley Avenue

Q_565 Project City

Locked.

Town of New Castle

Q_972 Project county or counties.

Locked.

Westchester

Q_568 Project State

Locked.

NY

Q_572 Project Latitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

No Answer

Q_573 Project Longitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

No Answer

Q_184 NYS Assembly District where the project is located. (This questions value will be filled

automatically, based on the project address, when the application is finalized.)

Locked.

93

Q_190

NY Senate District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

40

Q_1034

Project ZIP Code. (please use ZIP+4 if known)

Locked.

10514, 10546

Q_616

For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".

Locked.

Chappaqua: N. and S. Greeley Aves; King St from Allen Place to Route 117/Bedford Rd
Millwood: Station Road; Route 100 from Route 133/Route 120 to Station Road

Basic

General Project Information

Q_550

If you are a DBA, what is your DBA name?

Locked.

Town of New Castle

Q_549

Type of Applicant (select all that apply)

Locked.

Town

Q_556

Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

Locked.

Duns Number, Federal Tax ID Number

Q_2655

Based on your selection from the previous question, enter your applicant ID number. (Please do not provide your social security number).

Locked.

Q_969 If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

Locked.

N/A

Q_6114 Applicant City

Locked.

Town of New Castle

Applicant

	Answer
Legal Name	Locked. Town of New Castle
Applicant First Name	Locked. Sabrina
Applicant Last Name	Locked. Charney Hull
Street Address	Locked. 200 South Greeley Avenue
City	Locked. Chappaqua
State	Locked. NY

Zip Code (use ZIP+4 if known)	Locked. 10514
Telephone Number (include area code)	Locked. 914-238-4724
Email Address	Locked. sabrina@mynewcastle.org

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
Salutation	Locked. Ms.	Locked. Ms.	Locked. Ms.
First Name	Locked. Sabrina	Locked. Jill	Locked. Samantha
Last Name	Locked. Charney Hull	Locked. Simon Shapiro	Locked. Leroy
Title	Locked. Director of Planning	Locked. Town Administrator	Locked. Assistant Town Planner
Organization	Locked. Town of New Castle	Locked. Town of New Castle	Locked. Town of New Castle
Street Address	Locked. 200 South Greeley Avenue	Locked. 200 South Greeley Avenue	Locked. 200 South Greeley Avenue

City	Locked. Chappaqua	Locked. Chappaqua	Locked. Chappaqua
State	Locked. NY	Locked. NY	Locked. NY
ZIP Code	Locked. 10514	Locked. 10514	Locked. 10514
Telephone Number	Locked. 914-238-4724	Locked. 914-238-4774	Locked. 914-238-2548
Email Address	Locked. sabrina@mynewcastle.org	Locked. jshapiro@mynewcastle.org	Locked. sleroy@mynewcastle.org

Q_4199

Please select the primary sector or characterization that best defines this project.

Locked.

Community Development

Q_4198

Please select the secondary sector or characterization that best defines this project.

Locked.

Business Development

Q_3656

Is the project included in a NY Rising Community Reconstruction Program plan or a NY Rising Countywide Resiliency Plan?

Locked.

No

Q_3744

If the project is included in a NY Rising Community Reconstruction Program plan or a NY Rising Countywide Resiliency Plan, please indicate the planning committee name, project name, and location.

Locked.

No Answer

Q_3702

Does your project directly address the needs of people in your region who are living in poverty and who seek resources for inclusion in the economic life of New York State?

Locked.

No

Q_3763

How does your project seek to apply CFA funds for the purpose of eliminating barriers to skilled employment by poor people in your region, as identified by the Opportunity Agenda?

Please describe any efforts to collaborate at the local or regional level (i.e. public, private, labor, philanthropic sectors).

Locked.

Undertaking capacity/site yield analysis in both the Chappaqua and Millwood Hamlets will allow the Town to develop land regulating plans to develop infill and underutilized properties consistent with the 2017 Comprehensive Plan. Currently the Town has homogenous, single-family housing stock. The Town is experiencing "out-migration" of specific populations (seniors, young families, workforce and low-income individuals). The Comprehensive Plan revealed a need for alternative types of housing (other than single-family homes) at varying price points to meet the needs of specific populations. Establishing new mixed-use residential and commercial development will provide opportunity for poor people to relocate and live, work and play in a community that would otherwise not be able to provide the necessary accommodations.

Q_3764

How does your project build workforce development programs, improve physical infrastructure, and/or establish social services that connect people living in poverty in your region with skilled employment, in correspondence with the economic revitalization priorities, distressed community targets, and the industry growth areas identified in the Opportunity Agenda and Strategic Plan?

Locked.

Establishing new mixed-use residential and commercial development will provide opportunity for poor people to relocate and live, work and play in a community that would otherwise not be able to provide the necessary accommodations. Not only will residential opportunities be offered, associated commercial retail will be created offering workforce opportunity. Any infill development will be created on a pedestrian scale, as the automobile will be considered a secondary means of transport due to the location of the Chappaqua Train Station in the Chappaqua Hamlet and the North County Trailway and County Bus System located in Millwood.

Q_3766

Is this a Global NY Project?

Locked.

No

Q_3768

If this is a Global NY Project, please describe how this project relates to the identified goals of your region's Global Marketing and Export Strategies as part of the Global NY initiative?

Locked.

No Answer

Q_4200

Does your project provide opportunities for Veterans' to participate in the workforce, or improve services to the Veterans' and military families in New York?

Locked.

No

Q_4201

If Yes, please explain how your project impacts the Veterans' and military families in New York.

Locked.

No Answer

Q_6048

Does your project advance downtown revitalization?

Locked.

Yes

Q_6047

If Yes, please detail how it will attract and retain residents, visitors and businesses and transform neighborhoods.

Locked.

The capacity/site yield analyses in the Hamlets will result in form based design guidelines & land regulating plans for infill & underutilized property. Recent economic studies indicate retail capture for both hamlets is low. There is an outflow of residents' consumer spending to other municipal centers which is compounded by online shopping. This process will allow the implementation of missing mixed-use residential/commercial opportunities which will focus on the pedestrian connections between the Train Station in Chappaqua, the North County Trailway in Millwood, and the commercial centers.

Project Description

Q_575

Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

Locked.

The Chappaqua and Millwood hamlets serve as centers of community and commercial activity in the Town of New Castle. Recent economic studies indicate that retail capture for both hamlets is low. For most types of retail, there is an outflow of residents' consumer spending to other municipalities, which is compounded by online shopping. There are myriad opportunities for economic revitalization through the development of vacant and underdeveloped infill properties in both hamlets, which if developed would include the establishment of mixed-use residential/commercial use with enhanced pedestrian connections between the Metro-North Railroad Train Station in Chappaqua, the North County Trailway in Millwood, and the associated commercial centers. These improvements would be implemented to enhance commercial activity and economic vitality in the hamlets, and would address other community housing, transportation, and wellness needs as outlined in the 2017 Comprehensive Plan.

In order to take advantage of infill opportunities, the Town of New Castle intends to undertake Development Capacity/Site Yield Analyses of the Chappaqua and Millwood hamlets. These studies would assess the extent of the development possible in each of the hamlets, forecast economic output and job growth that would result from alternative development scenarios, and determine how to maximize economic vitality as the result of infill development in the hamlets. Preliminary design guidelines which will result in land regulating plans will be developed so that the Town can make the appropriate legislative changes to implement the selected alternative. Once the land regulating plans are developed, a request for expressions of interest from the development community will be solicited

for the Town held property in Chappaqua. The form of infill development in Millwood will assist the Town Board in determining the preferred land use scenario and whether or not sewerage would be feasible.

Q_976 Statement of Need

Locked.

The economic viability of the Town's commercial centers are at risk due to outmigration of certain populations. Emergency services are stressed due to a lack of age appropriate volunteers. A majority of the current work force resides outside of the Town. Due to the ownership of land and the regional connections of the hamlets, the Development Capacity/Site Yield Analyses will identify opportunities to provide housing and commercial retail use to improve economic resiliency through pedestrian scale TOD in each of the hamlets. The Town is committed to financing the project as per the adoption of the implementation actions of the 2017 CP. Short term jobs will be created from the construction phase and long term jobs will be created through establishing mixed-use commercial residential uses.

Q_930 Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

Locked.

Located in northern Westchester an hour north of New York City, the Town of New Castle and its urban centers play a major role in the region. Site yield studies of underutilized and infill properties in Chappaqua and Millwood will enable the Town to optimize the economic investment made to develop the hamlets into live, work, and play environments. The studies will determine optimal mixed-use scenarios that include alternative and affordable housing options for populations underserved by the homogenous, single-family housing stock in New Castle and the region, including seniors, young families, workforce and low-income individuals. New commercial establishments will anchor the hamlets' mixed-use areas, providing new job opportunities, housing, and incentives for commuters, pedestrians and cyclists to invest time and money in the hamlets.

Q_2366 How does your project align with the Regional Economic Development Council's Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at <https://regionalcouncils.ny.gov/>)

Locked.

The Mid-Hudson REDC Strategic Plan establishes goals to support revitalization of urban centers (Goal VI) and foster a vibrant housing market (Goal V) to bolster economic vitality of the region. The URI Plan endeavors to create a sustainable job market, advocating for the concentration of projects within urban centers. Undertaking capacity/site yield analyses for infill and underutilized properties in the Town's commercial centers of Chappaqua and Millwood directly align New Castle's project with the REDC DP/URI. These analyses will introduce needed housing and commercial uses which will enable clear forecasting of economic growth, job creation, housing opportunities and other amenities in these well-connected commercial centers

Q_929 Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Locked.

Undertaking the proposed project is the last planning study prior to undertaking regulatory changes to implement the selected form of development.

Q 975

Estimated Project Timeline: including project start/completion dates, estimates for design, permitting and construction or other major steps. (You may enter N/A for non-Project related applications)

Locked.

The Town will release a request for proposals to undertake the Development Capacity/Site Yield Analyses for the Chappaqua and Millwood Hamlets. It will take approximately three to four weeks to select a qualified consultant. Once selected the consultant will commence work by assessing existing information (one to two months) and undertaking the public/private outreach (Initiated during the second or third month). It is anticipated that the maximum capacity/site yield analysis will be generated within three to four months of selection. Preliminary design guidelines would then be developed based on the selected development scenarios for each of the hamlets. It is anticipated that these guidelines would be developed within one to two months of the selection of development capacity. Total project timeframe is ten to twelve months.

Q_580

Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

Locked.

NA

Q_2364

What is the status of State and/or Federal Environmental Review? If review of the project is underway or completed pursuant to the State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please indicate the lead agency (if applicable).

Locked.

SEQRA has not yet begun and will not be conducted until preferred development scenarios and land regulating plans are developed.

Q_1054

If National Environmental Policy Act (NEPA) Record of Decision has been issued, please explain (include date of Record of Decision).

Locked.

No Answer

Prior CFA Funding

Q_2362

If funding was awarded in prior CFA rounds, what were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

Locked.

No Answer

Q_4160

For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable. This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

Locked.

The adopted 2017 Comprehensive Plan includes an implementation table with actions. The request for \$100,000.00 under the Empire State Development Strategic Planning and Feasibility Studies Grant

Program to conduct development capacity/site yield analyses originated from the implementation table of the 2017 Comprehensive Plan. As per the adopted plan, the Town Board is committed to implementation of the Comprehensive Plan actions through yearly prioritization of projects and funding associated with the yearly budget process. The Development Department, responsible for oversight of the plan's implementation, will incorporate budget items into its yearly budget request based on the Town Board prioritization of implementation actions. The capacity/site yield analyses are associated with the Comprehensive Plan goal to create a sustainable mix of commercial and residential uses within the town's hamlets. The required matching funding will be requested as a line item in the 2018 Town Budget. If grant funding is not received, the Town Board will consider funding the entirety of the analyses in the 2018 budget or they may decide to delay implementation under a future budget.

Standard Question

ESD - Strategic Planning and Feasibility Studies

General Project Questions -

In the beginning of the Application, you were asked to describe your overall project, which may include multiple phases, such as in the case of a major infrastructure project or redevelopment of a specific geographic area. Please note that this section of the Application is specific to the phase of the project for which ESD grant funds are being requested through this CFA, NOT the overall project.

Q_2408

Please concisely describe the proposed project and the community's need for the project, indicating the location, what will be planned, the issues/opportunities to be addressed and expected outcomes and deliverables. Note that projects should focus on economic development purposes.

Locked.

The majority of economic activity in New Castle takes place in Chappaqua and Millwood but recent economic studies have indicated that retail capture for both hamlets is low. Focus group discussions with local merchants have corroborated these studies and suggest a declining customer base has made it hard for businesses to achieve their profit goals. Public outreach workshops held to inform the 2017 Comprehensive Plan (CP) revealed a strong resident desire for vibrant, walkable environments with enhanced dining and entertainment options that create a "pull" to both hamlets. The CP update process highlighted New Castle's relatively high-cost and predominantly single-family housing stock which currently underserves a number of populations in the Town, including empty-nesters, young and low-income families, and individuals employed in New Castle.

The CP establishes goals to create vibrant, walkable mixed-use areas and to attract, retain, and support diverse, local establishments and attractions to the hamlets. The Town intends to undertake development capacity/site yield analyses in the hamlets to address the issues described above. These site yield studies would assess the extent of the development possible, forecast economic output and job growth that would result from alternative development scenarios, and determine how to maximize economic vitality in the hamlets. The site yield analyses would be used to attract developer attention and direct private and public investment.

Q_3133

Is the proposed project located in a highly distressed area? If so, please provide information that will help ESD confirm that the area is highly distressed.

Locked.

No Answer

Q_3134

Is a third party being used to complete this application such as consultant, accountant or

attorney?

Locked.

Yes

Q_3136

If you are a third party completing this application you must disclose your name, company and contact information.

Locked.

No Answer

Q_2409

What is the anticipated project timeline?

Locked.

The total project is estimated to be completed within ten to twelve months with a projected project completion date of December 2018.

Q_2411

Describe the Applicant's experience in completing strategic development plans, feasibility studies, site assessments, or similar plans or studies.

Locked.

The Town of New Castle has over forty years of professional experience completing strategic development plans, feasibility studies, site assessments and other plans and studies. The Development Department is led by the Town Engineer and the Director of Planning, who individually hold over twenty years' experience in the management and implementation of studies. The Director of Planning working with the Town Engineer, Commissioner of the Department of Public Works and the Environmental Coordinator just completed a two and half year design study to undertake a \$11.6 million dollar infrastructure and streetscape improvement project. The Town Planner completed a Comprehensive Plan Update over a three year period, two of which were spent outreaching to the community. The Development Capacity/Site Yield Analyses would be conducted by a consultant under the responsibility of the Director of Planning and the Town Engineer.

Q_2413

Will the Applicant conduct the project? If yes, please describe the Applicant's demonstrated organizational capacity and experience in completing activities similar to or related to the proposed project. If the Applicant will not conduct the project, what entity is anticipated to do so, how will that entity be selected, and what quality control measures will be used?

Locked.

Once the project is awarded, the Development Department will issue a request for proposals for the development capacity/site yield analyses. The RFP will include review of existing information, public and private property owner outreach, production of development scenarios consistent with the form and substance of the Comp Plan and development of design guidelines. The RFP will be let for approximately two weeks. Responses will be reviewed and recommendation will be made to the Town Board. The Town Board will authorize the preferred, qualified consultant. The Director of Planning would assist and supervise the work of the qualified consultant and report progress to the Town Board. In addition, the Town holds a contract with Penn Schoen Berland (PSB) to undertake a controlled survey of qualified respondents regarding the preferred development standards. The survey will take place as part of the project public outreach.

Q_2424

Describe how the project demonstrates broad community support and participation and ongoing collaboration with state, regional and local, public and private stakeholders.

Locked.

The Town undertook a two-year public engagement process to inform the update of the CP. In 2014, Pace Land Use Law Center facilitated four general public workshops and six specific stakeholder meetings to identify the community's needs and desired vision for the future of New Castle. Four additional public workshops were held in 2015 to garner resident feedback on the draft CP, one of which was focused on land use in the hamlets. The information received through this process provided the foundation for the goals and actions established in the CP, giving the document integrity and grounding it in local context. The public's feedback and the CP provide the motivation for commissioning development capacity/site yield analyses of the Town's hamlets.

The New Castle Planning Department is well-practiced in community and stakeholder outreach and collaboration and will continue to communicate directly with all relevant parties as the site yield studies progress and as findings are established. The Town maintains a contract with PSB Surveying which will be utilized to inform the preferred development scenario. In addition, the Town intends to undertake specific public and private property owner outreach associated with the Millwood and Chappaqua site yield analysis. The outreach will commence once the existing conditions are reviewed. In addition, both hamlets are bisected by major state highways and roadways (Saw Mill River Parkway, Taconic State Parkway; Routes 100, 133, 120, 117). The North County Trailway runs through Millwood and the MNR right-of-way borders the Chappaqua business district to the west. As such, any studies and subsequent development will require collaboration and communication with NYSDOT, Westchester County and the MNR.

Similar to the CP, the site yield studies will have a dedicated page on the Town's website where all pertinent information will be kept for the public's viewing.

Q_2425

Describe the project's consistency with existing local, county and regional plans such as a local or county master plan or comprehensive plan.

Locked.

The Town undertook a two-year public engagement process to inform the update of the Comprehensive Plan. The New Castle Master Plan Public Outreach Report summarizes the information received through the outreach process and provided the foundation for the goals and actions established in the Comprehensive Plan Update. The Comprehensive Plan addresses the need to develop a resilient economy and includes goals to create a sustainable mix of commercial and residential uses within the hamlet; create vibrant and walkable mixed-use areas in the hamlets that are well connected to public transit; enhance the aesthetic quality of the hamlets; attract, retain and support local businesses; stimulate patronage and activity in the hamlets and promote complimentary development between the hamlets. These goals contain specific actions which are to be prioritized by the Town Board. The capacity/site yield analyses are a specific action to further these goals as contained within the Comprehensive Plan. In addition, the Westchester County Department of Planning confirmed that the Town's 2017 Comprehensive Plan was consistent with Westchester 2025, Westchester County's land use plan.

Q_3648

Provide a brief work plan, including description of tasks undertaken by all involved entities and schedule for completion of each task.

Locked.

The Town will release a request for proposals to undertake the Capacity/Site Yield Analyses for the Chappaqua and Millwood Hamlets (three to four weeks). The selected consultant will begin by assessing existing information (one to two months). The existing information includes the 2017 Comprehensive Plan, examination of the Chappaqua Revitalization Strategy Existing Conditions Report (2015), the Millwood Revitalization Strategy Existing Conditions Report (2015), the Millwood Sanitary Sewer Feasibility Study Report (2017) and other analysis. Public/private outreach (Initiated during the second or third month) will be undertaken. Public meetings will be held to discuss development scenarios with the public at large. The development scenarios must take into consideration the appropriate scale and density as discussed in the 2017 Comprehensive Plan. The town-held property in Chappaqua would be the focus of the re-development scenarios in the

Chappaqua Hamlet due to its ownership and underutilization. Public input, including a phone-based random qualified survey, and Town Board decisions will direct development of preliminary design guidelines. Guidelines would be developed within one to two months of the decisions. The preliminary design guidelines would be further developed as land regulating plans and incorporated into the Town Code. The total project will be completed within ten to twelve months.

Q_3647

Identify potential future funding sources and the amount expected to be committed in order to implement the recommendations/findings from the plan or study.

Locked.

The New Castle Town Board adopted the 2017 Comprehensive Plan Update which includes a commitment to incorporate the implementation actions into the Town's yearly budget process. Once the development capacity/site yield analyses are completed, the Development Department will incorporate funding to implement the analyses in the 2019, 2020 and if necessary 2021 budget cycles. In Millwood, the capacity/site yield analysis will be balanced with the feasibility of sewerage the hamlet area. In order to realize the potential outcome, the Town will need to promulgate new land regulating plans/form based zoning. This will be accomplished through an allocation under the 2019 budget. In Chappaqua, the Town Board will release an expression of interest from the development community once there is a development scenario and programmatic design guidelines. The Town will re-disposition its ownership of property subject to the expressions of interest. In addition, new land regulating plans/form based zoning will be developed

Environmental and Historic Preservation Questions

Q_5723

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places? Consult the National Register Information System at <http://www.nps.gov/history/nr/research/> to find out if a property is listed. The State Preservation Historical Information Network Exchange (SPHINX) tool at <http://nysparks.com/shpo/online-tools/> can also be used to find out if a property is listed on the State Register. Indicate Yes, No, N/A. Click "Scoring Tips" for more information.

Locked.

Yes

Q_5724

If Yes, please identify the name of the resource.

(This question is associated with your answer selection in question: [Q_5723](#))

Locked.

National Register of Historic Places: • Chappaqua Railroad Depot and Depot Plaza. (Reference Number: 79003210, 200 South Greeley Ave, Certification Date: 19790419) • Greeley House (Ref #: 79003212, 100 King St, Certification Date: 19790419) • Church of Saint Mary the Virgin and Greeley Grove (Ref #: 79003213, 191 South Greeley Ave, Certification Date: 19790419) • Sarles' Tavern (Ref #: 79001647, N

Q_5725

Is the project site wholly or partially included within an identified archeologically sensitive area? The Geographic Information System for Archeology and National Register tool can be used to identify archeologically sensitive areas. Indicate Yes, No, N/A. Click "Scoring Tips" for more information. [Listed below please find the link for The Geographic Information System for Archeology and National Register.](#)

Locked.

Yes

Q_5726

If Yes, please list the geographic information for the archeologically sensitive areas.

(This question is associated with your answer selection in question: [Q_5725](#))

Locked.

CRIS shows that a Supplemental Phase 1B Archaeological Study was done in Millwood. Survey # 11SR60833.

Q_1043

Is the project owner/occupant/operator or any facilities which are under the supervision of the project owner/occupant/operator in violation of any federal, state or local environmental or other laws, or listed on the registry of Inactive Hazardous Waste Disposal Sites? Indicate Y/N/NA. If "Y", explain.

Locked.

NA

Smart Growth

Smart Growth Questions: The NYS Smart Growth Public Infrastructure Policy Act requires that a project meet the relevant smart growth criterion to the extent practicable. Please respond to the questions below regarding smart growth criteria.

Q_1059

Does the proposed project use, maintain, or improve existing infrastructure? Y/N/Not Relevant. Please explain all responses.

Locked.

The proposed project will use sewer, water and stormwater infrastructure that is currently being planned for or upgraded in both of the hamlets. In Chappaqua, construction has begun on an \$11.6M sanitary sewer, storm sewer and water system repair, replacement and streetscape revitalization project. The project includes the improvement and expansion of the capacity of sewer, water and stormwater pipe networks; the restoration of sidewalks and streetscape elements; and the creation of public gathering spaces. The project was designed in consideration of the potential for underutilized and infill lands in the downtown to be developed into mixed-use residential and commercial areas. In addition, the targeted area for redevelopment in Chappaqua is associated with the Town-owned property consisting of the Chappaqua Train Station, the 17-acre parking lot and associated Town Hall property. Increasing the density of the existing TOD will enhance the live, work, and play aspects of the Chappaqua hamlet. Currently, the Millwood hamlet relies on a public water supply but depends on individual wastewater disposal systems (septics). The Town commissioned a sanitary sewer feasibility study to determine the technical and financial cost associated with sewerage the hamlet. This analysis revealed enough capacity for infill development to meet the needs of the community as identified in the Comprehensive Plan Update. The site yield analysis will align the future development potential with the needs of the community in regards to form and density consistent with future planned infrastructure improvements.

Q_1060

Is the proposed project located in a municipal center? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; the Town of New Castle's two commercial centers, Chappaqua and Millwood, are the focus of the proposed site yield studies. The hamlets consist of the majority of the Town's commercial land area.

They include and are surrounded by the Town's most dense residential zoning districts (i.e. multi-family and quarter- and half-acre zones). Town Hall, the Chappaqua library, Robert E. Bell Middle School, and a number of athletic fields, restaurants, and service and retail establishments are located in Chappaqua. Millwood hosts the Town's largest grocer, a number of restaurants, a mom-and-pop pharmacy, and Millwood Park. Westorchar Elementary School and Gedney Park are close by. These attractions and amenities make both hamlets the center for civic, commercial and recreational activity within the Town.

Q_1061

Is the proposed project located in a developed area or an area designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; capacity/site yield studies will be conducted in the Town of New Castle's commercial centers, Chappaqua and Millwood. In Chappaqua, the downtown area around the train station will be of particular focus. The Town is a large land holder in downtown Chappaqua. Of the 20.7 acres of Town-owned land in downtown Chappaqua, approximately 17 acres are used solely for train station parking. In examining the needs and desires of the community, it is apparent that land use in the downtown is severely underutilized. The same situation exists in Millwood, but for different reasons. The Town owns significantly less property, and Con Edison right-of-ways encompass much of the hamlet, dividing the hamlet in half. However, there are lands currently vacant or underutilized that could facilitate better connections between the eastern and western nodes of the hamlet center and the North County Trailway.

The 2017 Comprehensive Plan establishes goals and actions to revitalize the hamlets through the creation of a sustainable mix of commercial and residential uses and vibrant and walkable mixed-use areas that are well connected to public transit. To accomplish these goals, the CP establishes the Town's intention to "undertake an analysis of development/infill opportunities in the hamlets consistent with community needs, public vision and environmental and infrastructural constraints. This analysis should determine the net economic benefits of potential mixed-use development and associated revenue forecasts of hamlet land use scenarios." The development capacity/site yield analyses will determine the form and density of future development and will set forth preliminary design standards which will enable the development of land regulating plans (form-based zoning) to redispotion public and private property.

Q_1062

Will the proposed project protect, preserve and enhance the State's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; there are a number of historic buildings/sites as referenced in the National Register of Historic Places:

Chappaqua Railroad Depot and Depot Plaza. (Reference Number: 79003210, 200 South Greeley Ave, Certification Date: 19790419)

Greeley House (Ref #: 79003212, 100 King St, Certification Date: 19790419)

Church of Saint Mary the Virgin and Greeley Grove (Ref #: 79003213, 191 South Greeley Ave, Certification Date: 19790419)

Sarles' Tavern (Ref #: 79001647, NY 100, Certification Date: 19791231)

CRIS:

Chappaqua Fire Department Senter St. Firehouse (Eligible for listing, USN: 11909.000453, 11 Senter Street)

Robert Bell Middle School (Eligible for listing, USN: 11909.000441, 50 Senter St)

In addition, a Supplemental Phase 1B Archaeological Study was done in Millwood. Survey # 11SR60833. Any development/redevelopment in Millwood must be cognizant of the North County Trailway as well as lands owned by Con Edison.

Q_1063

Will the proposed project foster mixed land uses and compact development, downtown revitalization, Brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and the integration of all income and age groups? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; the site yield studies will be conducted in order to determine how best to further develop underutilized and infill areas as mixed-use residential and commercial uses in the Chappaqua and Millwood hamlets. This development will increase the number of alternative and affordable housing units while creating new opportunities for retail and service businesses that will meet the needs of the community as identified during the Comprehensive Plan public outreach process. Housing units will be placed at the center of civic, recreational, and commercial activity in each of the hamlets. The development will be considered in light of walkable livable environments where live, work and play is the central theme to embrace the hamlets future form of economic sustainability. As set forth in the 2017 Comprehensive Plan, any development in the hamlets will be guided by new land use regulating plans which include design guidelines that incorporate appropriate smart growth principles based on frameworks such as LEED for Neighborhood Development with consideration for the aesthetics of public and open spaces.

Q_1064

Will the proposed project provide mobility through transportation choices including improved public transportation and reduced automobile dependency? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; the development capacity/site yield analyses will result in development scenarios that enhance the existing TOD in both Chappaqua and Millwood facilitated by direct access to MNR's Chappaqua Train station, Westchester County's Beeline Bus System, and the North County Trailway. Personal vehicles will not be the center of the planning unit which means a reduction in parking spaces due to the availability of public transportation and the changes in personal behavior regarding reliance on personal vehicles. This will allow consideration for future development of the mixed-use areas in the Chappaqua and Millwood hamlets in a manner that will increase the number of alternative and affordable housing while simultaneously creating new opportunities for retail and service businesses to locate in the community to meet the daily needs of the populations to be housed in each of the hamlets. The infill development consisting of new housing and businesses in Chappaqua will be within walking distance of the Chappaqua Train Station and the Westchester County Beeline, while those in Millwood will be within walking and cycling distance of the North County Trailway and the Westchester County Beeline. The Chappaqua Train Station is a stop along MNR's Harlem Line, which creates direct access from Chappaqua to New York City to the south, and reaches as far north as the Towns of Southeast and Wassaic in Putnam County. The North County Trailway was recently connected with the South County Trailway, creating a 36-mile bike and foot path which runs the length of Westchester County from the Bronx to the Putnam County line. From there, the trailway provides a connection to the nine-mile Putnam County Trailway, which extends to Brewster and brings the trailway mileage to a total of 45 miles. Those who live and/or are employed in the hamlets will have easy access to these major regional transportation amenities, enhancing transportation options that do not require the use of an automobile.

Q_1065

Will the proposed project involve coordination between state and local government and inter-municipal and regional planning? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; both hamlets are bisected by major state highways and roadways (Saw Mill River Parkway, Taconic State Parkway; Routes 100, 133, 120, 117). The North County Trailway runs through Millwood and the MNR right-of-way borders the Chappaqua business district to the west. As such, any

studies and subsequent development will require collaboration and communication with NYSDOT, Westchester County and the MNR.

Q_1066

Will the proposed project involve participation in community based planning and collaboration? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes; the update of the 2017 New Castle Comprehensive Plan was a four year process that culminated with its adoption in June 2017. The two year public engagement process that took place in 2014 and 2015 was integral to the development of place-based and sustainable policy in the document. In 2014, the Pace Land Use Law Center (Pace) facilitated four general public workshops and six specific stakeholder meetings to identify the community's needs and desired vision for the future of New Castle. Four additional public workshops were held in 2015 to garner resident feedback on the draft CP, one of which was focused on land use in the hamlets. The information received through this process provided the foundation for the goals and actions established in the CP, giving the document integrity and grounding it in local context.

During the outreach process, residents expressed their desire for vibrant, thriving, walkable and welcoming hamlets. Residents commented that they would like more diverse retail, food, service and entertainment establishments in the hamlets. The outreach process also highlighted that New Castle's housing stock, which is predominantly single-family and relatively expensive, underserves certain populations including seniors, young families, and workforce and low-income individuals. Residents mentioned that mixed-use infill development and the integration of housing units in the commercial areas would help address the housing needs of the above-mentioned populations.

Public input and vision already provides a strong impetus to conduct site yield studies in the hamlets. The Town intends to engage in further outreach with public and private property owners who own land in the hamlets. In addition, the Town holds a contract with PSB to undertake a community wide-survey to ascertain the public's preferences regarding the preferred form and density of infill development.

Q_1067

Will the proposed project ensure predictability in building and land use codes? Y/N/Not Relevant. Please explain all responses.

Locked.

In contemplating the proposed project, the Town of New Castle recognizes that existing zoning and land use plans for the Chappaqua and Millwood hamlets are no longer serving the needs of the community as expressed through the 2014-2015 public outreach and the 2017 Comprehensive Plan. Undertaking development capacity/site yield analyses will result in a preferred development scenario for each of the Chappaqua and Millwood Hamlets. The proposed project includes establishing the maximum development possible consistent with the Comprehensive Plan and therefore findings of the public/private outreach. As such, the project will include the development of specific design guidelines to establish the appropriate form and density of anticipated development. It is intended that the Town will take the preliminary design guidelines and change building and land use codes to accommodate the future development, therefore attaining predictability in building and land use codes.

Q_1068

Will the proposed project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation? Y/N/Not Relevant. Please explain all responses.

Locked.

The 2017 New Castle Comprehensive Plan recognizes that preservation of the Town's residential character and natural condition are of utmost importance as is the protection of the Town's environmental features. There is recognition that the Town faces challenges in meeting the housing needs of changing demographics, including seniors, workforce employees and young families. The

Plan recognizes the challenges of the 21st century which include the explosion of the internet and online shopping, changing consumer habits. E-commerce is playing a large role in transforming the American “downtown” and is affecting the actions local businesses must take to remain relevant and successful in this new market. At the same time, the plan recognizes that as millennials’ economic self-sufficiency increases and the baby boomers age, these populations are becoming more interested in amenities, housing, services and entertainment options that are accessible without a personal vehicle or through public transit. There is also a trend to introduce healthy living and active lifestyles into everyday actions. The Comprehensive Plan recognizes the need for New Castle’s hamlets to evolve in accordance with the current demographic and economic trends. The Comprehensive Plan also considers the elevation of public safety concerns to the extent that they have become an important consideration for community planning; the need to develop more robust environmental disaster and adaptation plans to combat increasingly frequent and intense weather events; and New Castle must take action to curb air emissions, implement sustainability measures throughout town operations, and encourage more responsible behavior.

As such, the adopted 2017 Comprehensive Plan sets forth goals and actions that will enable New Castle to preserve what is important from the past, address today’s needs and move forward to create a sustainable future. The plan itself was written using the American Planning Associations Comprehensive Plan Standards and Best Practices which align town policy with six different regional sustainability frameworks which included LEED-ND, the NYS Climate Smart Communities Certification Program, STAR Communities Rating System, the Mid-Hudson Regional Sustainability Plan, and the Mid-Hudson Economic Development Plan. Any new development in the community at large and specifically related to the Development Capacity/Site Yield Analyses will focus on incorporating sustainable development techniques which include supporting pedestrian oriented development incorporating green infrastructure and using green building materials. Changes to the Town’s Code based on recommendations contained in the Comprehensive Plan will ensure a sustainable future for the community.

Q_6256

Will the proposed project mitigate future physical climate risk due to sea-level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data, if applicable?

Locked.

NA

Certification

General Certifications

Q_2180

By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for MBE/WBE participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Locked.

Sabrina D. Charney Hull, Director of Planning

Q_4182

By entering your name in the box below, you certify and agree that you are aware that your award will be reduced in proportion to the reduction of jobs and/or total project costs. Furthermore, you understand that, should this project receive a funding award, the Applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Locked.

Sabrina D. Charney Hull, Director of Planning

Q_1776

By entering your name in the box below, you certify, under penalty of perjury, that the information given herein is true and correct in all respects for the company or organization applying for funding (the "Company"), presently and for the past five years: -the Company is not a party to any litigation or any litigation is not pending or anticipated that could have an adverse material effect on the company's financial condition;

-the Company does not have any contingent liabilities that could have a material effect on its solvency;

-the Company, its affiliates or any member of its management or any other concern with which such members of management have been officers or directors, have never been involved in bankruptcy, creditor's rights, or receivership proceedings or sought protection from creditors;

-the Company is not delinquent on any of its state, federal or local tax obligations;

-no senior manager or principal of the Company has ever been charged with or convicted of any felony, or misdemeanor other than minor traffic offenses, or been a member of the management, an owner or majority stockholder of any firm or corporation convicted of any felony;

-the Company or any of the Company's affiliates, principal owners or Officers has not received a violation of State Labor Law deemed "willful";

-the Company or any of its affiliates has never been cited for a violation of State, Federal, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices;

-there are not any outstanding judgments or liens pending against the Company other than liens in the normal course of business.

-the Company or any of its affiliates, principal owners or officers the company has not been the subject of any judgments, injunctions, or liens including, but not limited to, judgments based on taxes owed, fines and penalties assessed by any governmental agency, or elected official against the Company.

- the Company or any of its affiliates, principal owners or officers the company has not been investigated by any governmental agency, including, but not limited to, federal, state and local regulatory agencies

-the Company or any of its affiliates, principal owners or officers the company has not been debarred from entering into any government contract; been found non-responsible on any government contract; been declared in default or terminated for cause on any government contract; been determined to be ineligible to bid or propose on any contract; been suspended from bidding on any government contract; received an overall unsatisfactory performance rating from any government agency on any contract; agree to a voluntary exclusion from bidding or contracting on a government contract.

- the Company or any of its affiliates, principal owners or officers the company has not failed to file any of the required forms with any government entity regulating the Company. By entering your name in the box below, you agree to allow the Department of Taxation to share the Company tax information with ESD. By entering your name in the box below, you agree to allow the Department of Labor to share tax and employer information with ESD. Note: If any of the statements above are not true, in addition to entering your name, also include an explanation in the box below, indicating which issue you are addressing.

Locked.

Sabrina D. Charney Hull, Director of Planning

Q_1038

By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Locked.

Sabrina D. Charney Hull, Director of Planning

Net New Jobs

No job answers necessary due to your associated programs.

Qualified Investments

No investment answers necessary due to your associated programs.

Total Project Cost

Total project cost: \$ 200000

Funding Requested from Program

Program	Amount Requested
ESD - Strategic Planning and Feasibility Studies	\$ 100000

Program Budget

ESD - Strategic Planning and Feasibility Studies

Use	Source	Status	Amount	Indicate Source / Comments
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No Answers

Attachment Questions & Answers

ESD - Strategic Planning and Feasibility Studies

Q_3119 Attach all letters of support or other information for the project.

Locked.

Q_3119 Adopted Resolution - ESD CFA App 2017.pdf
[Download](#)

Q_4163 Attach 2014 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2014. For-publicly traded companies, please provide Form 10-K for 2014.

Locked.

Q_4163 CAFR_2014.pdf
[Download](#)

Q_5602 Attach 2015 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2015. For-publicly traded companies, please provide Form 10-K for 2015.

Locked.

Q_5602 CAFR_2015.pdf
[Download](#)

Required Supporting Documentation

Q_6319 Attach 2016 financial documents.

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2016. For publicly traded companies please provide Form 10-K for 2016.

Locked.

Q_6319 CAFR_2016.pdf
[Download](#)

Q_6321 Attach interim financials for 2017

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide interim financials for 2017, certified by a company officer. For publicly traded companies, please provide the most recent Form 10-Q.

Locked.

Q_6321 Financial Standing Letter Final.pdf
[Download](#)

Q_2165 For Start-up companies, in addition to the documents listed above provide: 1) Financial projections (5 years) 2) Personal financial statements from a personal guarantor(s) of the start-up company 3) Principal resumes

Locked.

No attachment, cannot upload

Q_2331 Attach an organizational chart and/or description of ownership structure including the percentage of ownership for each individual entity.

Locked.

Q_2331 Ownership Packet.pdf
[Download](#)

Q_5694 Attach a short or long Environmental Assessment Form

Project review pursuant to the State Environmental Quality Review Act (SEQRA) must be completed prior to the award of any state funds. For projects classified as Type I or Unlisted actions, submit a short or long Environmental Assessment Form. See "Scoring Tips" for links to forms.

Locked.

No attachment, cannot upload

Q_2333 If review of the project has been completed pursuant to State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please submit the Negative Declaration or Findings Statement, or Finding of No Significant Impact or Record of Decision.

Locked.

No attachment, cannot upload

Q_2334 Provide a list of all other federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, please upload an attachment that indicates "NA".

Locked.

Q_2334 Permits Needed NA.pdf
[Download](#)

Legend

[x] = Expired Program