

CHAPTER 1 INTRODUCTION

The Town of New Castle, New York, is located in the north central section of Westchester County and is 23.4 square miles in area (see Map 1-1). It is bordered by eight other municipalities. To the southwest of New Castle are the Towns of Ossining and Mount Pleasant and the Village of Pleasantville and to the southeast is the Town of North Castle. It is bordered by the Town of Bedford and the Town/Village of Mount Kisco to the northeast and the Towns of Somers, Yorktown and Cortlandt to the north. The Village of Croton-on-Hudson lies at the far western tip of the Village at the Croton River (see Map 1-1).

Figure 1-1. Town Hall

Two major north-to-south parkways traverse New Castle and help connect the Town to the region. The Taconic State Parkway runs through the western portion of the Town including access to the hamlet of Millwood. The Saw Mill River Parkway runs through the eastern part of the Town including through the hamlet of Chappaqua. Metro station located at Chappaqua. See Chapter 5 and transit infrastructure.

Figure 1-2. Gedney Park

1.1 New Castle Today

For example its school districts, postal zip-codes and fire districts² can be confusing and the topic of much discussion. Chapter 8 has further discussion and maps of these various overlapping boundaries and jurisdictions.

(The existing municipal boundary has recently undergone a slight change (see Map 1-1).

identity can vary between the five school districts serving the Town, the proximity to either the hamlets of Mount Kisco or Mill-ZRRGRUHYHQM~~X~~WDUHV~~L~~GHQW~~V~~PDLO~~L~~QJ~~D~~GGU~~H~~V~~V~~W~~K~~H~~L~~SFRGHZL the largest area is Chappaqua, while other portions of the Town have an Ossining, Millwood or Mount Kisco address).

With its rolling hills, winding roads and large homes, the Town is (see further discussion on Population Characteristics). The largest hamlet, Chappaqua, supports a picturesque downtown with trendy bistros and boutiques and a Metro North Railroad stop. The smaller commercial center of Millwood, located at the confluence of Routes 100, 133 and the Taconic State Parkway, contains a modest commercial strip mall with a post office and several retail shops and businesses.

New Castle also has undeveloped wooded areas, including large areas of parks and nature preserves (see Chapter 6 for further discussion of natural resources and Chapter 7 for information on recreation and open space).

1.2 Government

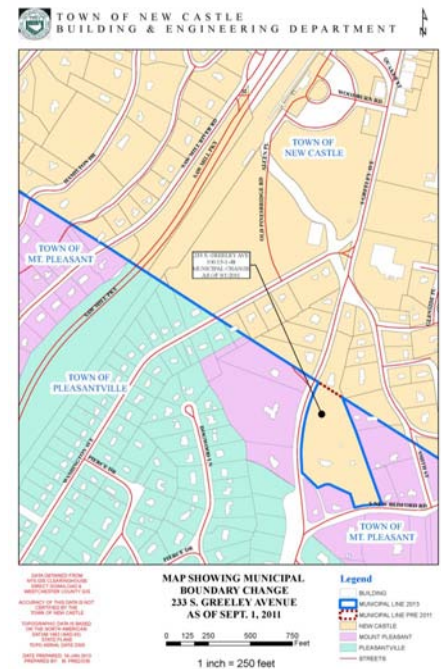
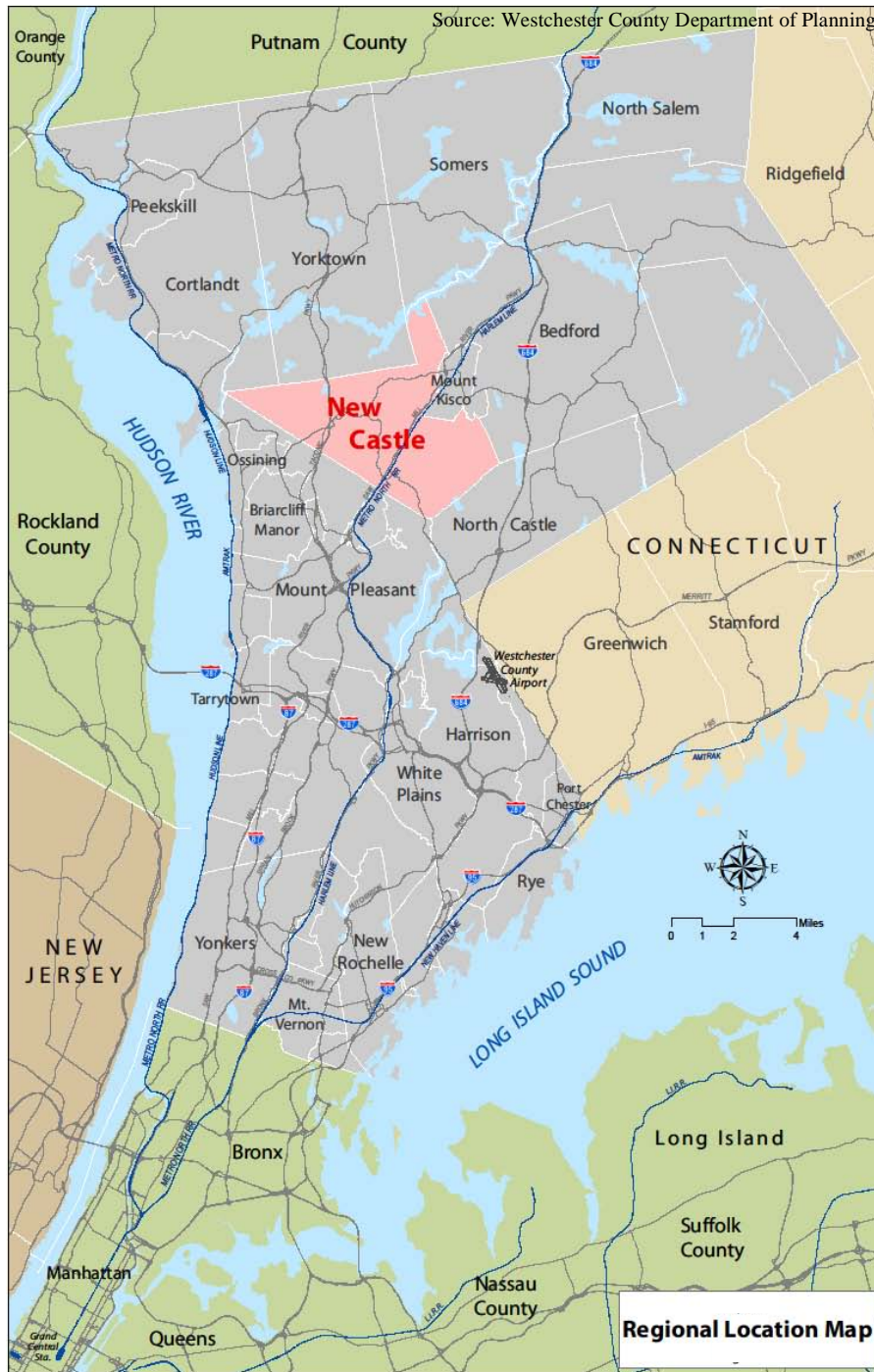
Adapted from New Castle website:

The Town is governed by a Supervisor, the chief executive officer who presides over and is a voting member of the Town Board. The Supervisor, elected by the residents for a two-year term, establishes agendas for the Town Board meetings, signs all authorized agreements and contracts and is the chief fiscal officer overseeing budgets and expenditures.

The legislative and policy-making body of New Castle is the four member Town Board. Elected for four-year terms, members adopt and amend local laws, establish policies, adopt the annual Town Budget and establish tax levies. The Town Board meets on the second and fourth Tuesday of each month.

The Town Administrator is appointed by and responsible to the Town Board and acts as the chief administrative officer for the Town. Duties include, but are not limited to, oversight of all day-to-

Map 1-1. Regional Location Map



Recent Municipal Boundary Change:

In 2011, at the request of a private residential property owner wishing to tap into the Town of New Castle, a boundary change was implemented at the intersection of 233 S. Greeley Avenue and the Town of Mount Pleasant. New Castle is currently in the process of updating its Official Map to reflect this boundary change. This report reflects this recent annexation.

day operations of the Town, recommendations on all personnel matters, including the hiring and firing of employees. The Town Administrator may also be appointed budget officer by the Town Supervisor and prepare the tentative budget for presentation to the Town Board. The Town Administrator is ultimately responsible for implementing policy adopted by the Town Board and providing advice and assistance to the Town Board as requested.

The Town Clerk, appointed for a two-year term by the Town Board, maintains all town records including the Town Board adopted ordinance. The Town Clerk also handles Freedom of Information Law requests, and provides licenses for marriage, for hunting and for dogs. The office also issues parking permits and oversees the general election process.

The Town of New Castle Fiscal Officer is responsible for the preparation, prepare monthly reports, conduct internal audits, and oversee payroll and accounts payable and receivable.

The Town of New Castle Justice Court addresses all criminal and civil legal issues in the Town, and handles traffic violations and violations of the Town Code. The two Town Judges are elected by the public to serve a four-year term.

The Town of New Castle is located in the 17th United States Congressional, the 40th New York State Senatorial, the 93rd New York State Assembly and the 4th Westchester County Legislative District.

1.3 Planning In New Castle

Throughout the years, the Town of New Castle has developed and adopted plans and studies. Listed below is a brief historic timeline of these efforts and links to the applicable documents.

- **Millwood Plan** ± July 1977. The purpose of this 31-page report prepared by Frederick P. Clark Associates, Inc. for the New Castle Planning Board is to provide a guide to controlling the future growth and development of the Millwood area. It contains a review and evaluation of existing development patterns and plans and includes a set of recommendations for the hamlet area.
- **West End Study Area** ± October 1982. This memo from Fre-

derick P. Clark Associates, Inc. includes the review and analysis of the planning and development implications of the construction of a combination force main-gravity line sewer along Pines-bridge Road in the west end of New Castle.

- **Town Development Plan** □ November 1989. This 238-page comprehensive plan, prepared by Frederick P. Clark Associates, sets forth the future development policy for the Town of New Castle. It is an update of the 1968 *Town Plan of Development*. The 1968 plan was amended several times: in 1977 with the adoption of the *Millwood Plan*, in 1979 when the modified Town-wide residential development policy was adopted, and in 1983 with a Plan Map change. The 1989 comprehensive plan owes much to these prior reports.
- **Millwood Design Guidelines** ± May 1993, amended March 2, 1999. The guidelines in this 45-page study present a three-dimensional design concept to address the visual quality of the Millwood hamlet area. Prepared by the New Castle Board of Architectural Review and the New Castle Planning Board in consultation with Anderson LaRocca Anderson and Frederick P. Clark Associates, Inc., it contains graphic and written guidelines for streetscapes, signage and architecture.
- **Hamlet of Chappaqua Comprehensive Plan-Final (Draft)** □ March 2003. Prepared by Vollmer Associates LLP, this 53-page traffic and parking study addresses the commuter and retail shopping area in the Hamlet of Chappaqua. It incorporates downtown streetscapes, development proposals, as well as retail frontage and design guidelines.
- **Croton-to-Highlands Biodiversity Plan** – 2004. Prepared by the :LOGOLIH&QVHUYDWLRQ6RFLHWV0HWURSROLWDQ&QVHUYDWLRQ\$ liance, this 42-page report addresses biodiversity in the Croton-Highlands Region, and reports on its connection to land use planning. The region includes the western portion of New Castle, the Towns of Yorktown and Cortlandt as well as the Town of Putnam Valley in Putnam County. The plan includes recommendations for land use planning, future development and economic growth.
- **New Castle Recreation & Parks Master Plan (Draft)** – February 2007. Prepared by Cherbuliez/Munz, PLLC with DeSantis Consulting and Hahn Engineering, this 80-page plan assesses WKH7RZQVSDUNVUHFUHDWLRQUHVRFHVDQGVHUYLFHVLGHQWLILHV major issues and needs and makes recommendations for facili-

ties, programs, management and finances.

- ***Downtown Chappaqua - A Placemaking Strategy for Revitalization*** – June 2007. Prepared by Project for Public Spaces, Inc., this 74-page report presents a vision to revitalize downtown Chappaqua. It is based on information gathered from the Chappaqua community in Placemaking Workshops.
- ***Chappaqua Hamlet Streetscape Revitalization*** ± September 8, 2008. This 24-page draft concept plan to improve, enhance and revitalize the public areas of downtown Chappaqua was prepared by Pouder Design Group. It creates linkages between the WRZQV DUFKLWHFWWÆDOIH DWÆHVLWV VVWUHHWV FDSHVDQGS HC
ments, and encourages the creation of public open spaces and improvements to the aesthetics and functionality of pedestrian and vehicular traffic.
- ***Hamlet of Chappaqua: Downtown and Streetscape Improvements*** ± November 3, 2008 (50% Submission). Prepared by Pouder Design Group, this document contains 51 pages of schematic drawings for the Hamlet of Chappaqua as a follow up to the previous *Chappaqua Hamlet Streetscape Revitalization* concept plan.
- ***The Croton Plan for Westchester*** □ September 2009. Prepared by the Westchester County Department of Planning, this 205-page Comprehensive Croton Watershed Water Quality Protection Plan assesses conditions in the Croton Watershed, identifies



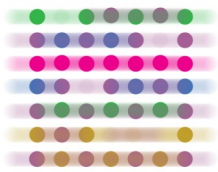
Source: Westchester County



Sources: Westchester County

added to and amended as the Town pursues its comprehensive plan. The following topic areas are included in the Planning Base Studies:

1. Introduction
2. External Influences - Regional Context
3. The Use of Land
4. Population Characteristics
5. Transportation
6. Natural Resources
7. Recreation, Open Space and Cultural Resources
8. Public Facilities
9. Infrastructure and Utilities
10. Commercial Development
11. Residential Development
12. Current Zoning
13. ~~LOG2W8QGHUEUHQWRQLQJ~~
14. Historic and Cultural Resources



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a partnership for Westchester's future