



# TOWN OF NEW CASTLE

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January 13, 2011

Supervisor

Barbara S. Gerrard  
(914) 238-7281

Council Members

Else Keaster Mottel  
Deputy Supervisor

John V. Buckley  
Robin Stout  
Michael B. Wolfensohn

Town Administrator

Penelope M. Paderewski  
(814) 238-4742

Mr. Brian Lawlor  
Commissioner/CBO  
NYS Homes and Community Renewal  
Hampton Plaza  
38-40 State Street  
Albany, New York 12207

RE: Chappaqua Station  
2011 NYS HCR Unified Funding Application

Dear Commissioner Lawlor:

I am pleased to express the enthusiastic support of the New Castle Town Board for the concept of workforce housing development at Hunts Lane, Chappaqua, New York. The Town has been working diligently in the last few years to attract a high quality developer to provide affordable housing in our community. As part of that effort the Town adopted "smart growth" special permit legislation in June 2010. The Hunts Lane parcel is zoned General Business / Industrial but qualifies for the workforce housing special permit. It is a smart growth transit oriented development, adjacent to the train station, and close to all of the community services and amenities.

Conifer Realty, LLC has presented a conceptual site plan for development of the Hunts Lane parcel to the Town Board and the New Castle Planning Board. We understand Conifer's proposal would qualify as fair and affordable housing in accordance with the Westchester County Housing Settlement. We are pleased that the Town can help address the overall need in the County for such housing.

We also are pleased that Conifer has secured cooperation from the New York State Department of Transportation for a pedestrian connection easement from the housing development to the Route 120 Quaker Street bridge. The Town will assist and support Conifer in its continued discussions with DOT and MTA/Metro North to maximize the transit oriented benefits.


As a demonstration of the Town's support for workforce housing and in recognition that its special permit legislation is targeted to the Chappaqua

hamlet area in which public recreational facilities and transportation are readily available, the Town's special permit legislation does not require a special permit workforce housing developer to provide recreation facilities or to contribute to a trust fund, and it allows the Town to waive permit fees and allow fewer parking spaces for the project than otherwise required by the Town Code. Among other reasons, this approach was done to "further the eligibility of entitlement to ... governmental grants ... [or to] ... facilitate ... lower cost housing."

In accordance with those provisions New Castle will not charge Conifer the ordinarily applicable recreation fee of \$3,500 for a 1 bedroom apartment or \$4,900 for a 2 bedroom apartment, and I anticipate that the Town Board will waive the building permit fee and reduce the required parking once an application is in hand and approved. We hope that this local demonstration of support helps leverage the necessary resources from Homes and Community Renewal for Conifer to develop the Hunts Lane parcel as fair and affordable housing under the County Housing Settlement and the Town's special permit workforce housing provisions.

We appreciate your consideration of this important community development project. We urge HCR to provide the funds necessary to support it.

Sincerely,

  
Barbara S. Gifford  
Town Supervisor