

About Chappaqua Crossing

Summit/Greenfield's plan for Chappaqua Crossing would create an age-restricted (55+) residential development on the former Reader's Digest property. Specifically, the proposal calls for the construction of 222 units of senior age-restricted market-rate housing, 32 affordable workforce units and 24 affordable senior age-restricted units.



The New Plan Would:

- Provide high quality market-rate housing for residents 55 and older who want to remain in the community.
- Create units of affordable senior age-restricted housing.
- Minimize the impact on local schools as children will be prohibited from residing in all the age-restricted units.
- Create affordable workforce housing for municipal and school district employees as well as emergency service volunteers.
- Donate a two-acre parcel for municipal use along Roaring Brook Road.
- Preserve more than 40 percent of the site as open space.
- Provide traffic improvements along Bedford and Roaring Brook Roads.
- More than double the current tax revenue generated from the property.

To learn more about Chappaqua Crossing
visit www.ChappaquaCrossing.com

c/o Thompson & Bender
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In this Issue:

The FACTS About Improving Traffic Flow

CHAPPAQUA CROSSING UPDATE

In the coming weeks the Town Board and other town agencies will begin the environmental review of the Chappaqua Crossing development planned for the former Reader's Digest property in New Castle. In an effort to provide a clear understanding of the proposal, Chappaqua Crossing Update will provide town residents with the FACTS – not the myths – about the project. *In this issue, we discuss improvements planned for traffic flow on Bedford and Roaring Brook Roads.*

WHAT YOU MAY HAVE HEARD:

“The Chappaqua Crossing project would overwhelm the community with traffic.”



Did You Know...

Most of the traffic from the Chappaqua Crossing site enters and exits using the west gate and entry road near the Saw Mill River Parkway – NOT the Bedford Road gate.



Here Are The Facts:

There currently are traffic problems involving Bedford Road (Route 117) and Roaring Brook Road. These problems are, in large part, caused by the lack of turn lanes on Bedford Road for cars attempting to turn into Roaring Brook Road and traffic generated by Horace Greeley High School particularly as schools open in the morning. We recognize this and have proposed several traffic mitigation measures that will be major improvements that will go a long way toward alleviating the problems.

First, we propose a right turn lane be created on southbound Bedford Road from our Bedford Road entrance drive to Roaring Brook Road. A right turn arrow would be added to the existing traffic light. This would allow cars continuing south on Bedford Road to have a dedicated lane, while those making the right turn would be able to separate out of the line and make the turn. Because we own the property, we can make sufficient land available to make the new right turn lane. A northbound left-turn lane from Bedford Road would also be beneficial. As we do not own any of the adjoining land in this area, we will be studying with the town and the New York State Department of Transportation how such a lane could be created.

Alleviate School Related Traffic Congestion

On Roaring Brook Road itself, we propose that through a combination of lane striping and paving materials, such as Belgian block, that clearly delineated turn and through-traffic lanes can easily be created within the existing right-of-way. Should any additional land be needed, we can provide this as we own the entire frontage on the north side of the road. By making these modest improvements, the entire flow of traffic in and out of the school driveway can be dramatically improved.

We are also proposing some additional improvements that will further enhance traffic flow on Roaring Brook Road. We are also prepared to explore other ideas regarding vehicles entering and exiting from Chappaqua Crossing and certain other nearby roads, such as Annandale Road, which currently has an awkward intersection with Bedford Road.

A Shuttle Service to the Train Station

Further, we will have our own shuttle vans that will make frequent trips to and from the Chappaqua station. Shuttles are in wide use at age-restricted housing communities because they offer convenience and eliminate the need to worry about parking.

It is worth noting that most of the traffic from our site enters and exits using the west gate and entry road near the Saw Mill River Parkway, and NOT the Bedford Road gate. Frankly, very little of the traffic on Roaring Brook Road between Bedford Road and our Saw Mill entrance comes from our site.

We recognize the need for traffic flow improvements in the vicinity of our site and are committed to making them. Traffic studies will be a major component of the environmental review process and we will be identifying and preparing other feasible measures to mitigate our project's impact. We will also welcome other reasonable suggestions for practical improvements to the traffic system around our property.

THE NEXT TIME you hear someone say that Chappaqua Crossing will cause gridlock across the town, we hope you will realize that it's simply not true.

We welcome your comments and questions. Please visit our website www.ChappaquaCrossing.com and join our community mailing list.