

NYS Consolidated Funding Application  
Legal Name of Applicant: The Town of New Castle  
Project Name: Flood Risk Adaptation in the Chappaqua Hamlet  
Application Number 76180  
Registration Email: sabrina@mynewcastle.org  
File created July 27, 2017 - 01:17 PM  
Application finalized on July 27, 2017 - 01:14 PM

## *Region*

Mid-Hudson

## *Questionnaire Questions & Answers*

### *Threshold*

#### **2017 Climate Smart Communities Grants**

Q\_6215 Are you a municipality, defined as a county, city, town or village, of the State of New York?

Locked.

Yes

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Q\_6218 Is your proposed project one of the following project types? 1) reduction of future flood risks, 2) extreme event preparation, 3) reduction of vehicle miles traveled (VMT), 4) reduction of food waste, 5) enhanced landfill gas capture, 6) reduction of refrigerant leakage, or 7) Climate Smart Communities certification.

Locked.

Yes

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Q\_6219 Can your proposed project be completed within a five-year contract term?

Locked.

Yes

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Q\_6220 Have you identified an available, eligible source of matching funds for the required 50% local share in your application?

Locked.

Yes

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Q\_6222 Are you registered, or have you mailed in your request for registration, in the NYS Grants Gateway?

Locked.

Yes

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## Location

Q\_3527 US Congressional District where the project is located.

Locked.

17

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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

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Q\_565 Project City

Locked.

Chappaqua

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Q\_972 Project county or counties.

Locked.

Westchester

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Q\_568 Project State

Locked.

NY

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Q\_572 Project Latitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

No Answer

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Q\_573 Project Longitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

No Answer

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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

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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

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Q\_1034

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

Locked.

10514

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Q\_616

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

Locked.

Intersections of project boundaries: N Greeley Ave & Maple Ave; S Greeley Ave & Washington Ave; King St (NYS Route 120) & easterly property of 150 King St Apartments; Lower King St & Allen Pl.

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## Basic

### General Project Information

Q\_549

Type of Applicant (select all that apply)

Locked.

Town

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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

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Q\_2655

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

Locked.

Duns Number,Federal Tax ID Number

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### Applicant

	Answer
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<b>Legal Name</b>	Locked. The Town of New Castle
<b>Applicant First Name</b>	Locked. Sabrina
<b>Applicant Last Name</b>	Locked. Charney Hull
<b>Street Address</b>	Locked. 200 South Greeley Avenue
<b>City</b>	Locked. Chappaqua
<b>State</b>	Locked. NY
<b>Zip Code (use ZIP+4 if known)</b>	Locked. 10514
<b>Telephone Number (include area code)</b>	Locked. 9142384724
<b>Email Address</b>	Locked. sabrina@mynewcastle.org

### Contacts

	<b>Primary Contact</b>	<b>Additional Contact</b>
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<b>Salutation</b>	Locked. Ms.	Locked. Ms.
<b>First Name</b>	Locked. Sabrina	Locked. Jill
<b>Last Name</b>	Locked. Charney Hull	Locked. Simon Shapiro
<b>Title</b>	Locked. Director of Planning	Locked. Town Administrator
<b>Organization</b>	Locked. Town of New Castle	Locked. Town of New Castle
<b>Street Address</b>	Locked. 200 South Greeley Avenue	Locked. 200 South Greeley Avenue
<b>City</b>	Locked. Chappaqua	Locked. Chappaqua
<b>State</b>	Locked. NY	Locked. NY
<b>ZIP Code</b>	Locked. 10514	Locked. 10514

<b>Telephone Number</b>	Locked. 9142384724	Locked. 9142384774
<b>Email Address</b>	Locked. sabrina@mynewcastle.org	Locked. jshapiro@mynewcastle.org

## 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 stormwater improvements are to occur within the hamlet of Chappaqua. The project is bound on the north at the intersection of North Greeley Ave. with Maple Ave.; on the south at the intersection of South Greeley Ave. with Washington Ave., where Town Hall and the Chappaqua Library is located; on the east at the intersection of King St. (NYS Rte. 120) with the easterly property of 150 King Street Apartments and on the west at the intersection of Lower King St. with Allen Pl. Businesses adjacent to the existing stormwater system experience flooding conditions during storm events less than a 1-year storm event (2.8 inches of rain over a 24-hr period). The frequency of these storm events has dramatically increased with climate changes. The Towns improvements to the stormwater system will reduce flood impacts of the 1-year storm.

The project includes: the removal of 912 LF of piping and box culvert, removal of 27 frames and grates of the existing storm sewer system; abandonment of 835 LF of piping and rerouting of piping that is currently located under an existing building located at 26 Lower King Street. The proposed storm sewer improvements include installation of approx. 1,250 LF +/- of twin 24-inch diameter reinforced concrete pipe, to replace the existing box culvert, as well as the addition of 902 LF +/- of reinforced concrete pipe, 19 Round Precast Concrete Manhole Structures and 26 Precast Concrete Catch Basins. The project includes rerouting that section of pipe located under 26 Lower King Street into a new system, which will run in a southerly direction in and along South Greeley Ave. and discharge at Tertia Brook through an existing 2' x 5' concrete box culvert.

The proposed stormwater improvements, which include rerouting, redirecting and elimination of previous flow restrictions, will reduce the flooding conditions that presently existed in and along North Greeley Avenue and at the intersection of South Greeley Avenue with Lower King Street.

Q\_976

Statement of Need

Locked.

The project will help to reduce the flood impacts to businesses that are located on Greeley Ave. and King St. in the Chappaqua hamlet. The current storm sewer system, due to back pitch and pipe deficiencies, cannot handle a 1-year rain storm, which generates approx. 2.8 inches of rainfall. It is projected that climate change will increase the frequency of these storms, forcing local businesses to allot considerable economic resources towards disaster recovery and handicapping their ability to

yield sustainable profit margins. The proposed project includes rerouting the storm sewer system and eliminating existing flow restrictions to reduce flooding conditions. Approx. 40-45 short-term, 3-5 month jobs will be created. Total project cost is estimated to be \$2,263,981.00 and \$1,132,312.20 is being requested under this program.

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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. The Chappaqua Train Station is a busy stop along MNR's Harlem Line, which connects Chappaqua with New York City to the south, and reaches as far north as Wassaic in Putnam County. Flooding in the hamlet slows traffic, limiting access to the train station and causing costly damage to businesses and homes. The storm sewer repairs will make the Chappaqua hamlet more resilient, allow businesses to recover quickly and residents to resume commutation on the train and the major roadways surrounding the hamlet.

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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 MHREDC Strategic Plan sets forth the revitalization of infrastructure to make the Region business ready, foster a vibrant housing market and enable the revitalization of urban centers. These goals, echoed in MHREDC's 2016 Progress Report, set forth an economic vision of a LIVE, WORK, PLAY framework. Sustainability and Community Reinvestment are goals of the URI. Business capture rates are low in Chappaqua. More frequent and intense flood events has further hindered the economic success of the businesses and access to the train station. The project will reduce flooding, prevent limited train access, and quicken business recovery and after major weather events if it is needed. Recovery expenses will be reduced and access to the hamlet and its amenities (i.e. housing, transportation) will improve creating a sustainable environment.

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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.

Construction-ready; storm sewer improvements are scheduled to begin mid-January 2018

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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 Downtown Infrastructure and Streetscape Project consists of Water Main, Sanitary Sewer, Storm Sewer, Streetscape and Roadway Improvements. Water main improvements started around July 17, 2017 and are scheduled to be completed around the beginning of Dec. 2017. The sanitary sewer improvements are scheduled to commence construction around mid-Dec. 2017 and are scheduled to be completed around January 10, 2018. The storm sewer improvements are scheduled to commence construction around mid-Jan. 2018 and are scheduled to be completed around mid-April 2018. The streetscape improvements are scheduled to commence construction around mid-April 2018 and are scheduled to be completed mid-Oct. 2018. The roadway improvements are scheduled to commence construction around mid-Oct. 2018 and are scheduled to be completed around mid-Dec. 2018.

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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.

The project permits have all been obtained and include the NYSDOT Highway Work Permit (Permit Number 2017086348) issued 06/14/2017, the WC DPW&T Road Permit (Permit No. 17138) issued 06/02/2017, the WCDOH Approval of Plan for Water Main Replacement (File ID: C17-006) issued 06/26/ 2017, the NYSDEC Acknowledgement of Notice of Intent (NYR11C419) issued 07/11/2017.

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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 request for \$1,132,312.20 under the Climate Smart Communities Grant Program for Implementation of Climate Adaptation Associated with Flood Risk will assist the Town of New Castle with implementing the re-routing, replacement and flood reduction measures related to the stormwater system which are associated with the \$11.6 million Downtown Infrastructure and Streetscape Project. The stormwater component of this project is intended to reduce the flood impacts to business establishments that are located adjacent to Greeley Avenue and King Street. The current storm sewer system, due to back pitch and pipe deficiencies, cannot handle a 1-year rain storm, which generates approx. 2.8 inches of rainfall. It is projected that climate change will increase the frequency of these storms, forcing local businesses to allot considerable economic resources towards disaster recovery and handicapping their ability to yield sustainable profit margins. The total cost of the stormwater components of the larger \$11.6 million project are estimated to be \$2,263,981.00. The \$11.6 million project is being supported through the Town of New Castle's water and sewer fund balance with the remaining costs of the project funded through serial bond issuance during the fourth quarter of 2017. The Town New Castle maintains a high-quality rating according to Moody's rating system. It is important to note that the \$11.6 million project was much larger in scope in relation to the streetscape improvements. The project included a larger area of sidewalk and streetscape improvement focusing on ADA compliance and pedestrian scale improvements, including irrigation options for streetscape vegetation. Due to costs received as part of the project bid of \$13,720,455.00 the project was scaled back to the current construction project of \$11.6 million. Receipt of the grant funding will enable additional project components to be re-inserted into the project. It is important to note that the project is listed as part of the implementation and action plan of the adopted 2017 Comprehensive Plan. As per the adopted plan, the Town Board is committed to implementation of the project as it will assist the Town with meeting its goals related to establishing a livable built environment, a resilient economy and a healthy community.

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## Standard Question

### 2017 Climate Smart Communities Grants

#### Partnerships

Q\_6257

If applicable, please identify any partners with whom you are working to complete the proposed project. Briefly describe their role(s), and whether and how their contribution is included in the proposed budget.

Locked.

No Answer

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### Municipality Size

Q\_6258

What is the estimated population size of the applicant municipality? [U.S. Census American Community Survey](#)

Locked.

17897

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### Median Household Income

Q\_6229

If the Median Household Income (MHI) of the applicant is less than 80% of the 2015 Statewide MHI (\$59,269), maximum points will be awarded for financial hardship. Please provide the 2015 MHI of the applicant municipality. [U.S. Census American Community Survey](#)

Locked.

\$199,426

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### Project Type Identification

Q\_6230

Identify the primary eligible project type of the proposed project.

Locked.

Reduction of future flood risk

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### Planning Context

Q\_6239

Identify the local or regional plan(s) or task force(s) that identified the proposed project, and describe how the project specifically addresses plan priorities and recommendations.

Locked.

For more than a decade the Town of New Castle has been interested in revitalization of the Chappaqua Hamlet, specifically in improving infrastructure and streetscape elements. In 2014 the Town undertook a public outreach and education process working with the Pace Land Use Law Center to ascertain the public's opinions about the community and to inform the 1989 comprehensive plan update process. Pace Land Use Law Center facilitated four general public meetings and six specific stakeholder meetings to identify Town's priority issues, assets, and challenges with regard to its land use patterns. At each meeting, Center staff asked participants for feedback regarding five land use discussion topics: Commercial Development & Town Centers, Environment & Habitat, Public Works & Infrastructure, Public Services & Recreation, and Housing. For each discussion topic, staff asked: "What is good now, what is not working, and what are some strategies to overcome what is not working?" As participants discussed each topic, facilitators recorded exact responses on flipcharts. For each meeting, Center staff also collected private comment cards from participants, as well as comments submitted via email. Once the meetings concluded, Center staff compiled all recorded comments, comment cards, and emailed comments into five charts organized by discussion topic and meeting date. All meeting comments were then consolidated by discussion topic for review and analysis purposes. Center staff examined these results to identify the participants' most significant concerns and planning strategies. Information regarding the outreach process, meetings and responses is available in the New Castle Public Engagement Report (July 2014).

There were several overall themes that emerged from the public engagement process. Participants

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expressed a clear wish to maintain and protect the Town of New Castle's unique character and environmental condition with regard to new commercial and housing development, as well as public works and services. Additionally, participants repeatedly focused their attention on downtown Chappaqua Hamlet improvements throughout the process. This includes locating commercial development downtown and near the train station, improving downtown walkability, expanding parking in downtown and at the train station, building a downtown park and enhancing landscaping there, and building affordable and higher density housing downtown and near the train station.

Public opinion in relation to the Town's hamlets can be summarized as follows: participants were most concerned with encouraging and facilitating a diversity of retail, food, and service establishment to meet residents' needs in the Town of New Castle. In particular, they would like more restaurants and shops such as bookstores. Additionally, they want to regulate the number of certain types of businesses allowed in the downtown Chappaqua Hamlet, such as nail salons. Participants also want the Town of New Castle to create a destination or focal point in the downtown Chappaqua Hamlet, such as a theater or arts center, and many participants want a new supermarket built somewhere in Town. Additionally, participants want to prioritize local businesses over chains, want some nightlife activities in the downtown Chappaqua Hamlet, and believe retail and services mixed with diverse housing is appropriate for downtown. Participants want to provide a greater variety of housing types, such as multi-family, condos, townhomes, starter homes, rentals, and accessory dwelling units, and want housing that will attract and accommodate a diverse range of residents. Additionally, some participants would like mixed use development. Participants suggested locating affordable housing appropriately, especially in the downtown Chappaqua Hamlet, and support locating higher density housing downtown, as well as building more housing near the train station.

The information received through the 2014 public outreach process provided the foundation for the goals and actions established in New Castle's 2017 Comprehensive Plan. The 2017 Comprehensive Plan was based on the American Planning Association's 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. The Town's \$11.6 million Downtown Infrastructure and Streetscape project will improve the sewer, water and storm-sewer infrastructure in the Chappaqua Hamlet, and further improve the hamlet's pedestrian experience through the implementation of new ADA compliant sidewalks, streetscape elements, landscaping and roadway improvements. The stormwater components of the project which are the subject of this application will reduce flooding in the central business cluster of the hamlet, improving the economic sustainability of the local businesses. Not only is the proposed project listed as an action item in the Town's Comprehensive Plan, is consistent with the APA Comprehensive Plan Standards and the six sustainability frameworks noted previously, the proposed project is also consistent with the 2011 MHREDC Strategic Plan which sets forth the revitalization of infrastructure to make the region more business ready, foster a vibrant housing market and enable the revitalization of urban centers. These goals, echoed in MHREDC's 2016 Progress Report, set forth an economic vision through a LIVE, WORK, PLAY framework. Sustainability and Community Reinvestment are goals of the URI. The proposed project aligns perfectly with this vision as currently business capture rates are low within Chappaqua as reported through several economic analyses conducted in the community. The increased flooding due to more frequent flood events resulting from an inadequate storm sewer system has further hindered the economic success of the businesses. The proposed project will reduce flooding in the hamlet, quickening business recovery after major weather events if it is needed. Recovery expenses will be reduced and access to the hamlet and its amenities (housing) will improve creating a sustainable environment. This will help New Castle meet its vision for the Chappaqua Hamlet.

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## Project Category

Q\_6238

Are you proposing a project in the implementation or certification category?

Locked.

Implementation

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Q\_6244

Describe the work undertaken to date that ensures your project is ready for implementation upon receipt of grant funding, with reference to planning and design, partnerships, site ownership, permits and approvals, and identification of eligible match.

**(This question is associated with your answer selection in question: [Q\\_6238](#))**

Locked.

On March 25, 2014 the New Castle Town Board engaged WSP USA (formerly WSP/Parsons Brinckerhoff) for a fee of \$636,572.98 to undertake all phases of a comprehensive infrastructure and landscape design plan, which includes sanitary sewer, storm sewer, and water main design, landscape, lighting and street characteristics design as well as the design of roadway improvements.

The project included development of conceptual and final design plans, construction plans, bid documents, implementation, and construction administration. The New Castle Town Board accepted the final design plans for the improvements to be made to the sewer and water systems, the re-routing, replacement and flood-reduction measures related to the stormwater system and the associated improvements to the sidewalk and streetscape attributes and the roadway improvements and officially released a bid to conduct the work

On April 21, 2017, the Town of New Castle conducted the scheduled and publicly noticed bid opening for the Downtown Infrastructure and Streetscape Project and received five bid proposals ranging from \$14 million to \$19 million as compared to project planning estimates of \$10.5 million. On May 9, 2017, the Town Board voted to award the Downtown Infrastructure/Streetscape Project to ELQ Industries, Inc., a construction company located in New Rochelle, NY as they were the lowest responsible bidder with an estimated cost of the specific sanitary sewer improvements of \$1,454,342.00, the water improvements of \$2,870,682.00, the storm sewer improvements of \$2,263,981.00, the streetscape improvements of \$4,367,580.00 and the roadway improvements of \$2,763,870.00 for a total project cost of \$13,720,455.00. Town Staff, working with the Town Board were able to work with ELQ Industries to scale back the project in regards to the extent of the geographic area of the streetscape improvements as well as scaling back specific types of streetscape details, including the elimination of the irrigation system for the streetscape trees and plantings, in order to reduce the estimated project cost to \$11.6 million. The Town of New Castle has committed to funding the \$11.6 million project through various sources of money (sewer and water fund balance) and through the issuance of bonds to ensure that the project can be completed. The necessary storm sewer improvements, which are the subject of this application, have been incorporated into the project to reduce the frequent flooding impacts and the anticipated future frequency of flood events from impacting specific businesses located along Lower King Street and businesses located at the North Greeley and South Greeley Avenue intersection in which such flooding has been impacting their economic sustainability. The storm-sewer system is completely owned by the Town of New Castle. The project exists within local, county and state roadways. All project permits have been obtained and include the NYSDOT Highway Work Permit (Permit Number 2017086348) issued 06/14/2017, the WC DPW&T Road Permit (Permit No. 17138) issued 06/02/2017, the WCDOH Approval of Plan for Water Main Replacement (File ID: C17-006) issued 06/26/ 2017, the NYSDEC Acknowledgement of Notice of Intent (NYR11C419) issued 07/11/2017.

The water main improvements are presently on-going in which construction started on or about July 17, 2017 and are scheduled to be completed on or about the beginning of December 2017. The sanitary sewer improvements are scheduled to commence construction on or about mid-December of 2017 and are scheduled to be completed on or about January 10, 2018. The storm sewer improvements are scheduled to commence construction on or about mid-January of 2018 and are scheduled to be completed on or about mid-April of 2018. The streetscape improvements are scheduled to commence construction on or about mid- April of 2018 and are scheduled to be completed mid October 2018. The roadway improvements are scheduled to commence construction on or about mid October of 2018 and are scheduled to be completed on or about mid-December of 2018.

## Project Type

Q\_6245

Is your project type an adaptation (reduction of future flood risk, extreme event preparation) or mitigation (reduction of VMT, reduction of food scraps disposed, enhanced landfill gas capture, reduction of refrigerant leakage) project?

**(This question is associated with your answer selection in question: [Q\\_6238](#))**

Locked.

Adaptation

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Q\_6246

Identify the anticipated future climate conditions that your project seeks to address, and reference the source(s) for your projections.

**(This question is associated with your answer selection in question: [Q\\_6245](#))**

Locked.

New Castle is characterized by very irregular topography composed of rolling, often steep hills, stream valleys and numerous wetlands. Elevations range from approximately sea level to about 750 feet above sea level. The lowest lying land is found at the north western end of the Town and the highest point is found at the eastern end of the Town. The project area is characterized by its relatively flat topography, high water table (approximately 2-3 feet below ground) and its drainage pattern to the Saw Mill River.

The NYS ClimAid Report identifies a yearly increase in the frequency of brief, intense rainstorms over the next century, while the National Climate Assessment notes that there has been a 40%+ increase in the amount of precipitation in the Mid-Hudson region. New Castle has experienced these intensified rain events on a more frequent basis, which has resulted in an increase of flooding occurrences in the project area. As the Town was undertaking the design of the Downtown Infrastructure and Streetscape Project, a major focus was the reduction in frequency and intensity of flooding of the local businesses adjacent to Greeley Avenue and King Street. In examination of future flood risk the Town of New Castle, working with WSP, established that the existing storm-sewer system was not capable of handling the 1-year storm event (2.8 inches of rain). The existing system was processing 2.1 inches of rainfall, well under the typical precipitation levels of 1-year storm events, causing flooding during these storms. Other deficiencies in the storm sewer system were also found. WSP examined eleven different stormwater retrofit scenarios to cure the deficiencies and increase the capacity of the existing system. The scenarios depicted different stormwater improvements which ranged in cost from \$700,000.00 to \$4,000,000.00. Green infrastructure such as rain gardens, stormwater tree pits, and drainage swales were included in each of the scenarios. Detailed examination of each of these scenarios revealed that due to the configuration and topography of the project area, the capacity of the storm-sewer system could not be increased greater than a 1-year storm. It was also determined that green infrastructure practices were not possible due to the high water table and the lack of slope in the system.

It was determined that increasing the capacity of the existing storm-sewer system to handle the 1-year storm event of 2.8 inches of rainfall would be most cost effective. This would include removing a majority of the existing storm sewer system, upsizing the piping network, and re-routing a portion of the system to eliminate back pitch caused by undersized pipes. Correcting these restrictions and increasing the capacity of the storm-sewer system will reduce the frequency of flooding in the project area and will further protect the economic viability of the commercial businesses located in this area that suffer from the consequences of the flooding.

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Q\_6247

Explain how, and the degree to which, the project will improve resiliency or adapt to future climate conditions, and provide any relevant calculations or data.

(This question is associated with your answer selection in question: [Q\\_6245](#))

Locked.

The proposed project will help improve the storm-sewer system in the Chappaqua hamlet. Improving this system will improve the resiliency of both the overall drainage system in the hamlet as well as improve the resiliency of local businesses that are typically flooded during increasingly frequent 1-year storm events. The Town of New Castle established that the existing storm-sewer system in the Chappaqua hamlet was not capable of handling the 1-year storm event (2.8 inches of rain). The existing system was processing 2.1 inches of rainfall, well under the typical precipitation levels of 1-year storm events, causing flooding during these storms. The storm system was inspected further and other deficiencies in the system were found. It was found that the configuration and topography of the project area would prevent a physical increase in the capacity of the storm-sewer system beyond what would be required to handle 1-year storm events. It was also determined that green infrastructure practices were not possible due to the high water table and the lack of slope in the system.

It was determined that increasing the capacity of the existing storm-sewer system to handle the 1-year storm event of 2.8 inches of rainfall would be most cost effective. This would include removing a majority of the existing storm sewer system, upsizing the piping network, and re-routing a portion of the system to eliminate back pitch caused by undersized pipes. Correcting these restrictions and increasing the capacity of the storm-sewer system will reduce the frequency of flooding in the project area and will further protect the economic viability of the commercial businesses located in this area that suffer from the consequences of the flooding. The proposed project will reduce flooding in the hamlet, quickening business recovery after major weather events if it is needed. Recovery expenses will be reduced and access to the hamlet and its amenities (i.e. housing, transportation) will improve as a result of making the storm-sewer system more resilient.

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## Partnerships

Q\_5727

If applicable, please identify any partners with whom you are working to complete the proposed project. Briefly describe their role(s), and whether and how their contribution is included in the proposed budget.

Locked.

No Answer

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## Costs

Q\_6250

Briefly explain what sources of information were used to estimate the costs in your proposed budget.

Locked.

On April 21, 2017, the Town of New Castle conducted a publicly noticed bid opening for the Downtown Infrastructure and Streetscape Project. Five bid proposals ranging from \$14 million to \$19 million as compared to project planning estimates of \$10.5 million were received. On May 9, 2017, the Town Board voted to award the Downtown Infrastructure/Streetscape Project to ELQ Industries, Inc., a construction company located in New Rochelle, NY as they were the lowest qualified responsible bidder with an estimated cost of the specific sanitary sewer improvements of \$1,454,342.00, the water improvements of \$2,870,682.00, the storm sewer improvements of \$2,263,981.00, the streetscape improvements of \$4,367,580.00 and the roadway improvements of \$2,763,870.00 for a total project cost of \$13,720,455.00. Town Staff, working with the Town Board were able to work with ELQ Industries to scale back the project in regards to the extent of the geographic area of the streetscape improvements as well as scaling back specific types of streetscape details, including the elimination of the irrigation system for the streetscape trees and plantings, in order to reduce the estimated project cost to \$11.6 million. Through review of the project bids, the Town Engineer compared the labor, materials and equipment costs in each of the bids. The labor costs were based on New York State Prevailing Wage requirements. The material and equipment costs were reviewed against other each

other as well as costs associated with other similar projects and their associated material and equipment costs that were implemented by the Town.

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Q\_6251 Does the project demonstrate a new technology or innovative approach? Explain.

Locked.

The process to arrive at the proposed project occurred through an innovative approach. WSP conducted a thorough analysis of eleven different stormwater retrofit scenarios to cure the deficiencies and increase the capacity of the existing storm sewer system. The scenarios depicted different stormwater improvements which ranged in cost from \$700,000.00 to \$4,000,000.00. Innovative green infrastructure practices such as rain gardens, stormwater tree pits, and drainage swales were included in each of the scenarios. WSP then compared land use in the downtown hamlet with the scenarios that were developed. Consideration for the economic revitalization of the hamlet was incorporated into the discussion.

Detailed examination of each of these scenarios revealed that due to the configuration and topography of the project area, the capacity of the storm-sewer system could not be increased greater than a 1-year storm. It was also determined that green infrastructure practices were not possible due to the high water table and the lack of slope in the system. It was determined that increasing the capacity of the existing storm-sewer system to handle the 1-year storm event of 2.8 inches of rainfall would be the most that could be achieved due to the environmental and topographic conditions of, as well as limited land availability in, the project area. This approach was innovative in that the tie between engineering and land use planning established the most feasible project to address all objectives.

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Q\_6252 Will the proposed approach be transferable to other communities or otherwise replicable elsewhere? Explain.

Locked.

Undertaking a physical television (T.V.) inspection and combining this T.V. inspection with Hydro-CAD and Watershed Analysis to determine the flow within a watershed is of utmost importance when examining the impacts of development on a watershed system. Unfortunately, the hamlet of Chappaqua was settled long before this type of analysis was available. Today, New Castle is left with trying to revitalize the hamlet's economic condition while simultaneously trying to establish resilient infrastructure in a topographically-challenging area. Understanding the capacity of the storm sewer system and the environmental limitations in the project area is crucial to the implementation of a storm sewer system replacement. The Town is happy to assist other municipalities and counties in the region in their execution of similar projects through sharing lessons learned.

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Q\_6253 Will the project catalyze additional action related to the project's purpose that will not require state funding? Explain.

Locked.

Implementation of the project will further create resiliency and sustainability in the hamlet of Chappaqua. Undertaking this work within a timeframe that is consistent with sewer and water improvements and before the streetscape and roadway improvements are implemented will limit the construction and disruption to the local businesses, the community and the region at large to one timeframe. This will reduce the economic impacts of the project on the local community and set forth the ability to begin to examine infill development opportunities with an understanding of storm-sewer capacity and functioning, that was unknown previously. In addition, state funding will not be required to assist property owners with recovery efforts from flooding as has been required in the past.

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Q\_6254 Does the project build on previous investments and/or advance or improve previous projects or initiatives? Explain.

Locked.

On March 25, 2014 the New Castle Town Board engaged WSP USA (formerly WSP/Parsons Brinckerhoff) for a fee of \$636,572.98 to undertake all phases of a comprehensive infrastructure and landscape design plan, which includes sanitary sewer, storm sewer, and water main design, landscape, lighting and street characteristics design as well as the design of roadway improvements. The project included development of conceptual and final design plans, construction plans, bid documents, implementation, and construction administration. The New Castle Town Board accepted the final design plans for the improvements to be made to the sewer and water systems, the re-routing, replacement and flood-reduction measures related to the stormwater system and the associated improvements to the sidewalk and streetscape attributes and the roadway improvements and officially released a bid to conduct the work.

On May 9, 2017, the Town Board voted to award the Downtown Infrastructure/Streetscape Project to ELQ Industries, Inc., a construction company located in New Rochelle, NY as they were the lowest responsible bidder with an estimated cost of the specific sanitary sewer improvements of \$1,454,342.00, the water improvements of \$2,870,682.00, the storm sewer improvements of \$2,263,981.00, the streetscape improvements of \$4,367,580.00 and the roadway improvements of \$2,763,870.00 for a total project cost of \$13,720,455.00. The necessary storm sewer improvements, which are the subject of this application, have been incorporated into the project to reduce the frequent flooding impacts and the anticipated future frequency of flood events from impacting specific businesses located along Lower King Street and businesses located at the North Greeley and South Greeley Avenue intersection in which such flooding has been impacting their economic sustainability. The storm-sewer system is completely owned by the Town of New Castle. The project exists within local, county and state roadways. This storm-sewer improvements are part of a much larger project that the Town has committed to fund and is currently under construction (started July 2017). In addition once complete the Downtown Infrastructure and Streetscape Project will create a pedestrian friendly, ADA compliant walkable neighborhood. At the same time, the Town of New Castle is attempting to undertake an analysis of infill properties within the hamlet. The area most likely to be redeveloped is the Town-owned Chappaqua Train Station and the other town held properties amounting to over 20+ acres of land in the central business district of the hamlet.

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Q\_6255

If any, describe the municipal or other local resources that are being leveraged to accomplish the project.

Locked.

The Town of New Castle has committed to funding the \$11.6 million project through various sources of money (sewer and water fund balance) and through the issuance of bonds to ensure that the project can be completed. The Town has a robust financial position, which is aligned with the assigned rating of Aaa according to Moody's Investors Service.

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## Smart Growth

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.

New Castle is characterized by very irregular topography composed of rolling, often steep hills, stream valleys and numerous wetlands. Elevations range from approximately sea level to about 750 feet above sea level. The lowest lying land is found at the north western end of the Town and the highest point is found at the eastern end of the Town. The project area is characterized by its relatively flat topography, high water table (approximately 2-3 feet below ground) and its drainage pattern to the Saw Mill River.

New Castle has experienced these intensified rain events on a more frequent basis, which has resulted in an increase of flooding occurrences in the project area. As the Town was undertaking the design of the Downtown Infrastructure and Streetscape Project, a major focus was the reduction in frequency and intensity of flooding of the local businesses adjacent to Greeley Avenue and King Street. In examination of future flood risk the Town of New Castle, working with WSP, established that the existing storm-sewer system was not capable of handling the 1-year storm event (2.8 inches of rain). The existing system was processing 2.1 inches of rainfall, well under the typical precipitation levels of 1-year storm events, causing flooding during these storms. Other deficiencies in the storm sewer system were also found. WSP examined eleven different stormwater retrofit scenarios to cure the deficiencies and increase the capacity of the existing system. The scenarios depicted different stormwater improvements which ranged in cost from \$700,000.00 to \$4,000,000.00. Green infrastructure such as rain gardens, stormwater tree pits, and drainage swales were included in each of the scenarios. Detailed examination of each of these scenarios revealed that due to the configuration and topography of the project area, the capacity of the storm-sewer system could not be increased greater than a 1-year storm. It was also determined that green infrastructure practices were not possible due to the high water table and the lack of slope in the system.

It was determined that increasing the capacity of the existing storm-sewer system to handle the 1-year storm event of 2.8 inches of rainfall would be most cost effective. This would include removing a majority of the existing storm sewer system, upsizing the piping network, and re-routing a portion of the system to eliminate back pitch caused by underd pipes. Correcting these restrictions and increasing the capacity of the storm-sewer system will reduce the frequency of flooding in the project area and will further protect the economic viability of the commercial businesses located in this area that suffer from the consequences of the flooding.

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**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.

Yes; the Chappaqua hamlet is currently undergoing an \$11.6M Downtown infrastructure and streetscape revitalization project which will enable new mixed-use development in the hamlets as well as create a built atmosphere that caters to pedestrians and community gathering, including ADA compliance. The storm water infrastructure is being replaced as part of this project to create greater physical capacity for stormwater control. This can only be achieved by improving the existing storm-sewer network.

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Q\_1060

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

Locked.

Yes; this project will take place in the Chappaqua, a well-known hamlet in New Castle, which consists of a major portion of the Town's commercial land area. Chappaqua both includes and is 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. These attractions and amenities make Chappaqua a center for civic, commercial and recreational activity within the Town. Chappaqua is also home to the Chappaqua Train Station which is a 55-minute train ride from

Grand Central Station in New York City. This is the only train stop along the Metro-North Rail Road in the Town.

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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; this project advances infill development and redevelopment of the Chappaqua Hamlet. The Chappaqua hamlet is currently undergoing an \$11.6M infrastructure and streetscape revitalization project which will enable new mixed-use development in the hamlets as well as create a built atmosphere that caters to pedestrians and community gathering. In 2014 the Town undertook a public outreach and education process working with the Pace Land Use Law Center to ascertain the public's opinions about the community and to inform the 1989 comprehensive plan update process. Pace Land Use Law Center facilitated four general public meetings and six specific stakeholder meetings to identify Town's priority issues, assets, and challenges with regard to its land use patterns. Information regarding the outreach process, meetings and responses is available in the New Castle Public Engagement Report (July 2014).

There were several overall themes that emerged from the public engagement process. Participants expressed a clear wish to maintain and protect the Town of New Castle's unique character and environmental condition with regard to new commercial and housing development, as well as public works and services. Additionally, participants repeatedly focused their attention on downtown Chappaqua Hamlet improvements throughout the process. This includes locating commercial development downtown and near the train station, improving downtown walkability, expanding parking in downtown and at the train station, building a downtown park and enhancing landscaping there, and building affordable and higher density housing downtown and near the train station. Of the 20.7 acres of Town-owned land in downtown Chappaqua, approximately 17 acres are used solely for train station parking. Based on the 2014 public outreach and the needs and desires of the community, it is apparent that land use in the downtown is severely underutilized and that there are infill opportunities to meet the needs of the community.

The information received through the 2014 public outreach process provided the foundation for the goals and actions established in New Castle's 2017 Comprehensive Plan. 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." The Town intends to commission development capacity/site yield analyses to determine the form and density of future development and set forth preliminary design standards which will enable the development of land regulating plans (form-based zoning) to redispotion public and private property. This redevelopment will be enabled by the infrastructure, streetscape and roadway improvements currently underway and scheduled, including the storm-sewer improvements which are the subject of this application.

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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 and sites located in the Chappaqua hamlet that are certified in the National Register of Historic Places or are listed as eligible for listing on the National Register (NR). Sites on the NR include the Chappaqua Railroad Depot and Depot Plaza, which was recently refurbished for use as a café and restaurant, and the Horace Greeley House, which was once the site of Horace Greeley's residence and is now home to the New Castle Historical Society. The Chappaqua hamlet also has a number of recreational fields and open space, including the Town's Recreation Ballfield and Bell Middle School's athletic fields. The Chappaqua Infrastructure and Streetscape Project will enable better pedestrian mobility between these historical and recreational assets. The storm sewer improvements, which are the subject of this application, will minimize flooding in and around these areas, reducing the frequency and amount of damage and disaster recovery. Minimizing flooding in this area will also prevent further degradation of the Saw Mill River. Increasing the capacity of the storm-sewer system will create a storm water conveyance system which discharges into a management practice (Hydro-dynamic separator) which will separate pollutants from entering the Saw Mill River. Under the flood events, there is no controlled system connected to a management practice that will be able to filter out pollutants. Implementation of this project will protect the Saw Mill River from further degradation.

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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 Chappaqua hamlet is currently undergoing an \$11.6M infrastructure and streetscape revitalization project which will enable new mixed-use development in the hamlets and create a built atmosphere that caters to pedestrians and community gathering. In addition to this project, the Town will be conducting development capacity/site yield studies in the Chappaqua and Millwood hamlets to determine how best to further develop underutilized and infill areas as mixed-use residential and commercial uses. This development will increase the number of alternative and affordable housing types in the community while creating new opportunities for retail and service businesses to meet the needs of the community as identified during the 2017 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.

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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.

Not Relevant

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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; the roadways within the Chappaqua Infrastructure and Streetscape Improvement Project scope

are owned by the State, County and Town. King Street (NYS Route 100) is State-owned, South Greeley Avenue is owned by the County, and both North Greeley Avenue and Lower King Street is owned by the Town. The Town has acquired all permits necessary to conduct construction activities on County and State roadways within the project scope. New Castle will continue to collaborate with the State and County transportation departments as necessary as the project continues.

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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 provided a strong impetus to execute the Chappaqua Infrastructure and Streetscape Revitalization Project, which will enable new mixed-use development in the hamlets, create a built atmosphere that caters to pedestrians and community gathering, and help to address other community needs as outlined in the 2017 CP. Following the completion of this project, the Town intends to conduct development capacity/site yield analyses in the Chappaqua hamlet to determine how best to further develop underutilized and infill areas as mixed-use residential and commercial uses in the hamlet. The storm sewer replacement in Chappaqua will better fortify new and existing development in the hamlet from major weather events.

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Q\_1067

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

Locked.

Not Relevant

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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.

Yes; as an adaptation project, the storm sewer replacement will enhance the resiliency of the Chappaqua hamlet by decreasing flood impacts and quickening recovery efforts following extreme weather events. This will decrease business and housing recovery expenditures and allow access to the hamlet's businesses, amenities and gathering spaces more quickly following major storms than in the past. The stormwater improvements are long-lasting and will create a more sustainable economic condition for both residents and merchants by helping to decrease post-disaster recovery expenses.

The NYS ClimAid Report identifies a yearly increase in the frequency of brief, intense rainstorms over the next century, while the National Climate Assessment notes that there has been a 40%+ increase in the amount of precipitation in the Mid-Hudson region. New Castle has experienced these more intense rain events on a more frequent basis, which has resulted in more occurrences of flooding in the project area. A major consideration during the design of the Chappaqua Infrastructure and Streetscape Revitalization Project was the frequency of flooding of local businesses adjacent to Greeley Avenue and King Street. In examination of future flood risk, the Town of New Castle, working with WSP, established that the capacity of the existing storm sewer system was insufficient. A 1-year storm event results in an average of 2.8 inches of rain, while the existing system is only able to process 2.1 inches.

It was determined that it would be most cost effective project to replace the capacity of the existing storm sewer system with a network that can handle the 1-year storm event of 2.8 inches of rainfall, which would reduce the flooding frequency under the 1-year storm event. Increasing the capacity of the storm-sewer system will reduce the frequency of flooding in the project area and will further protect the economic viability of the commercial businesses located in this area that suffer from the consequences of the flooding.

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## **Certification**

### **Certification**

Q\_4471

By entering your name in the box below, you certify that you are authorized on behalf of the applicant 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 program 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 Charney Hull

## 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: \$ 2263981

## Funding Requested from Program

Program	Amount Requested
2017 Climate Smart Communities Grants	\$ 1131668

## Program Budget

### 2017 Climate Smart Communities Grants

Use	Source	Status	Amount	Indicate Source / Comments
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No Answers

## Attachment Questions & Answers

### 2017 Climate Smart Communities Grants

#### Attachments - Project Category

Q 6262

Is your project an implementation project?

Locked.

Yes

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### Project Location

Q\_6263

Please attach one or more maps depicting the location and site features associated with the proposed project.

**(This question is associated with your answer selection in question: [Q\\_6262](#))**

Locked.

[Q\\_6263 Drainage Improvement Location\\_for CSC\\_7.25.17.pdf](#)

[Download](#)

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### Land Ownership

Q\_6264

Attach documentation of land ownership AND/OR a written access and use agreement for any property or facility associated with and necessary to accomplish your proposed project.

**(This question is associated with your answer selection in question: [Q\\_6262](#))**

Locked.

[Q\\_6264 Final Written Access Use Agreement.pdf](#)

[Download](#)

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### Municipal Resolution

Q\_6235

Attach a copy of the resolution passed by the applicant municipality authorizing the submission of a grant application for this project.

Locked.

[Q\\_6235 Adopted Resolution - CSC CFA App 2017.pdf](#)

[Download](#)

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### Work Program

Q\_6231

Please attach a proposed work program for the project.

Locked.

[Q\\_6231 Final Work Program Attach.pdf](#)

[Download](#)

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### Expenditure Budget

Q\_6213

Please download and complete the budget template provided (fillable pdf), and then upload the completed budget as part of your application. [Fillable PDF - Expenditure Budget](#)

[Template](#)

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Locked.

[Q\\_6213 Final Budget Attachment.pdf](#)

[Download](#)

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### Land Acquisition as Match

Q\_6224

If land acquisition is being used for any portion of your 50% local share, please attach a map identifying the property, a current appraisal report, and a copy of the recorded deed conveying title. The property must be directly related to the proposed project.

Locked.

No attachment, cannot upload

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### Partnership Documentation

Q\_6227

If applicable, attach letters of support from any partners that are directly participating in the proposed project.

Locked.

No attachment, cannot upload

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### Climate Smart Communities Status

Q\_6226

If applicable, attach a copy of the resolution your municipality passed to take the Climate Smart Communities pledge, OR a screenshot of NYSDEC's "List of Climate Smart Communities" (see link) identifying your municipality. [List of Climate Smart Communities](#)

Locked.

[Q\\_6226 List of Climate Smart Communities - NYS Dept.pdf](#)

[Download](#)

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## Legend

[x] = Expired Program