

From: Paulette Dimovski <paulette@dimovskiarhitecture.com>

Date: Fri, Oct 16, 2020 at 4:48 PM

Subject: DGEIS Public Hearing

To: ckrams@nccmc.com <ckrams@nccmc.com>

Cc: ch@aegny.com <ch@aegny.com>

To Whom It May Concern,

I would like the attached letter to be included for record at the Public Hearing. Please let me know if I need to do anything more for it to be considered a formal request during the public hearing.

Thank you,

Paulette

Paulette Dimovski, AIA
59 Kensico Road
Thornwood, NY 10594

(914) 747-3500



October 20, 2020

Town Board
Town of New Castle
200 S Greeley Avenue
Chappaqua, NY 10514

Email: TownBoard@mynewcastle.org

Phone: 914-238-7271

Re: Formal Response to:

Draft #3.1: 2/3/20, Town Code, Part II, General Legislation

Chapter 60 Article VIII: Form-Based District 60-800 through 60-930

With reference to properties:

5 Maple Avenue 100.7-3-45 and

15 Maple Avenue 100.7-3-46

Dear Members of the Town Board,

I respectfully submit this letter on behalf of my client, Christopher Hand, Property Owner of the above mentioned properties. We reviewed and attended 2 of the 3 Engagement Sessions and fully support the Draft of the Form-Based District proposed legislation.

The design parameters set forth in the proposed zoning regulations outline much needed guidelines for development within the vicinity of the Chappaqua Metro-North Commuter Railroad Station, in the Town of New Castle. The intent to create diversity of population in the community and promote foot traffic to the commuter and retail area is well received. These regulations provide guidelines for a development standard that will promote aesthetic consistency along the Greeley Avenue corridor. The draft highlights improvements to the current zoning code that will increase density and height limitations. Provisions for improved streetscape, pedestrian corridors, and special architectural features for building types have also been addressed with the ultimate concern for the improvement to the area. This new legislation will encourage the development of diverse housing, affordability and promote economic up-rise within the town. The increases in density and building height requirements, as well as guidance for use restrictions will promote investment in new construction and lead to economic growth.

At this juncture, we respectfully ask that the property at 15 Maple Avenue be included within the Form-Based District. Currently Mr. Hand owns two properties, one of which falls within the Form-Based District boundary and an adjacent property that sits just outside the line as depicted in the Regulatory Plan.

For an investor and potential developer of the area, moving the line to incorporate the other property will allow Mr. Hand to combine lots and develop a structure that conforms to the new Form-Based code. In lieu of the procedural amendment process as described in 60-840 F and 60-600 which will add a considerable amount of time to the process, and ultimately negate his ability to move forward, we believe the change in the boundary will have a positive impact on the development of the lots.

By including the property at 15 Maple Avenue within the boundary, we can develop a corner building that will be economically viable for Mr. Hand and allow for the development of a much more balanced corner building in line with the Form-Based District regulations.

See attached diagram extracted from the draft report and modified.

Formal Response to: *Draft #3.1: 2/3/20, Town Code, Part II, General Legislation*
Chapter 60 Article VIII: Form-Based District 60-800 through 60-930
October 22, 2020

We are in favor and support this new legislation. We believe the detailed set of developmental rules and procedures will result in a compact, walkable, commuter area in line with the Town's Comprehensive Plan for the downtown district. The plan will encourage retail and residential area development and promote a healthy community. The design regulations are intuitive to good design practices, where special urban design features are proposed, spatial relationships to public ways and visual alignments for street axis and natural vistas. We believe this investment into the community will promote diversity, economic growth and provide a positive upgrade for the community.

I am available to review our request and present it to the Development Department if you feel necessary. I appreciate your time and consideration.

Sincerely,
Paulette Dimovski
Paulette Dimovski, AIA

Attachments: Draft #3.1: 2/3/20, Page 24 Modified
Survey of properties at 5 and 15 Maple Avenue

Copy: Christopher Hand

Town of New Castle, New York: Chapter 60 Zoning

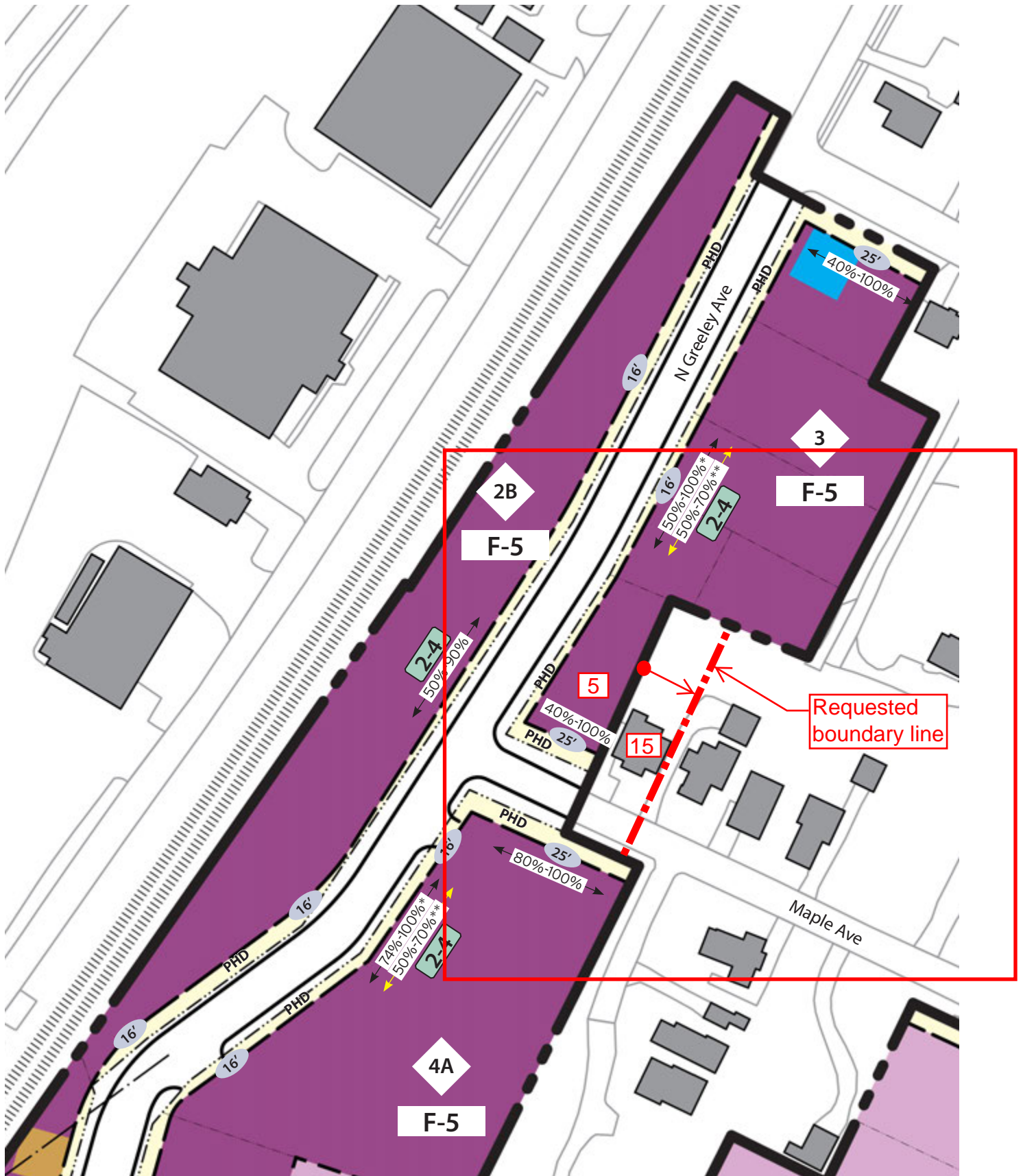


Figure 870-02: Tile 1