



Memorandum
Department of Planning

To: Members, Westchester County Planning Board

From: Michael Lipkin, Associate Planner on behalf of
Blanca P. López, Commissioner

Date: May 2, 2024

Subject: Mailing for Westchester County Planning Board Meeting

The next meeting of the Planning Board will be held on **Tuesday, May 7, 2024 at 9:00 a.m.** in the Cassella Conference Room, MOB 1, 148 Martine Avenue, White Plains.

All of the materials listed below are being sent via e-mail and US mail and are also available online at meetings.westchestergov.com:

- Tentative Agenda
- Draft Minutes
 - April 2, 2024 meeting of the County Planning Board
- Referrals Report March 16, 2024 through April 15, 2024
- BPR03 – Woodfield Cottage Infrastructure, Grasslands Campus, Mt. Pleasant, Capital Budget Amendment (CBA) to the Planning Board Report on the 2024 Capital Project Requests
- BPL26 – Flood Mitigation – Upper Minkel Dam Removal, Town of New Castle, Capital Budget Amendment (CBA) to the Planning Board Report on the 2024 Capital Project Requests
- Supplemental Planning Board Report on the 2024 Capital Project Requests, Board of Legislator Additions
- No-Action Memos on Capital Budget Amendments to the 2024 Capital Program
 - BLA1A Parkland and Historic Preservation – Flint Park, Village of Larchmont
 - SLI04 Mamaroneck WRRF BNR Media and Aeration Equipment Replacement
 - SY057 Replacement of Tarrytown Forcemain Phase II
- The Greenhouse Project <https://thegreenhouseproject.org/our-story/who-we-are/>
- Lithium Battery Storage Facility letter to Carmel Planning Board

AGENDA

WESTCHESTER COUNTY PLANNING BOARD

Tuesday, May 7, 2024 9:00 a.m.

**Cassella Conference Room, Rm 420
148 Martine Avenue, Michaelian Office Building
White Plains, NY 10601**

- I. Call to Order**
- II. Meeting Dates**
 - A. Tuesday, June 4, 2024, 9 a.m.
 - B. Tuesday, July 2, 2024, 9 a.m.
 - C. Tuesday, August 6, 2024, 9 a.m.
- III. Adoption of Minutes**
 - A. Meeting of April 2, 2024
- IV. Chairman's Remarks**
- V. Commissioner's Remarks**
- VI. Referrals**
 - A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board March 16, 2024 through April 15, 2024
- VII. Matters for Board Action**
 - A. BPR03 – Woodfield Cottage Infrastructure, Grasslands Campus, Mt. Pleasant, Capital Budget Amendment (CBA) to the Planning Board Report on the 2024 Capital Project Requests
 - B. BPL26 – Flood Mitigation – Upper Minkel Dam Removal, Town of New Castle – Capital Budget Amendment (CBA) to the Planning Board Report on the 2024 Capital Project Requests
 - C. Supplemental Planning Board Report on the 2024 Capital Project Requests, Board of Legislator Additions
- VIII. Matters for Board Information**
 - A. The Greenhouse Project – Alex Spanko, Director of Communications and Marketing
<https://thegreenhouseproject.org/our-story/who-we-are/>
- IX. Other Business & Comments by Guests**
- X. Adjournment**

DRAFT MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building, White Plains, NY
Tuesday, April 2, 2024

PLANNING BOARD MEMBERS PRESENT

Richard Hyman, Chair (Village)
Daniel Finger (Town)
Deborah Post (City)
Renee Toback (City)
Ximena Francella (City) - Virtual
Holly Hasbrouck (Town)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Gayle Katzman, First Deputy Commissioner, Department of Public Works/Transportation
Joseph Brown, Program Coordinator, Department of Environmental Facilities (representing
Comm. Kopicki)

PLANNING BOARD MEMBERS EXCUSED

James Arndt (City)
Bernard Thombs, Vice Chair (Town)
Robert Baron (Village)

PLANNING STAFF PRESENT:

Blanca P. López, Commissioner
David Kvinge, Assistant Commissioner – Virtual
Susan Darling, Chief Planner
Edward Leimbach, Associate Planner – Virtual
Leonard Gruenfeld, Program Director – Virtual
Michael Lipkin, Associate Planner
Michael Vernon, Associate Planner, Land Use
Douglas Wessells, Planner

OTHER STAFF/VISITORS PRESENT:

Gregory Casciato, Director of Fiscal Affairs, Board of Legislators – Virtual
Joan McDonald, Director of Operations, County Executive Office – Virtual
Emily Saltzman, Deputy Director of Operations
Lisa Hochman, Legislative Council, Board of Legislators – Virtual
Brian Hegt, Assistant to the Commissioner, Department of Public Works & Transportation
Peter Tartaglia, Commissioner, Department of Parks, Recreation & Conservation – Virtual
Robert Lopane, Program Coordinator, Department of Parks, Recreation & Conservation – Virtual
Erich Chatham, Principal, Civitas LLC - Virtual
Paul Summerfield, City Engineer, City of Yonkers
Jaryd Moran, Principal, Bowman Consulting
Nicki Louloudis, Bowman Consulting – Virtual

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Westchester County Planning Board Meeting
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Michael Orth, Commissioner, Department of Community Mental Health
Melanie Montalto, Director of Administration, Department of Community Mental Health
Ken Kearney, Principle, Kearney Realty and Development

I. Call to Order

Richard Hyman, Chair, called the meeting of the Planning Board to order at 9:00 a.m.

II. Meeting Dates

Mr. Hyman noted that the upcoming meetings of the County Planning Board are scheduled for Tuesday, May 7, 2024; Tuesday, June 4; and Tuesday, July 2 – at 9:00 a.m.

III. Adoption of Minutes

Mr. Hyman noted that the minutes were sent to the members of the Board for review and asked if there were any comments from the Board.

No comments on the minutes were heard. A motion to approve the minutes of the March 5, 2024 meeting was made by Ms. Toback, seconded by Ms. Post, and approved unanimously by the Board.

IV. Chairman's Remarks

Mr. Hyman noted that there will be two working sessions, one regarding affordable housing on May 21, 2024 and one for capital planning on June 18, 2024. The housing workshop will be from 9:00 a.m. until 10:00 a.m. The capital planning workshop will be from 9:00 a.m. until 12:00 a.m.

Comm. López restated, noting that the working sessions were requested by the Board at previous meetings.

Mr. Hyman noted that the June working session will be to review proposed capital projects prior to their approval in July.

V. Commissioner's Remarks

Comm. López noted that the Board financial disclosure forms are due on May 15, 2024 and that some Board members still need to complete their ethics training. Mr. Hyman stated that the ethics training was very informative and helpful.

Comm. López noted that there was one item on the agenda for Board information, a continuing discussion on the Community Development Block Grant (CDBG) program, that will be addressed first, followed by several items for Board action. She then welcomed the guests.

VI. Referrals

A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2024 through March 15, 2024

Mr. Hyman introduced the referrals report to the Board and requested comments.

Ms. Toback complimented the work of Mr. Vernon.

Mr. Hyman noted that he inadvertently copied staff from the Village of Eastchester in an email suggesting that a referred housing project be disapproved due to a lack of an affordable component. He also noted that a similar housing project was referred by the Village of Buchanan, lacking an affordable component, and suggested discussing a course of action regarding such projects in the future at the upcoming working session.

Ms. Post thanked Mr. Hyman for his comments regarding the usage of fees in lieu of affordable housing in response to the referral for the White Plains Comprehensive Plan.

No other comments were heard. A motion to approve the ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2024 through March 15, 2024 was made by Ms. Hasbrouck, seconded by Mr. Finger and approved unanimously by the Board.

VII. Matters for Board Information

A. *FY2024-2028 Urban County Consortium Consolidated Plan & Analysis of Impediments to Fair Housing Choice – Civitas*

Comm. López introduced the matter to the Board, an update on the status of the County CDBG program. The County is currently working with a consultant, Civitas LLC., to create a 5-year Consolidated Plan and analysis of impediments to fair housing choice.

Mr. Chatham introduced himself and his firm and provided a presentation regarding the consolidated plan and analysis of impediments.

Ms. Post inquired as to when the survey for the plan is open until. Ms. López confirmed that the survey is open until April 15.

Mr. Hyman inquired as to when the CDG financial program year begins. Ms. López replied that the program year begins on May 1, but that this start date has been delayed historically by Congressional delays in approving funding.

Mr. Hyman corrected a mistake in the LMI calculations in the presentation. He also noted that the poverty rate decreased during the COVID-19 pandemic due to a child tax credit that is expiring this year and asked for more recent figures. Mr. Chatham replied that the report uses ACS data from 2021, but that he will look for more recent data.

Ms. Francella asked if a map was available showing which municipalities saw increases in population. These maps were included in documentation provided to the Board, but the maps were not clear.

Mr. Hyman noted that the Federal budget was passed and asked when the amount of funding allocated to the County would be made available. Mr. Chatham replied that HUD is required by law

to release the funding allocations within 60 days, but that HUD has often needed to retract the figures due to errors. He then added that he is expecting the allocations to be released in early May.

VIII. Matters for Board Action

A. *BLA1A – Parkland and Historical Preservation Program, Fernbrook Waterfront Park, City of Yonkers*

Mr. Lipkin introduced the actions and resolutions to the Board.

Mr. Hyman noted that the agenda item was added to the County capital budget in 2021 by the Board of Legislators and has never been brought before the Planning Board.

Mr. Summerfield introduced himself and his associates from the City of Yonkers and design team and provided a presentation of the project and requests. The City is seeking an additional \$5 million in County funding for the project and the disposition of a County-owned parcel to the City.

Mr. Hyman inquired as to whether the dock shown in the plan would be a public marina. Mr. Summerfield replied that there would be opportunities to launch kayaks and small boats, but the dock is reserved for fire and police use.

Ms. Hasbrouck inquired as to whether public parking was available. Mr. Summerfield replied that parking is available along Fernbrook Street for the public.

Ms. Post restated that the only parking available for the public is along Fernbrook Street, to which Mr. Summerfield affirmed. Ms. Post replied that the amount of parking present seems inadequate. Ms. O'Connor added that the parking available may be adequate during normal operation, but might not be during events. She then asked how many spaces were available, to which Mr. Summerfield replied that 40 spaces are available along Fernbrook St. Ms. Toback, who lives nearby, added that visitors of the area already park in front of her house. Mr. Moran added that the City is working with nearby property owners to secure additional parking, particularly during events. Mr. Hyman asked whether such agreements were part of the current project, to which Mr. Moran answered that they were not. Further discussion followed regarding parking off-site in the downtown area as well as the boundaries of the property to be conveyed.

Ms. Post requested clarification regarding whether County funding would go to improvements in the entire park, to which Mr. Summerfield replied affirmatively.

Ms. Toback asked who will be maintaining the dog park, to which Mr. Moran replied that it is typically managed either by a private firm or the City parks department. Ms. Toback stated that the local parks association cannot handle the workload as volunteers are difficult to find.

Mr. Moran added that an on-site parking lot was investigated but was determined to take up too much space.

Mr. Hyman noted that the Board of Legislators has added multiple items to the capital budget without notifying the Board or providing information to review. He then noted that continued maintenance of the park is of great importance.

Mr. Hyman introduced the resolutions to approve the conveyance of a County-owned property to the City of Yonkers for \$1 and the addition of \$5 million to the 2024 county capital budget for the project. A motion to approve the resolutions was made by Ms. Toback, seconded by Mr. Finger, and approved unanimously by the Board.

B. B0128 Mental Health Clinic, 112 East Post Road, White Plains Capital Budget Amendment (CBA) to the 2024 Capital Project Requests

Mr. Lipkin introduced the action to the Board, as well as the presenter, Commissioner Michael Orth and Ms. Melanie Montalto of the Department of Community Mental Health.

Comm. Orth introduced himself and Ms. Montalto and provided a presentation to the Board regarding the improvement of a County office space to create a new mental health clinic.

Mr. Hyman stated that this project serves an important need that is currently not being met and that the County is taking on a new responsibility. He then asked if there was any indication that this office may become overwhelmed in the future. Comm. Orth replied, stating that part of the County's role is to oversee and monitor all other outpatient clinics, including their waiting lists. He added that the County maintains a single point of access process to provide access to individuals in great need of services and that it has been increasing the number of satellite clinics.

Mr. Hyman asked if the new clinic will accept walk-ins, to which Comm. Orth replied that the office will use an open access model to intake walk-in patients and connect them to the appropriate resources.

Mr. Hyman asked what the timing for the project is, to which Comm. Orth stated that it will take 3 to 5 months to receive the necessary licensing before working with the Department of Public Works for construction.

Ms. Post asked if patients would be required to provide insurance, to which Mr. Orth replied that the clinic will bill insurance when possible, and will provide assistance in addressing broader issues such as food insecurity as well.

Ms. Saltzman asked for clarification regarding if the clinic would be accessible by appointment only, to which Comm. Orth replied that the clinic will accept emergency walk-ins under the open access model.

Mr. Hyman introduced the resolution to amend the Capital Budget to include this project. A motion to approve the resolution was made by Ms. O'Connor, seconded by Ms. Katzman and approved unanimously by the Board.

Ms. Toback asked if it was expected for most of the patients of the clinic to be from White Plains, to which Ms. Montalto replied that anyone who is able to reach the location will be able to be served by it.

C. RPA04 General Infrastructure Pathways and Trails II, Improvements to the Briarcliff Peekskill Trailway, Capital Budget Amendment (CBA) to the 2024 Capital Project Requests

Mr. Hyman and Mr. Lipkin introduced the resolution and project to the Board. First Deputy Commissioner Peter Tartaglia of the Department of Parks, Recreation & Conservation presented this project.

Deputy Commissioner Tartaglia presented this request, a capital budget amendment, to provide funding for the reconstruction of a collapsed boardwalk along the Briarcliff-Peekskill Trailway.

Ms. Hasbrouck asked if the trailway was currently closed off, to which Mr. Tartaglia replied that the pathway is closed and that the existing bridge is not repairable.

Mr. Hyman introduced the resolution to approve the amendment of the capital budget to fund the project. A motion to approve the resolution was made by Ms. Hasbrouck, seconded by Mr. Finger, and approved unanimously by the Board.

D. Disposition of Ferris Avenue Property, Residual Parcel D, City of White Plains

Mr. Lipkin introduced the item and provided a presentation regarding the action, the disposition of a County-owned residual parcel to the City of White Plains.

Mr. Hyman inquired as to the intended use of the parcel, to which Mr. Lipkin replied that the parcel will be maintained as parkland.

Ms. Hasbrouck inquired about who will use the parcel, as it is located in an industrial area. Mr. Hyman replied that there are some residences along Ferris Avenue.

Further discussion followed regarding the intended use of the property, connections to it, and the use of another residual parcel near 280 Ferris Avenue.

Mr. Hyman introduced the resolution to authorize the disposition of the parcel. A motion to approve the resolution was made by Ms. Post, seconded by Ms. Hasbrouck, and approved unanimously by the Board.

E. Resolution for Chairman to Sign Referral Letters

Mr. Hyman introduced the resolution, allowing the Chair of the Board to sign response letters to actions referred to the Planning Board.

Mr. Post asked if the Chair would be signing the letters prior to review by the Board. Mr. Hyman replied, stating that the letters have always been signed and sent prior to the Board meeting. In response to a comment by Ms. Hasbrouck regarding notifications for referrals, Comm. López and Mr. Vernon added that the process is being changed to provide additional time for comment. Comm. López then stated that the referrals process is time-sensitive. Further discussion followed regarding the specifics of sharing files using County-software.

Mr. Hyman introduced the resolution to allow the Chair to sign referral letters. A motion to approve the resolution was made by Ms. Hasbrouck, seconded by Mr. Finger, and approved unanimously by the Board.

F. BPL1A Housing Implementation Fund II (HIF), & BPL30 New Homes Land Acquisition II (NHLA), Lower South Street, Peekskill

Mr. Gruenfeld provided a presentation on the action, authorizing Housing Implementation Fund and New Homes Land Acquisition funding to an affordable housing development in the City of Peekskill. Mr. Carney also introduced himself and provided a summary of his experience working in Westchester County and additional detail regarding the project.

Ms. Hasbrouck inquired about the location of retail and transportation opportunities in and near the development. Mr. Carney replied that retail buildings were included in the site plans and will be constructed first at the request of the City Planning Board. He also confirmed that the commercial space will be planned and kept affordable to protect local businesses. Mr. Gruenfeld added that the site is proximate to a Bee-Line bus route and a Metro North train station. He also added that the site plans include green space and a sound barrier along Route 9.

Mr. Hyman noted a 2021 referral letter for this project that mentioned the difficulty of the site and how it could serve as a catalyst for further redevelopment of this part of the City. He also confirmed that a sound barrier will be installed along Route 9.

Mr. Carney noted that he is working with a partner and the City to develop plans for a future neighboring development facing Louisa Street, at the site of a City-owned garage. He added that the two projects will serve as a gateway into this portion of Peekskill.

Mr. Hyman noted his support of the retail portion of the project, citing the failure of similar projects in Port Chester to fill retail space due to excessive rents.

Comm. López stated that Ms. Post recused herself from action on the resolution due to her affiliation with the Peekskill Industrial Development Agency.

Mr. Hyman introduced the two resolutions to approve funding for the project through the Housing Implementation Fund and New Homes Land Acquisition fund. He also noted that the developer has applied for a grant through the Housing Flex Fund, but that the approval of those funds are not currently under review by the Board. A motion to approve the resolutions was made by Ms. Hasbrouck, seconded by MS. O'Connor and approved unanimously by the Board.

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IX. Other Business & Comments by Guests

Ms. O'Connor notified the Board of a proposal to extend a tunnel from the Kensico Reservoir to the Grasslands Campus and asked if that proposal would be reviewed by the Board. Comm. López and Mr. Vernon replied that no information regarding the project has been submitted to the County at this time.

X. Adjournment

A motion to adjourn the meeting was made by Ms. Hasbrouck, seconded by Ms. Toback and approved unanimously by the Board. The meeting was adjourned at 10:45 a.m.

WESTCHESTER

COUNTY

PLANNING

BOARD

Meeting Date:

May 7, 2024



County Planning Board Referrals:

Letters dated March 16, 2024 through April 15, 2024

Cortlandt**CTD 24-001 Omnibus Zoning Text Amendments**

☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Local law to amend various sections of the Cortlandt Zoning Ordinance. These updates would pertain to regulations regarding Board work sessions, NYS Uniform Fire Protection and Building Code applicability, permitting requirements, commercial vehicle parking, height definitions, and contractor's yard regulations. Also, the Town would add the newly adopted Annsville Waterfront Enhancement (AWE) and Medical Oriented District (MOD) zones to the Zoning Map. Finally, several permanently preserved areas within the Town would be added to the Parks & Recreation Open Space (PROS) or Conservation Recreation Open Space (CROS) zones.

We ask that when the final edits of the zoning map are complete, please provide Westchester County GIS with the approved Zoning Map as File Geodatabase, Shapefile, or in PDF format to guarantee the accuracy of our shared services concerning Town information.

Letter date: Tuesday, March 19, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

CTD 24-002 Indian-Brook Croton Gorge Watershed Overlay Zone

☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Local law to create a new zoning overlay district: WPOD – Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District. This new zone would be established to provide increased protections of the Indian Brook and Croton Gorge watersheds. Land uses that could increase pollution would not be permitted, such as automotive-related uses, dry cleaners, chemical and mining facilities, and junkyards. The district would also include more stringent regulations for construction within wetland and wetland buffer areas, as well as increasing the buffer area setback. All new major subdivisions would be required to be designed as conservation subdivisions.

Letter date: Monday, April 15, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Elmsford

ELM 24-001 Self Storage - Zoning Text Amendment

☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Local law to permit Self-Storage Facilities within the B – Business, NB – Neighborhood Business, LI – Light Industrial, and LO – Limited Office zoning districts, within the bounds of certain roads. “Self-Storage Facility” would be given a specific definition within the Code. Dimensional requirements would be established, including a maximum height of five stories, a minimum lot area of 0.5 acres, and a front yard setback of 10 feet.

Letter date: Wednesday, April 3, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Greenburgh

GRB 24-004 Westchester Institute for Human Development

80 Grasslands Road

☐ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Special Use Permit to re-utilize an existing building for the Westchester Institute for Human Development.

Letter date: Wednesday, April 3, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Mamaroneck (town)**MMT 24-002 Town of Mamaroneck Comprehensive Plan**

☐ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☒ Comp Plan

Full letter attached at end of report.

Letter date: Wednesday, March 20, 2024 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

Mount Pleasant**MTP 24-002 Humphrey/Pierson Subdivision****747 Bedford Road**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Subdivision Legalization & Single-Family Dwelling.

Letter date: Tuesday, March 19, 2024 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

Mount Vernon

MTV 24-004 420 North Terrace Avenue

420 North Terrace Avenue

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Application to construct a new four-story apartment building on a 0.13-acre site located at 420 North Terrace Avenue. The site lies within the RMF-10 – Multiple Family Residence zone, and is currently vacant.

The proposed building would lie along the property frontage and contain 16 residential units (9 one-bedroom and 7 two-bedroom). The basement would be open at the rear due to the topography of the site, and contain four parking spaces. 11 additional spaces would be arranged around the rear and south side of the property, with a driveway from North Terrace Avenue accessing the lot. The existing sidewalk along the street would remain. Underground retention basins would be installed to manage stormwater flow. Zoning area variances regarding building height, lot area, coverage, and setbacks are required.

Letter date: Monday, March 25, 2024

Response type: Comment

Consistency with Westchester 2025:

-We appreciate that the applicant proposes to create infill housing within an established neighborhood. However, we suggest that the applicant reduces the floor level to three stories, which would also remove the need for the driveway parking spaces while providing a parking ratio of one space per unit, which we believe is an appropriate provision.
-We urge the City to consider the County's Model Ordinance Provisions.

Impacts to County facilities and services:

-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
-The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment. The applicant should also be encouraged to explore aboveground solutions that treat runoff on-site.

Additional comments:

-We recommend that a bicycle storage room be provided for residents that includes electrical charging facilities.
-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.
-The applicant should verify that sufficient space is available to accommodate the storage of recyclables.
-We encourage the applicant to consider the principles of universal design in this development.

North Castle

NOC 24-001 Hillside Church - Little Sparrows Nursery School**448 Bedford Road**☒ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Proposed revisions to an approval for the enlargement of the Little Sparrows Nursery School from two classrooms to six. The nursery school occupies the lower levels of the Church of CMA Hillside. The revision to the special use permit is needed to rectify the discrepancy between the existing permit and existing conditions. The property is located within the R2A –Residential district.

Letter date: Monday, March 25, 2024**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

Ossining (village)

OSV 24-001 Administrative Updates - Zoning Text Amendment☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Local law to amend various sections of the Village of Ossining Zoning Ordinance. These updates would include regulations concerning construction fill, lot mergers, subdivision plat approvals, and the incorporation of two previously approved zoning overlay districts: the Downtown Overlay District and the Croton Avenue Overlay District.

Letter date: Monday, April 15, 2024**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

Port Chester

PCH 24-002 44 Broad Street

44 Broad Street

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Application to construct a new 15-story mixed-use building on a 0.81-acre site. The site comprises eight properties which are proposed to be combined into 44 Broad Street. The site is bordered by Broad Street to the east, Irving Avenue to the south, North Pearl Street to the west, and existing commercial buildings to the north. A single property separates half of the North Pearl Street side of the site from the street, and contains an automobile repair shop. The site is located within the CD-6T – Urban Core TOD Character district in the Village's downtown, and is across Broad Street from the Port Chester Metro-North train station. The site currently hosts multiple commercial and mixed use buildings between one and three stories tall, all of which are proposed to be demolished.

The proposed building would contain 8,700 square feet of retail space on the ground floor, along the three street frontages. The upper stories would contain 280 residential units (62 studio, 156 one-bedroom, 62 two-bedroom) with 30 units set aside as affordable housing. Various amenity rooms would be provided within the building, as well as rooftop terraces and a bicycle storage room. A five story self-parking garage holding 271 vehicles would occupy a basement level up through the rear of the building. Two entrances would access the garage, one from Broad Street leading to the basement level and one from North Pearl Street providing access to the upper levels. A major change to the Pearl Street elevation now includes a three-level parking structure behind an existing auto body repair shop. The pedestrian entrance for the residences would face Irving Avenue.

We note that the Village approved the original site plans for the site in November 2022, permitting a 15 story mixed-use building containing 336 residential units, 10,370 square feet of ground floor commercial space, and 332 parking spaces utilizing car stackers and valet services. The original plan located three garage levels underground with access from Pearl Street, and did not include a garage entrance crossing the sidewalk from Broad Street.

We previously issued comments for this development while reviewing the referral for the creation of the CD-6T zone in letters dated September 25 and December 2, 2020. We also previously responded to the original site plan referral in a letter dated March 14, 2022.

Letter date: Monday, March 25, 2024

Response type: Comment

Consistency with Westchester 2025:

-We agree that the proposed development would direct an appropriate level of residential density to the area and provide much needed housing for the Village and County.
-We recognize the applicant for including 30 affordable AFFH units into the development.
-Displacement assistance should be considered in order to keep the negative aspects of gentrification at bay. Policies such as moving cost subsidies and real estate assistance provided by the developer should be considered.

Impacts to County facilities and services:

-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
-As N. Pearl Street (CR 43) is a County road, approval for this work from WCDPWT is required.
-The applicant should verify that sufficient space is available to accommodate the storage of recyclables.
-We encourage the applicant to consider the principles of universal design in this development.

Additional comments:

-We advise the Village to conduct an analysis of structures and areas that are eligible for the state or national historic registry.
--We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.
-We commend the applicant for providing indoor bicycle parking for building residents, and suggest electric charging capabilities be included.

PCH 24-003 140 Midland Avenue**140 Midland Avenue**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Alterations to an existing building on a 1.24-acre site located within the CD-4 MU – General Urban Mixed Use district. The site is located within the Midland Avenue commercial corridor, which has recently been undergoing redevelopment.

The applicant is proposing to update the façade of the existing one-story, 18,586 square-foot building, which currently hosts a number of commercial tenants. A one-story, 3,370 square-foot expansion is proposed at the rear of the building to add an additional commercial tenant space. This addition would replace an existing parking lot. The remaining 53 parking spaces on the site would remain, as well as the existing driveway that curves around the building and connects the site entrance on Midland Avenue to the neighboring parking lot at 130 Midland Avenue. Additional shared parking spaces are available for customers on the 130 Midland Avenue property.

Letter date: Monday, March 25, 2024

Response type: Comment

Consistency with Westchester 2025:

-Assistance policies, such as moving cost subsidies and real estate assistance provided by the developer, should be considered in order to help small businesses that are forced out of their locations due to redevelopment.

Impacts to County facilities and services:

-As Midland Avenue (CR 72) is a County road, approval for this work from WCDPWT is required.
-We encourage the applicant to consider the principles of universal design in this development.

Additional comments:

-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.
-We recommend that bicycle parking be provided that includes electrical charging facilities.

Scarsdale

SCD 24-001 80 Garden Road**80, 88, 90 Garden Road**

☒ Site Plan ☐ Special Permit ☒ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Application to subdivide a 7.6-acre site into nine lots, and construct eight single-family residences upon the new lots. The site contains three properties, 80, 88, and 90 Garden Road (SBLs 16-1-8A; 16-4-3A; 16-4-1), within the Res A-2 – One-Family Residence zone. The property contains three single-family residences and is mostly wooded. Two of the residences would be removed, as well as 400 trees.

The remaining residence at 90 Garden Road would be encompassed by one of the new proposed lots. The eight other lots would be arrayed along a new cul-de-sac roadway. Stormwater would be managed through retention basins located under the cul-de-sac. 474 trees are proposed to be planted to offset the removed trees.

Letter date: Tuesday, March 19, 2024

Response type: Comment

Consistency with Westchester 2025:

-While the proposed eight new residences falls under the 10-unit count that would trigger AFFH requirement, we suggest that the Developer either incorporate an affordable housing unit within the subdivision, or devote funds to purchase an existing unit in the Village to set as AFFH housing.

Impacts to County facilities and services:

-We note that a stormwater pollution prevention plan (SWPPP) has been developed, and recommend that the applicant be encouraged to explore at-grade stormwater management solutions wherever possible.
-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.

Additional comments:

-We recommend that the Village and the applicant consider other layout patterns for the proposed subdivision that could preserve natural open space areas, such as a conservation subdivision style plan.

White Plains

WHP 24-002 District Galleria - Zoning Text and Map Amendments - Draft Scope 100 Main Street

☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Full letter attached to report.

Letter date: Friday, April 12, 2024

Response type: Comment

Consistency with Westchester 2025:**Impacts to County facilities and services:****Additional comments:**

WHP 24-003 146 Westmoreland Avenue - Approval Extension

146 Westmoreland Avenue

☒ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

One-year extension of site plan and special permit approvals.

Letter date: Tuesday, March 19, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

WHP 24-004 Mount Hope Zion Church - Approval Extension

63 Lake Street

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

One-year extension of site plan approvals.

Letter date: Tuesday, March 19, 2024

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Yonkers

YON 24-005 Casino Special District - Zoning Text Amendment

810 Yonkers Avenue

☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Zoning Code and Map amendment, alongside a conceptual master site plan (dated November 29, 2023) and related materials for the redevelopment of the 97.47-acre Empire City Casino. The site is currently within the IP – Planned Industrial, Residences Excluded zoning district.

The applicant is proposing that a new Casino Special District (CSD) be established and applied upon the site of the existing Empire City Casino. The proposed zone would specifically allow casino and raceway usages within the site, as well as other current and possible future usages such as entertainment venues, hotels, restaurants, theaters, health clubs, micro-breweries, and associated auxiliary uses. New definitions would be established for Casino Gaming, Destination Resort Casino, Video Lottery Gaming, and Sports Betting uses. Dimensional requirements would be determined by the boundary of the whole site, rather than interior lot lines. Floor Area Ratio would be set at 1.0; building height to 155 feet, or 225 feet for hotels; and yard setbacks would be set at 15 feet along the site perimeter, with 25 feet required if the perimeter abuts a non-county or state road, and 50 feet if the perimeter abuts a residential zone. New parking and signage requirements would be unique to the CSD zone.

Should the proposed zoning amendments be approved, the applicant proposes to redevelop the site with a two-story expansion located on the northern portion of the site near the corner of Central Park and Yonkers Avenues. This expansion would contain an entertainment venue, additional gaming space, restaurants, and a new arrivals space. In addition, a 4,800-space parking garage would be constructed to the southeast of the proposed expansion, along the Yonkers Avenue frontage. These proposed structures would replace existing surface parking lots that currently front Yonkers Avenue. It is our understanding that this redevelopment would only be pursued if the State grants a Class III license to the casino.

Letter date: Tuesday, March 19, 2024

Response type: Comment

Consistency with Westchester 2025:

-We appreciate that the proposed zoning amendments would establish clear regulations regarding the long-established casino and raceway.
-We recommend that the City and applicant review the TDM Toolkits to determine strategies for the site as it is redeveloped.

Impacts to County facilities and services:

--We recommend the applicant includes a visual impact analysis for the proposed video signage.
-We appreciate the inclusion of solar arrays over the proposed garage, and encourage the applicant to include as much additional green building technology as possible as the site plan evolves.

Additional comments:

-We appreciate that the proposed additions would replace the large surface parking lot near the street corner, and that greenspace would be provided around the building. As the site plans are developed, a parking plan to account for the loss of spaces during construction be established.

YON 24-006 Fillmore Street Apartments**182 Fillmore Street & 194 Yonkers Av**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Full letter attached to report.

Letter date: Tuesday, March 19, 2024

Response type: Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:**

Additional comments:

YON 24-007 Zoning Map Amendment - 218 South Broadway**218 South Broadway**

☐ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Amend the Yonkers Zoning Map to reclassify the property at 218 South Broadway (SBL 1-191-31) from the SB – South Broadway zone to the C – Commercial zone, in order match the zoning classification of the neighboring 12 Bright Place, which utilizes a portion of the applicant site as a parking lot. We note that current County GIS records indicate the site is already within the C district. We kindly request that the city provide Westchester County GIS with the most up-to-date Zoning District Map as File Geodatabase, Shapefile, or in PDF format to guarantee the accuracy of our shared services concerning City information.

Letter date: Monday, March 25, 2024

Response type: Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:**

Additional comments:

YON 24-008 Zoning Map Amendment - 1212 Saw Mill River Road**1212 Saw Mill River Road**

☐ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Reclassify the property at 1212 Saw Mill River Road from the S-50 – detached 1 Family Dwelling zone to the CM – Commercial, Storage, Light Manufacturing zone. This reclassification would extend the existing CM zone to the south, and would permit a future site plan application for a parking lot associated with the neighboring 1228 Saw Mill River Road.

Should the zoning amendment be approved, we look forward to reviewing the site plan application referral.

Letter date: Monday, March 25, 2024

Response type: Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:**

Additional comments:

YON 24-009 Automobile Wash**407 Saw Mill River Road**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Redevelopment of a 10,004 square-foot site consisting of four parcels within the I – Industrial district at the corner of Saw Mill River Road and Torre Place, which hosts a vacant junkyard and associated building.

The applicant is proposing to redevelop the site into a self-serve car-wash with 10 bays covered by awnings. A portion of the existing building would be converted into office and operations space for site management. The basement for the building, which is currently open on one side, would be converted into storage and garage space for two employee vehicles. Vehicular access to the site would be maintained through two existing curb cuts, with the entrance from Torre Place and the exit onto Saw Mill River Road. Existing sidewalks along the street would be maintained.

Letter date: Wednesday, April 3, 2024

Response type: Comment

Consistency with Westchester 2025:

-The applicant should be encouraged to explore aboveground stormwater management solutions that treat runoff on-site wherever possible, such as utilizing pervious paving, or the installation of vegetative rain gardens within the landscaping plan.

Impacts to County facilities and services:

-The Saw Mill River is a County stream channel. A County Stream Control Permit may be required from the County DPW&T as part of the approval process for this project.
-As Saw Mill River Road (CR 9A) is a County road, approval for this work from WCDPWT is required.

Additional comments:

-The applicant should verify that sufficient space is available to accommodate the storage of recyclables.
-We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development.

YON 24-010 Yonkers Burger King**826 Central Park Avenue**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Parking lot improvements to an existing Burger King.

Letter date: Wednesday, April 3, 2024

Response type: Local Determination

Consistency with Westchester 2025:**Impacts to County facilities and services:****Additional comments:**

YON 24-011 289 Warburton Avenue**289 Warburton Avenue & 230 Woodw**

☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Redevelopment of a 12,500 square foot site consisting of two parcels. The site is currently vacant, and lies within the A – Apartment Houses, High Density zone. The neighborhood consists of a mix of one-, two-, and multi-family residential buildings, with various commercial buildings interspersed among the residences. The site is within walking distance to the Glenwood Metro-North train station, and is near bus stops for the Bee-Line Route 1.

The applicant is proposing to construct a seven-story multifamily building containing 36 studio apartments. A parking garage, separated between the basement and the first floor, would provide 36 parking spaces for the site. 19 spaces on the basement floor would be accessed via a driveway connecting the building to Woodworth Avenue. 13 spaces would be provided in the first floor, with a separated entrance and exit connecting to Warburton Avenue.

Pedestrian access would be provided from Warburton Avenue, flanked by the entrance and exit driveways as well as four parking spaces. 36 total parking spaces are proposed.

We previously reviewed this matter and responded in a letter dated March 21, 2023.

Letter date: Wednesday, April 3, 2024

Response type: Comment

Consistency with Westchester 2025:

-The proposed development is consistent with Westchester 2025 as it would add higher density residential near a bus and train line, and infill vacant property within a neighborhood.
-We suggest that the applicant and City work to relocate the 4 front-yard spaces.
-The submitted materials do not indicate if any affordable units would be provided in the proposed development.

Impacts to County facilities and services:

-The applicant should verify that sufficient space is available to accommodate the storage of recyclables.
-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
-We encourage the applicant to consider the principles of universal design in this development.

Additional comments:

-The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment. The applicant should also be encouraged to explore aboveground solutions that treat runoff on-site.
-We recommend that a bicycle storage room with electrical charging facilities be provided for residents.
-We appreciate the applicant for considering future rooftop solar installation, and encourage as much additional green building technology as possible be implemented including electric vehicle charging.

Yorktown

YTN 24-004 Atrac Recycling Center

76 Route 6

☒ Site Plan
 ☒ Special Permit
 ☐ Subdivision
 ☐ Zoning Text Amend
 ☐ Zoning Map Amend
 ☐ Area Variance
 ☐ Use Variance
 ☐ Moratorium
 ☐ Comp Plan

Proposed recycling center on a vacant, wooded, 18.1-acre property located within the I-1 – Light Industrial Park zone, with secondary frontage on Navajo Street.

The proposed building would be 40,000 square feet, containing processing areas for consumer recyclables, construction materials, and a motor vehicle repair area. Two stories of office space would also be included. Due to the various terrain issues on the site, vehicular access would be provided from Navajo Road on the west side of the site, with a driveway extending to the building located on the northeast side of the site. Truck parking would be provided in two locations: 20 spaces adjacent to the building's loading docks, and a separate parking lot in the middle of the site containing 69 spaces. 16 automobile parking spaces would be provided for employees near the front door of the building. A truck weigh station would be located near the driveway entrance, and culverts would be constructed to accommodate two onsite streams.

Letter date: Wednesday, March 27, 2024 **Response type:** Comment

Consistency with Westchester 2025:

-County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided. The referred project involves the disturbance of 2,600 square feet of wetlands, as well as adjacent wetland buffer areas

Impacts to County facilities and services:

-We recommend that appropriate pedestrian accommodations be installed along the driveway in order to provide safe access from the bus stop.
-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.

Additional comments:

-The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment. The applicant should also be encouraged to explore aboveground solutions that treat runoff on-site.
-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.

George Latimer
County Executive

March 20, 2024

Meredith S. Robson, Town Administrator
Mamaroneck Town Center
740 West Boston Post Road
Mamaroneck, New York 10543-3353

County Planning Board Referral File MMT 24-002
Comprehensive Plan for the Unincorporated Town of Mamaroneck

Dear Ms. Robson:

The Westchester County Planning Board has received a draft copy of the Comprehensive Plan for the Unincorporated Town of Mamaroneck, which is proposed to replace the 1966 Comprehensive Master Plan updated in 1976 and 1986-87. The proposed Plan consists of goals, policies, and actions structured around five major themes:

Healthy Community: improving recreational facilities and parks, community gathering spaces and programming, public access to information, Town facilities and infrastructure, and waste-management services.

Quality Neighborhoods: balancing the need for the development of mixed-use centers with preservation of neighborhood-scale and small-Town feel, diversifying the housing stock, and incentivizing the creation of more affordable housing.

Safe Connections: prioritizing complete streets and accessible pathways throughout the Town, enhancing traffic safety and flow, improving parking facilities, and expanding bicycle, pedestrian, and transit infrastructure.

Resilient Environment: preserving scenic, visual, and ecological values, improving water quality and supply, preventing flooding and the impact of extreme weather, minimizing storm damage, and reducing the Town's carbon footprint.

Sound Economy: adopting a business-friendly economic development strategy, diversifying the tax base, reducing the residential tax burden, and maintaining the Town's financial rating.

The Plan explains that it is “policy-based and reserve[s] the formulation of specific implementation strategies until after the plan has been adopted,” but includes a “Record of Community Suggestions” as an appendix that includes a large volume of specific strategies the Town could take that it notes are “purely advisory and do not constitute an approved work plan.”

We have reviewed the Comprehensive Plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We applaud the Town's efforts to update its comprehensive plan, and appreciate the presentation to the County Planning Board

at our meeting on March 5, 2024. We offer the following comments for the Town to consider as it finalizes this important document and works toward its implementation:

1. Consistency with County Planning Board policies.

We commend the many recommendations within the Plan that are consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. We encourage the Town to work toward implementing the various goals and strategies, while considering our suggestions below.

2. Affirmatively Furthering Fair Housing (AFFH).

The Plan recognizes the great need for affordable housing in the unincorporated Town, noting that almost half of the unincorporated Town's renters pay more than 30% of their income toward housing costs. We encourage the Town to center the critical need of each community to house Westchester's population and workforce in the implementation of its housing goals.

The Town adopted the County's Affirmatively Furthering Fair Housing (AFFH) Model Ordinance Provisions into the Town Code in 2013. Since the Model Ordinance Provisions were adopted, we have received only one referral related to a proposed development that would be required to include four affordable AFFH units. The Town has a very limited supply of existing affordable housing, consisting of 53 rental units, including eleven Section 8 units, in the Hommocks Park Apartments built in 1994, and ten AFFH affordable units in the Cambium Condominium completed in 2016. The Town's Public Housing Agency also administers the Housing Choice Voucher Program (Section 8) to tenants elsewhere in the Town.

It would be helpful if the Plan document could discuss in more detail which strategies could overcome potential barriers to the construction of AFFH units in the unincorporated Town. The Plan could provide more guidance as to where additional affordable AFFH units could potentially be located and how they could be incentivized.

3. Transit-Oriented Development.

The Plan makes multiple mentions of the unincorporated Town's lack of "a definable cultural or commercial center." Residents of the unincorporated Town travel into the Villages of Larchmont and Mamaroneck for the use of Metro-North train service and many commercial services. The County Planning Board's long-range planning policies advocate for the creation of new development where infrastructure can support growth, where public transportation can be provided efficiently, and where development can enhance economic vitality.

While the Larchmont railroad station is located within the Village of Larchmont, the Village's station parking facility is located on the village's border with the unincorporated Town. The Town of Mamaroneck also provides its own commuter parking lots in the unincorporated Town adjacent to the station for Town residents using the Larchmont station. Residents of the unincorporated Town's

Washington Square neighborhood enjoy easy walking distance to the Larchmont station, and the neighborhood complements the adjacent Larchmont business district with its collection of multifamily residential and commercial use. This neighborhood is a major contributor to the unincorporated Town's multifamily housing stock.

The Plan mentions that existing Town residents are receptive to mixed-use developments in areas “close to the Metro North Station, along Boston Post Road, or around Fifth Avenue,” however much of these latter two corridors include areas within the High Coastal Risk Zone and 100-Year Flood Zone, as shown in the Plan's “Environmental Conditions” maps.

The Plan should contemplate the addition of significant new walkable, transit-oriented development in the unincorporated area near the Larchmont station as it would be consistent with the existing neighborhood character and provide a significant opportunity for new housing. This area is also served by a number of Bee-line bus routes. The Town should evaluate whether Town-owned parking lots in this area could be replaced by mixed-use development that includes structured commuter parking. This would also support the MTA's investment in its *Penn Station Access* project, currently estimated to be completed in 2027. This project will provide for direct Metro-North service from the New Haven Line to four new stations in the Bronx and Penn Station in Manhattan. Residents of this high opportunity area will have access to a larger job market, and employers in this area will be able to draw employees from a larger area. Mixed-use development in this area could also satisfy the desire for more commercial businesses that the Plan mentions as a strategy to diversify the tax base and reduce the residential tax burden.

4. Accessory Dwelling Units.

The Plan notes the need for “missing middle” housing, commenting that very few areas within the Unincorporated Town are zoned to allow for duplexes, triplexes, or quadplexes, but the Plan's goals and strategies do not mention the use of accessory dwelling units (ADUs) to provide additional housing choices in single-family neighborhoods. The Town does not currently permit accessory dwelling units in any area. Such units expand the range of housing types available in Westchester's communities and are consistent with the County Planning Board's long-range planning policies. The Plan's “Quality Neighborhoods” theme leads with the policy of preserving “existing neighborhood-scale, quality of life and small-Town feel.” ADUs have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing infrastructure in established neighborhoods. We urge the Town to review the County's [Accessory Dwelling Unit Model Ordinance Provisions](#) for guidance in including this strategy in the Plan.

5. Climate change and stormwater management.

We commend the Town for including discussion of environmental issues and impacts within the Plan and for providing recommendations regarding environmental protection and resiliency, as climate change is an important issue that will trigger substantial impacts on all Westchester communities, especially areas along the Long Island Sound. We note that stormwater management in the Town plays a key role in the reduction of flooding both within the unincorporated Town and within its Villages. In implementing the goals and objectives of the Plan, we support limiting development on wetlands,

floodplains, and other environmentally sensitive sites, as well as adopting measures to reduce impervious surfaces. The Town may explore deferring development away from the floodplains, perhaps by permitting transfer of development rights to areas nearby that are not within the floodplain.

6. Pedestrian and Bicycle infrastructure.

The proposed Plan mentions the lack of safe bicycle and pedestrian infrastructure in the unincorporated Town and the desire by residents to safely bike and walk into the Villages of Mamaroneck and Larchmont. The Plan acknowledges that although many of the Town's businesses, public spaces, and parks are within walking and biking distance to residential neighborhoods, major connectivity and safety issues are present that dissuade these forms of transportation in favor of private automobiles.

The Plan's proposed policies and actions should be more specific about the physical improvements to pedestrian and bicycle infrastructure the Town will pursue and where they may be desirable. The Plan should note that the East Coast Greenway, the 3,000-mile biking and walking route from Key West to the Canadian border in Maine, includes its designated on-street routing on Palmer Avenue through the unincorporated Town. While some "ECG" signage is present along the route, no protected bicycle infrastructure exists to increase safety. The Town should work with the Villages of Larchmont and Mamaroneck, and the Westchester County Department of Public Works and Transportation (WCDPW&T) to improve conditions for cycling on this and other key corridors. The Town should also explore coordinating with the Villages and the New York State Department of Transportation to improve cycling conditions on Boston Post Road. While the Plan discusses walking and bicycling as part of the "Safe Connections" theme, bicycle and pedestrian improvements also align with the "Health Community" theme by making it easier for Town residents to incorporate physical activity into the transportation system.

7. Parking regulations.

We appreciate the Town including recommendations in the plan to manage and reduce parking demand. The County Planning Board's policies aim to reduce unnecessary driving of single-occupancy vehicles. We recommend that the Plan include reference to the County's *Transportation Demand Management Toolkits*, which have recently been completed. These toolkits serve to provide guidelines for municipalities to incorporate Transportation Demand Management techniques within their zoning codes, in order to reduce single-occupancy vehicle trips, lower congestion, and reduce total miles traveled in automobiles. Using parking management incentives can help meet these goals and could potentially allow municipalities to lower parking requirements, which can have positive benefits in reducing land disturbance and stormwater runoff. Developing Transportation Demand Management regulations could also help provide solutions such as shared parking arrangements, ridesharing programs, and other means to help manage parking demand.

8. Bee-line bus service.

The Plan mentions that residents would appreciate increased bus service. The Plan should include reference to the County's ongoing *Mobility & Transit Plan*, which seeks to redesign the Bee-Line bus system to provide improved bus service throughout Westchester. The *Mobility & Transit Plan* suggests

increasing bus service on Bee-line bus routes 60, 61, and 66, which provide service in the unincorporated Town.

9. County sewer impacts.

As new development occurring within the Town would increase sewage flows and add to the volume requiring treatment at a Water Resource Recovery Facility operated by Westchester County, we recommend the Plan includes a reference to the longstanding policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require development applicants to identify mitigation measures that will offset the projected increase in flow from residential development. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate units and at a ratio of one for one for affordable AFFH units.

10. Universal design.

We encourage the Town to consider the principles of Universal Design in all future development, and to reference universal design standards within the Comprehensive Plan. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of allowing household residents to age in place as well as to provide access for persons with mobility issues.

11. Coordination with the Villages of Larchmont and Mamaroneck.

The Plan suggests coordination with its Villages in the context of shared public recreation spaces and other facilities and services, but the Plan should call for increased coordination between the Town and its Villages in the context of greater planning efforts. The Town worked more closely with the Village of Larchmont in the past: both the 1966 Comprehensive Master Plan and the 1986-87 Master Plan Updates were undertaken for both the Village of Larchmont and the Unincorporated Town by a joint planning group made up of representatives of both areas. The Updates completed in 1986 and 1987 focused on the areas adjacent to the Larchmont railroad station and the entirety of the Boston Post Road corridor, recognizing that these centers and corridors are focuses of activity that transcend municipal borders. The Town also completed its Local Waterfront Revitalization Program (LWRP) with the Village of Larchmont in 1986 and subsequently amended that joint plan in 1995. The Comprehensive Plan should take more effort to reference planning efforts that the Villages have undertaken and reconcile how implementation of the Plan's goals and policies will impact the Villages.

12. Plan implementation timeline.

The Plan's "Record of Community Suggestions" appendix is full of specific suggestions from which the Plan states that the Town may choose implementation strategies, but the Plan's goals, policies, and actions are sometimes too general to point to which of these strategies the Town will pursue. The Town should consider providing more detail to how implementation will be accomplished. The Plan should also include a suggested timeline for implementation of its goals and how the Town will evaluate whether the strategies chosen are successful in meeting those goals.

Thank you for giving us the opportunity to review this important action.

Please inform us of the Town's decision so that we can make it a part of the record.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in cursive script, appearing to read "Richard Hyman".

Richard Hyman

Chair, Westchester County Planning Board

RH/eal8

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

April 12, 2024

Jill Iannetta, City Clerk/Registrar
City of White Plains
Municipal Building
255 Main Street
White Plains, NY 10601-2479

**County Planning Board Referral File WHP 24-002 – District Galleria
Zoning Text and Map Amendments, Conceptual Development Plan
Draft Environmental Impact Statement Scoping Document**

Dear Ms. Iannetta:

The Westchester County Planning Board has received a draft scoping document for the preparation of a draft Environmental Impact Statement (EIS) for an application to amend the White Plains Zoning Code and Map to rezone the 11-acre former Galleria Mall. The site is located at 100 Main Street (SBLs 125.75-4-1 to 5) in the B-6 – Enclosed Mall District. The site encompasses the blocks bordered by Main Street, Court Street, Martine Avenue, and North Lexington Avenue in the City's downtown, with Martin Luther King Boulevard bisecting the site. The vacant Galleria Mall and a City-owned parking garage occupy the site, which includes a portion built over Martin Luther King Boulevard.

The applicant proposes to establish a new Transit Development-2 (TD-2) zone within the City's Code, and reclassify the site into this new district. The proposed TD-2 zone would permit residential uses on upper floors, and would mirror the Transit-Oriented Development patterns found in the Transit Development-1 (TD-1) zone. The TD-2 would differ from the TD-1 district by increasing the types of uses permitted (such as cabarets, bars, and office-in-residence), and would require a Conceptual Development Plan abiding by specific design standards during site plan review. Development sites within this new zone would be regulated to within the Central Parking Area, and must be greater than 300,000 square feet. Building height would be regulated to 350 feet, with 450 feet permitted if a building is majority residential and located within 1,600 feet of the Metro-North train station. Bicycle facilities must be provided on-site, and various street-level design requirements are included to promote a pedestrian-scale character.

Should the rezoning be approved, the applicant proposes to demolish the existing mall and garage buildings to redevelop the site with seven new buildings, ranging in height from 352 feet to 650 feet. These towers would be organized around a pedestrian promenade running through the center of the site, with a pedestrian bridge traversing Martin Luther King Boulevard. A new plaza would be located at the corner of Main Street and Court Street. 3,200 residential units are proposed, as well as 229,000 square feet of commercial space. 46% of the site would be set as open space, and parking garages would be provided underground.

We have reviewed the draft scoping document under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400

Website: westchestergov.com

1. Consistency with County Planning Board policies.

The concept of increasing residential density within the downtown and near a train station is consistent with several County Planning Board policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended *strategies* set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. We appreciate that the proposed action would redevelop a large, mostly vacant site that imposes a harsh pedestrian experience in the center of the City. While the proposed towers will be very high and enlarge the skyline of White Plains, increasing the residential density near the train station is in line with County policy. We recognize the proposed increase in open space between these towers, and appreciate the inclusion of a promenade and corner plaza. Activated open space in White Plains is a recognized need in the City, as discussed in the proposed Comprehensive Plan update. Establishing a new pedestrian corridor that connects Mamaroneck Avenue to the Train Station and is flanked by commercial space will serve to remedy this need.

We note that the proposed height of two of the towers would be of similar height to the Ritz-Carlton building, the highest in the City, and four of the other towers command heights of 550 feet and above. While the proposed TD-2 zone incorporates design guidelines for the street-level portions of the buildings, we recommend that the City and applicant work to include distinctive architectural styles into the tower designs. We believe that this intense level of redevelopment provides a unique opportunity to influence the skyline and character of the downtown, and suggest that large, rectangular masses and unadorned façades be avoided. Instead, the applicant should include upper-story step-backs, balanced articulation, and distinctive rooftops, cornices, and other details that establish character in the buildings. References to historical architectural styles could also be incorporated, in order to bridge the existing cityscape design with this dynamic new addition.

2. Affirmatively Furthering Fair Housing (AFFH).

The acute shortage of affordable housing in Westchester County has been documented in the County's *Housing Needs Assessment* and it is critical for all of Westchester's municipalities to play a role in meeting this need, particularly since the economic and social impacts of this affordable housing shortage are spread throughout the county. Due to the County's public policies and support for affirmatively furthering fair housing throughout Westchester, *Chapter 7: Socioeconomic and Fiscal Impacts* should include a discussion regarding Westchester County's affordable housing policies. Specifically the EIS should discuss the Model Ordinance Provision requiring:

Within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable AFFH units. In residential developments of five to nine units, at least one affordable AFFH unit shall be created.

We continue to urge the City to align its policies with the County's *Model Ordinance Provisions* to ensure that any development on the site and elsewhere in White Plains contributes towards meeting the need for affordable AFFH as documented in the *Housing Needs Assessment*. Approving the proposed plan without including a provision for a minimum set-aside of 10% for affordable AFFH units would run contrary to County affordable housing policies. We are especially wary of the City's fee-in-lieu

policy, which could direct affordable housing away from this centrally located development. Also, the fee-in-lieu amounts may be insufficient to provide the number of affordable units that would have been required under a 10% set-aside. The City should ensure that affordable housing units are included in this prime downtown location in order to offer opportunities for all potential residents.

While we appreciate that the Draft Scope includes a section to discuss the economic impacts of the proposed development on the commercial sectors of White Plains, we recommend that the DEIS also includes a discussion of potential impacts to housing costs within the City. Coupled with the lack of affordable housing in the region, the vast majority of new housing developments in the City are marketed as “luxury”. We believe that an analysis of the effects of a drastic influx of high-end housing is warranted.

3. County sewer impacts.

Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require development applicants to identify mitigation measures that will offset the projected increase in sewer flows to County operated wastewater facilities. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate housing units and at a ratio of one for one for affordable affirmatively furthering fair housing (AFFH) units.

We recommend this mitigation policy be discussed in *Chapter 9 – Infrastructure and Utilities* with specific details on how the implementation of I&I mitigation is to be accomplished in response to the development. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects be identified? Who will conduct the work and in what timeframe?

4. Stormwater Management.

We recommend that *Chapter 10 – Stormwater Management* include a discussion regarding the use of aboveground stormwater management solutions that treat runoff on-site wherever possible, such as utilizing pervious paving, green roofing, or the use of vegetative rain gardens. While underground stormwater management systems can be effective, that effectiveness can diminish over time if the system is not properly cleaned and maintained.

5. Bee-Line Bus.

As the County’s ongoing *Mobility & Transit Plan*, which seeks to redesign the Bee-Line bus system, has proposed to advocate for increased service within White Plains to promote intra-city bus travel, we recommend that the City and applicant consider additional bus stop amenities as the plans are developed. We note that five bus stops are located on the street frontage of the site, including two on Court Street that currently service an especially large number of riders. Additional shelters, benches, signage, and other features should be included within the proposed plans. Consideration should also be included for the establishment of dedicated bus lanes along Main Street and Martine Avenue.

6. Pedestrian and bicycle infrastructure.

We note that *Chapter 7 – Traffic and Transportation* includes an analysis of existing pedestrian and non-motorized infrastructure within the area surrounding the site, but does not include a discussion of possible upgrades to these facilities in the impacts section of the chapter. We recommend that the applicant and the City work to increase pedestrian and bicycle infrastructure within and around the site, including separated bicycle lanes, wayfinding signage, street furniture, and bicycle racks.

7. Parking regulations.

We note that the existing City-owned parking garage is intended to be replaced in the new development. However, we did not note a discussion of the impacts of the loss of the garage spaces during construction, as well as the replacement of those spaces in the final plan. We recommend that *Chapter 12 – Traffic and Transportation* include reference to these impacts and possible mitigation measures required due to the temporary loss of the garage.

8. Universal design.

We encourage the City to consider the principles of Universal Design in this development, and to reference universal design standards within the DEIS. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of allowing household residents to age in place as well as to provide access for persons with mobility issues.

Please inform us of the City's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

March 19, 2024

Jaime Martinez, AICP, Planning Director
City of Yonkers Planning Bureau
87 Nepperhan Avenue, Suite 320
Yonkers, New York 10701

**County Planning Board Referral File YON 24-006 – Fillmore Street Apartments
182-192 Fillmore Street and 188-194 Yonkers Avenue
Site Plan Approval**

Dear Mr. Martinez:

The Westchester County Planning Board has received a site plan (revised February 27, 2024) and related materials for the redevelopment of a 1.36-acre site consisting of nineteen parcels located at 182-196 Fillmore Street (SBLs 1-405-1 to 8) and 178-194 Yonkers Avenue (SBLs 1-405-9 & 13-22). The site lies within the BA – General Business and Apartment Housing district, and contains six residential buildings that are to be demolished. A large portion of the site is vacant and sloped from Fillmore Street down to Yonkers Avenue. The site lies between a high-density affordable apartment building to the east, and smaller-scale residential buildings to the west and south. Across Yonkers Avenue to the north are smaller commercial and mixed-used buildings at the intersection with Ashburton Avenue.

The applicant is proposing to construct a thirteen-story residential apartment building containing 350 units (70 studios, 140 one-bedroom, 105 two-bedroom, and 35 three-bedroom), all of which are proposed to be affordable workforce housing. The proposed building would sit upon four basement levels, which would contain a 500-space parking garage. 39 of these spaces would be located on the roof of the garage, but would appear as a surface parking lot from Fillmore Street. Due to the site's topography, the lower basement floors would be visible on the north side of the building along Yonkers Avenue, and a significant amount of rock cutting would be necessary to construct the garage and building.

Vehicular access would be provided from two curb-cuts along Fillmore Street, which would lead into the parking lot and subsequently into the top floor of the garage. A secondary vehicular access would be provided from Yonkers Avenue, which would lead into the second floor of the garage. The main pedestrian entrance would be from the parking lot facing Fillmore Street. The site plans also show a doorway accessing the garage from Yonkers Avenue, though it is not indicated if this is a formal entrance or an emergency exit.

We previously reviewed this application and responded in a letter dated January 30, 2023 (YON 23-003). Since then, the site has been extended to include seven additional lots, and the building has been reoriented and enlarged from the original twelve stories, 156 units, and 215 parking spaces. We have reviewed the updated site plans under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Consistency with County Planning Board policies.

The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995, call for directing new development to existing centers where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We agree that the proposed development would be appropriate as it would add new, higher density residential development near multiple bus lines and commercial services, and would be adjacent to other high-density buildings.

2. Affirmatively Furthering Fair Housing (AFFH).

We appreciate that the development would provide much needed affordable housing in the County. However, we are concerned that this fully-affordable building will be located next door to the existing Parkledge fully-affordable housing building at 220 Yonkers Avenue. We note that a principle of the County's AFFH Model Ordinance Provisions is to ensure a mix of income levels within all neighborhoods in order to avoid the negative outcomes that clustering lower-income residents often yields, such as disinvestment, lack of access and opportunity, and segregation. We urge the City to consider the County's Model Ordinance Provisions for guidance in providing affordable housing, and to indicate if the proposed building would follow affirmatively furthering fair housing guidelines.

Additionally, the updated application does not indicate the proposed AMI range to which the units would be available. Instead, the narrative states that the development will offer workforce housing rents, affordable to the "average workforce tenant." The applicant should specify the affordability range for the units, noting that the original application stated between 50% and 60% AMI.

We also note that six residential buildings currently exist on the site, with the status of any residents not indicated in the submission. Displacement assistance policies such as moving cost subsidies and real estate assistance provided by the developer should be considered by the City, should need be established by any existing residents of these buildings.

3. Parking and transportation demand management.

We note that existing zoning regulations require 500 parking spaces for the proposed 350 units. While most of these spaces would be located within the garage, we criticize that 39 spaces, while technically on the rooftop of the garage, would be located at street level and essentially function as a front yard surface parking lot. We recommend that the City and applicant work to establish a means to reduce the parking requirement so that this parking lot could be utilized in another manner, such as providing green roofing to reduce the impact of impervious surfaces on the site, or outdoor amenity areas for the residents.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including excessive parking on the site. We recommend that the City and applicant review these *Toolkits* to determine whether the amount of proposed parking on the site is truly needed.

4. Pedestrian access.

We note that the current plan proposes the main entrance to be located behind the parking lot on the Fillmore Street site of the building. We also note the lack of a pedestrian connection between this front door and the street. Should our above comment regarding the surface parking lot be regarded, pathways could be installed within this front yard area. However, if the parking lot would remain, we recommend that the applicant relocate the front entrance closer to the street, in order to provide better access and establish frontage along Fillmore Street.

Additionally, we recommend the applicant to establish a full pedestrian entrance to the building along the Yonkers Avenue frontage. Such an entrance would provide direct access for residents to the businesses along Yonkers Avenue, as well as serve as a visual break from the monolithic massing that would front the street.

5. Bicycle access.

Yonkers Avenue in front of the site is the official route for the Old Croton Aqueduct Trailway. In addition, as the site is also near the South County Trailway and Tibbitts Brook Park, it is likely that future residents of this building will want to ride bicycles to these facilities. We recommend the site plans be revised to include a bicycle storage room within garage, with access to Yonkers Avenue. We also suggest that electrical outlets to charge e-bicycles be included within the storage room. As the popularity of e-bicycles increases, there is a fire risk associated with their batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building.

As a broader matter, the City should consider working with NYS DOT to improve bicycle mobility along the Yonkers Avenue corridor. Currently, there is no designated route for cyclists to access downtown Yonkers from the South County Trailway. However, it may be feasible to dedicate a portion of the road space on Yonkers Avenue to cyclists, as has been done on similar arterial roadways in cities elsewhere in New York State.

6. NYS DOT review.

Yonkers Avenue (NYS Route 983C) is a State highway. The City should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to Yonkers Avenue.

7. Recycling provisions.

The City should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

8. Sewage flows.

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at the Yonkers Joint Water

Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments require the applicant to identify mitigation measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable AFFH units.

The County Planning Board further recommends that the City implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the City to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

9. Green building technology.

We appreciate the inclusion of electric vehicle charging stations within the proposed garage. We encourage the applicant to include as much additional green, or sustainable building technology as possible within the proposed development. We note that no indication has been provided towards the utilization of the rooftop. We recommend that the applicant consider incorporating a solar array or a green roof in order to provide further environmental remediation within the site.


10. Universal Design.

We note that if County funding is awarded to this development, the site must meet the County's Universal Design Standards. These standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place as well as to provide access for persons with mobility issues.

Please inform us of the City's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Anne Darelius, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8

BPR03 – Woodfield Cottage Infrastructure – Capital Budget Amendment (CBA)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	4,000							4,000
Less non- County Shares								
Net	4,000							4,000

PROJECT DESCRIPTION:

This project provides funding for design, construction management, and construction for improvements to the Woodfield Cottage juvenile detention facility at the Grasslands Campus, Mt. Pleasant.

APPROPRIATION/FUNDING REQUESTS:

Under Review: Design and Construction (note: will be moved to 2024 upon approval of CBA)

JUSTIFICATION:

The building is approximately 75 years old and has the original roof and heating/cooling equipment/units. The heating and cooling systems as well as the roof are failing. The roof failure has resulted in additional building damage and hazards. The issues with the building pose potential health and safety issues as the building is occupied 24/7 by youth remanded to juvenile detention.

CONSISTENCY WITH PROGRAMS OR PLANS: Improving energy savings and enhancing and maintaining the County's building and infrastructure to improve employee and public health and safety are consistent with ***Westchester 2025***.

Planning Board Analysis:

PL2: The Planning Board supports the proposed improvements. The Planning Board recognizes that the Woodfield Cottage provides a safe and structured environment for youth awaiting trial or placement. Improving the physical conditions is important to the health and safety of residents as well as staff at Woodfield Cottage.

RESOLUTION 24-__

WESTCHESTER COUNTY PLANNING BOARD

Amendment of Planning Board Report on 2024 Capital Project Requests BPR03 Woodfield Cottage Infrastructure

WHEREAS, Woodfield Cottage is a juvenile detention facility located at 20 Hammond House Road, on the Grasslands Campus in the Town of Mt. Pleasant. It serves Westchester County and provides a safe and structured environment for youth awaiting trial or placement, and

WHEREAS, the County Executive will submit legislation to the County Board of Legislators which would authorize amending the 2024 Capital Budget to include **Woodfield Cottage Infrastructure** to include funding in the amount of \$4,000,000 for design and construction, and construction management, and

WHEREAS, the Woodfield Cottage is approximately 75 years old and has the original roof. The heating/cooling equipment/units are at the end of their useful life. The heating and cooling systems as well as the roof are failing. The roof failure has resulted in additional building damage and hazards. The issues with the building pose potential health and safety issues as the building is occupied 24/7 by youth remanded to juvenile detention., and

WHEREAS, this project is classified as a “PL2” - “approved in concept, subject to review when more detailed studies or plans are prepared,” and

WHEREAS, the project is generally consistent with *Westchester 2025 – Policies to Guide County Planning*, as adopted by the Planning Board on May 6, 2008 and amended on January 5, 2010 by maintaining county facilities; now therefore, be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the attached report on Capital Project **Woodfield Cottage Infrastructure**, located at the 20 Hammond House Road, on the Grasslands Campus in the Town of Mt. Pleasant in the amount of \$4,000,000.

Adopted this 7th day of May, 2024

Richard Hyman, Chair

BPL26 Flood Mitigation, Upper Minkel Dam Decommissioning, Town of New Castle

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated							
	Ultimate	Appro-						Under
	Total Cost	priated	2024	2025	2026	2027	2028	Review
Gross	116,500	76,500	27,250	5,000	5,000	5,000	5,000	20,000
Less non-County Shares								
Net	116,500	76,500	27,250	5,000	5,000	5,000	5,000	20,000

PROJECT DESCRIPTION

This project is intended to provide a share of the cost of funding flood mitigation projects that are proposed by local municipalities and approved by the County. This is a general fund, specific projects are subject to a Capital Budget Amendment.

The program enables Westchester County to partner with municipalities and other government agencies to provide funding for flood control or flood damage reduction projects. Through partnerships with municipalities and other government entities such as the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation, the County will work to reduce flooding problems and impacts on people and property throughout the county.

Flood mitigation studies and projects will be conducted addressing flood problems in the following area:

\$850,000 – Upper Minkel Dam Decommissioning, Town of New Castle. The project will consist of the decommissioning of the Upper Minkel Dam which includes a partial removal of the dam structure so that no water would be retained behind the structure and eliminate the threat of dam failure. The drained impoundment area would be restored through regrading and replanting of the area.

APPROPRIATION HISTORY

- 2009: \$5,400,000 for the County contribution to flood mitigation projects in the Town of Mamaroneck (Gardens Lake), City of Rye/Village of Rye Brook (Blind Brook at Bowman Ave.), Village of Scarsdale (George Field Park, Cooper Green, Brewster Road and Butler Field) and the Village of Tarrytown (Loh Park neighborhood) and for the County contribution to the U.S Army Corps of Engineers' General Reevaluation Report (GRR) for the "Mamaroneck and Sheldrake Rivers Basin Flood Damage Reduction Study."
- 2018: \$70,000 for design of a flood mitigation plan for the Avon Circle area in the Village of Rye Brook.
- 2019: \$300,000 for a flood mitigation study along the Hutchinson River in Scarsdale, Eastchester and New Rochelle.
\$1,000,000 for the replacement of the Hillside Avenue Bridge in the Village of Mamaroneck.
- 2021: 4,195,000 for five flood mitigation projects: 1) Grassy Sprain Reservoir Dam Outfall Improvements, City of Yonkers; 2) Decommissioning of the Upper Minkel Dam in the Town of New Castle; 3) replacement of Waverly Avenue Bridge, Town of Mamaroneck; 4) Paxton Avenue Flood Study, Village of Bronxville; 5) Peekskill-Hollow Brook Dam Rehabilitation, City of Peekskill
- 2022: \$11m for continuation of project for flood mitigation in Mamaroneck Village along the Mamaroneck and Sheldrake Rivers;
\$130k Pietro Place & Virginia Avenue, Dobbs Ferry
\$220k Pocantico River Study, Briarcliff Manor (withdrawn)
\$2.2m Waverly Avenue Bridge, Mamaroneck Town
- 2023: \$17.5m, \$17m for Village of Mamaroneck from the Sheldrake and Mamaroneck Rivers. BOL add of \$300,000 for Town of Mamaroneck Drainage Study, \$200,000 for Yonkers Scotti Field flood projects.

2024: \$27,250,000¹

- 1) \$16,000,000 for Pelham Flood Mitigation
- 2) \$6,000,000 Pelham Manor Flood Mitigation
- 3) \$200,000 Bronxville Stormwater Conveyance
- 4) \$250,000 City of Rye Stormwater System Improvements for Flood Mitigation
- 5) \$4,000,000 - County Share of ACE Project in Village of Mamaroneck
- 6) \$150,000 Flood Mitigation Study - Village of Mamaroneck Jefferson Avenue Parking Lot
- 7) \$150,000 Village of Mamaroneck Detention Retention Enhancement Study
- 8) \$500,000 Ardsley Road and Edgemont Road Drainage Study in Edgemont, Greenburgh

JUSTIFICATION:

Westchester communities have been subject to flooding for decades. As development occurred, floodplains were filled and opportunities for flood storage were lost. Additional stormwater runoff was being generated from the newly created impervious surfaces. There has been an increase in the intensity of storms, resulting in greater volumes of water in a shorter period of time. With more water and fewer places for it to go, we experience flooding. Westchester County is committed to working with municipalities to address this serious problem.

CONSISTENCY WITH PROGRAMS OR PLANS:

The project is consistent with the policies of **Westchester 2025**, the County's long-range land use policies, in that it will help "preserve and protect the county's natural resources and environment, both physical and biotic" and will help "safeguard Westchester from natural and manmade disasters."

PLANNING BOARD ANALYSIS

PL2: The Planning Board supports the County's participation in the above local flood mitigation projects for the following reasons:

- **Municipal flood mitigation projects are expected to lessen the severity of flooding and/or reduce flood-related impacts on public and private properties.**
- **Municipal flood mitigation projects are expected to better protect the public's safety during flooding events.**
- **Several municipal flood mitigation projects are expected to provide secondary benefits, such as controlling polluted stormwater runoff and, therefore, improving water quality in the Long Island Sound and Hudson River watersheds.**

¹ These Board of Legislators late additions to the Capital Plan 2024-2028 has not yet been reviewed by the County Planning Board.

RESOLUTION 24-__

WESTCHESTER COUNTY PLANNING BOARD

Amendment of Planning Board Report on 2024 Capital Project Requests

BPL26 Flood Mitigation

Upper Minkel Dam Removal

WHEREAS, the County of Westchester has established **Capital Project BPL26 Flood Mitigation**, a general fund, to provide a share of the cost of funding flood mitigation projects that are proposed by local municipalities and approved by the County; and

WHEREAS, the decommissioning and removal of the Upper Minkel Dam in the Town of New Castle will reduce flood risk for downstream properties, including areas downstream described as Flood Problem Area NWC-1 in the stormwater reconnaissance plan for the Saw Mill and Pocantico Rivers Drainage Basin; and

WHEREAS, the project has been reviewed and approved by the County Stormwater Advisory Board and will be subject to further detailed review by County staff; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend the Capital Project BPL26, Flood Mitigation, to add the project to Capital Project BPL26 and authorize bonding to fund up to 50% of the project; and

WHEREAS, the project is consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025 - Policies to Guide County Planning*, in that it will help preserve and protect the County's natural resources and environment, both physical and biotic and will help mitigate the impacts of flooding; now therefore, be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the Capital Project BPL26 Flood Mitigation for the construction of the decommissioning and removal of the Upper Minkel Dam in the Town of New Castle.

Adopted this 7th day of May 2024

Richard Hyman, Chair

Additions to the 2024 Capital Project Requests

May 7, 2024

Draft Report of the Westchester County Planning Board

WESTCHESTER COUNTY PLANNING BOARD

Richard Hyman, Village of Port Chester, Chair
James Arndt, City of White Plains
Robert Baron, Village of Dobbs Ferry
Daniel Finger, Village of Scarsdale
Ximena Francella, City of New Rochelle
Holly Hasbrouck, Town of North Castle
Deborah Post, City of Peekskill
Bernie Thombs, Town of Mount Pleasant
Renee Toback, City of Yonkers

Ex-Officio Members

Hugh Greechan, P.E., Commissioner of Public Works & Transportation
Vincent Kopicki, P.E., Commissioner of Environmental Facilities
Kathleen O'Connor, Commissioner of Parks, Recreation & Conservation

Blanca Lopez, Commissioner
David Kvinge, Assistant Commissioner
Susan Darling, Chief Planner

Report Prepared by
Michael Lipkin, Associate Planner

RATING CODE FOR CAPITAL PROJECT REVIEW

Each Capital Project proposal reviewed by the Planning Board is rated by a code designation. The code indicates the Board's concern regarding further review of design plans based on the physical planning aspects of the project.

Project ratings are as follows:

PL1 A project without physical planning aspects of concern to the Planning Board. Projects rated "1" are those having little or no impact on the physical surroundings of site or structure as indicated by the Planning Board review. Examples of such projects are re-paving, pulling utility or communications wires through existing conduit, or replacement of bridge decking.

PL2 Approved in concept, subject to review when more detailed studies or plans are prepared. A "2" rating is given to those projects having physical planning aspects requiring design review, including, if applicable, review of the site plan, building plan and specifications, coordination with other projects, (Capital or not) and other County development concerns such as "Westchester 2025" policies, environmental impact, or local planning objectives.

PL3 Hold; approval at this time would be premature. The "3" rating is given to those projects presented with inadequate documentation of need, scope, programming, location, impact or cost/benefit analysis.

PL2-HP Historic Preservation Implications. This designation following one of the above ratings indicates that the project has historic preservation implications and will be reviewed by the Planning Department staff, the Westchester County Historic Preservation Advisory Committee (HPAC) and the New York State Historic Preservation Office as needed.

BLA1A Parkland and Historical Preservation Program

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	31,727	23,300	3,427					5,000
Non-County Share								
County Share	31,727	23,300	3,427					5,000

Project Description

This project continues Capital Project BLA01 Parkland Acquisition/Westchester Legacy Program. The Legacy Program is designed to aggressively pursue land acquisition for three major objectives. One major objective is to purchase parkland for active recreation and non-car transportation, such as baseball and soccer fields, trailways and bike paths. A key component of the ball field initiative is to partner with municipalities on the acquisition and/or development of ball fields to maximize available funding. The development of RiverWalk, the proposed promenade along the Hudson River, is a key component of the Legacy Program. A second major objective is to preserve green space, protect our County's natural habitats and protect rivers, streams, and lakes. The third objective is to preserve land for historic preservation and protection of our cultural heritage.

Appropriation Requests

2020: \$1,000,000 for Parkland and Historic Preservation.

2021: \$17,000,000 for Parkland and Historic Preservation.

2022: \$700,000 moved for Memorial Field in Mt. Vernon.

2023: \$6,000,000 for Parkland and Historic Preservation.

2024: \$1,500,000 for Improvements to RiverWalk in Tarrytown.

BOL add of \$2,000,000 for Silliman Park in Ardsley; BOL add of \$427,000 for Rye Town Interior Bathhouse

Under Review: \$5,000,000.

Justification

Under the predecessor project BLA01, funding at varying amounts was provided to meet the project's goals. These amounts, when leveraged with funding from the state and local governments or private sources, may enable the County to preserve open space to take advantage of opportunities to purchase or otherwise protect critical resources.

Consistency with Programs or Plans

The project is consistent with the policies of “**Westchester 2025**”, the County’s long-range land use policies, and the 1999 Open Space Policies in that it supports open space preservation, provides opportunities for active and passive recreation, promotes open space linkages, preserves environmentally significant properties and helps preserve properties considered to be of historic value.

Planning Board Analysis

PL2: The Planning Board strongly supports the continuation of this program to acquire land for open space preservation and for needed active recreation for Westchester residents. The Planning Board notes that it is important that the Planning Board supports the development of a new Open Space Plan to assist in evaluating potential land acquisitions and development of existing County open space. The Planning Department staff will need to review potential sites for acquisition to assure that each site will fit within the County's overall land preservation needs will help define and shape surrounding land use and that each acquisition will maximize the use of County funds. The Planning Board advises that new parkland should be acquired only if sufficient funding is available for the proper maintenance of existing County parkland and/or if the responsibility for the operation and maintenance of such parkland is taken on by a municipality or other non-County entity. The Planning Board also cautions against any acquisition of open space that contains existing structures unless there are pre-determined uses for them and that a proper maintenance protocol factoring in cost for upkeep is created, because these costs can be excessive.

The Planning Board requires that these two Board of Legislators additions for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.

BPL26 Flood Mitigation

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	116,500	49,250	27,250	5,000	5,000	5,000		20,000
Non-County Share								
County Share	116,500	49,250	27,250	5,000	5,000	5,000		20,000

Project Description

This project provides funding for County and local municipal flood mitigation projects that are recommended by the County Stormwater Advisory Board and identified in watershed-based flood action plans and the County-wide hazard mitigation plan and proposed by local municipalities. Grants and other funding sources will be sought to the greatest extent practical.

Appropriation Requests

2009: \$5,400,000 for Flood Mitigation of County facilities.

2012: \$5,000,000 for Flood mitigation.

2013: \$5,000,000 for Flood mitigation.

2015: \$150,000 for Flood mitigation.

2016: \$5,000,000 for Flood mitigation.

2021: \$200,000 for Flood mitigation.

2022: \$11,000,000 for Flood mitigation.

2023: \$17,500,000 for Flood mitigation

1. \$17,000,000 for Village of Mamaroneck from the Sheldrake and Mamaroneck Rivers .
2. BOL add of \$300,000 for Town of Mamaroneck Drainage Study,
3. \$200,000 for Yonkers Scotti Field flood projects, and

2024 BOL adds (\$27,250,000 total)

1. Pelham Flood Mitigation, \$16,000,000
2. Pelham Manor Flood Mitigation, \$6,000,000
3. Bronxville Stormwater Conveyance system, \$ 200,000
4. City of Rye Stormwater System Improvements for Flood Mitigation, \$250,000
5. County Share of ACE Project in Village of Mamaroneck, \$4,000,000
6. Flood Mitigation Study - Village of Mamaroneck Jefferson Avenue Parking Lot, \$150,000
7. Village of Mamaroneck Detention Retention Enhancement Study, \$150,000
8. Ardsley Road and Edgemont Road Drainage Study in Edgemont, \$500,000

2025: \$5,000,000 for Flood mitigation.

2026: \$5,000,000 for Flood mitigation.

2027: \$5,000,000 for Flood mitigation.

Under Review: \$20,000,000, for Flood mitigation.

Justification

The program enables Westchester County to construct projects and partner with municipalities and other government agencies to provide funding for flood mitigation or flood damage reduction projects.

Through partnerships with our municipalities and other government entities such as the US Army Corps of Engineers and NYS Department of Environmental Conservation, the County will work to reduce flooding problems and impacts on people and property throughout Westchester County.

Consistency with Programs or Plans

This project is consistent with the policies of “**Westchester 2025**”, the County’s long-range land use policies. As per Westchester County policy, stormwater management must be addressed with every capital project where feasible.

Planning Board Analysis

PL2 The Planning Board supports the proposed improvements. Planning Department staff will monitor the progress of design to address physical and environmental planning concerns including the stormwater management. Standards contained in the “Management Design Manual and the NYS Standards and Specifications for Erosion and Sediment Control” should be maintained.

The Planning Board requires that these eight (8) BPL26 requests by the Board of Legislators for the 2024 Capital Program:

1) submit a BPL26 application to the Planning Department.

2) projects require approval by the Westchester County Stormwater Advisory Board prior to the Planning Board reviewing the details of the projects.

BES28 Yonkers Police and Fire Joint Training Facility

FIVE YEAR CAPITAL PROGRAM (in thousands)								
	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	200		200					
Non-County Share								
County Share	200		200					

Project Description

The project would fund a portion of the cost of acquiring and constructing the modular, customizable, prefabricated training structures, and would match state funds, City of Yonkers funds and private donations.

Appropriation Requests

2024: \$200,000 for roof replacements.

Justification

The Joint Training Facility would be open to all municipalities. The facility would hold a "City Scape" Building that would provide a realistic training environment for Police Officers in crowd control/protests, active shooter incidents, rescue task force, traffic stops and de-escalation. The facility would also include a Fire Training Structure as well as a classroom that would accommodate 30 people. The classroom could also be used for incident command.

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, in that it is a capital improvement for physical facilities that enables the County to deliver services in safe, economic and humane manner.

Planning Board Analysis

PL3 Hold; approval at this time would be premature. The “PL3” rating is given to those projects presented with inadequate documentation of need, scope, programming, location, impact or cost/benefit analysis.

BPL45 S.I.C Film School – Studio and Education Space

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	200		200					
Non-County Share								
County Share	200		200					

Project Description

This project will the S.I.C Film School seeks to bring Technological Education Services to at risk youth in Westchester County. The program includes media training, film theory, camera and lighting story development and screen writing. With a program focused on providing services to youth who are affected by gun violence, the educational programs will offer the students a viable alternative to their circumstances, with the overall goal of keeping our youth off the streets and out of harm's way.

Appropriation Requests

2024: \$200,000 for construction of educational facility

Justification

To improve the educational opportunities of Westchester youth.

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies that support capital improvements for physical facilities that enable the County and municipalities to deliver social services, public safety services and emergency services in an efficient, economic and humane manner.

Planning Board Analysis

PL3 Hold; approval at this time would be premature. The “PL3” rating is given to those projects presented with inadequate documentation of need, scope, programming, location, impact or cost/benefit analysis.

BPS40 Mount Vernon ShotSpotter Technology

FIVE YEAR CAPITAL PROGRAM (in thousands)								
	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	3,000		3,000					
Non-County Share								
County Share	3,000		3,000					

Project Description

This project will fund ShotSpotter, a gunshot detection technology that uses sophisticated acoustic sensors to detect, locate and alert law enforcement agencies about illegal gunfire incidents in real-time. The digital alerts include a precise location on a map (latitude/longitude) with corresponding data such as the address, number of rounds fired, type of gunfire, etc. delivered to any browser enabled smartphone or mobile laptop device as well as police vehicle MDC or desktop. This information is key to better protecting officers by providing them with increased tactical awareness. It also enables law enforcement agencies to better connect with their communities and bolsters their mission to protect & serve.

Appropriation Requests

2024: \$3,000,000 for purchase of equipment

Justification

The purchase and installation of the ShotSpotter gunshot detection technology throughout the City of Mount Vernon will help to prevent crime and improve investigations.

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, to deliver social services, public safety services and emergency services in an efficient, economic and humane manner

Planning Board Analysis

PL2: The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.

RB246 Warburton Avenue Crosswalks in Hastings-on-Hudson

FIVE YEAR CAPITAL PROGRAM (in thousands)								Under Review
	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	
Gross	100		100					
Non-County Share								
County Share	100		100					

Project Description

This project provides funding for the installation of two (2) crosswalks across Warburton Avenue, CR 75I, in the Village of Hastings-on-Hudson. One crosswalk would be located at Warburton Avenue and Division Street and the other located at Warburton Avenue and Pinecrest Drive.

Appropriation Requests

2024: \$100,000 BOL for installation of crosswalks

Justification

The stretch of Warburton Avenue between Washington Avenue and Yonkers has no crosswalks and residents are unable to safely cross the street. The west side of Warburton has a recently restored sidewalk used by many locals for exercise, to get to the downtown and to go to school, and it is also used by commuters who walk to the train station. The west side of Warburton also has a village park close to Pinecrest Drive. On the east side of Warburton there is a pocket park, near to affordable housing. This area is also close to a trail that leads to Quarry Park. The east side of the street is also used by many community members. There have been multiple accidents on the road as residents attempt to cross the street

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, in that it is a capital improvement for traffic management, transit improvements and systematic maintenance on travel routes to reduce congestion, ease movement, increase mobility options and ensure public safety.

Planning Board Analysis

PL2: The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.

RB247 Safety Studies Ardsley Road and Edgemont Road

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	1,000		1,000					
Non-County Share								
County Share	1,000		1,000					

Project Description

This project provides funding for a professional study/studies to evaluate the safety of the existing crosswalks at Edgemont Road and Lynwood Road; the viability and safety of adding new crosswalks at the Ardsley Road/Old Army intersection in the neighborhood of Greenville/Edgemont; the safety of Ardsley Road/Seely Place crossing; and the viability and safety of adding a new crosswalk at Ardsley Road/Greenville Church in the neighborhood of Greenville/Edgemont.

Appropriation Requests

2024: \$1,000,000 BOL add for Study

Justification

This project provides funding for a professional study/studies to evaluate the safety of the existing crosswalks.

Consistency with Programs or Plans

The project is generally consistent with the policies of “**Westchester 2025**”, the County Planning Board’s long-range land use policies, in that it is a traffic management, transit improvements and systematic maintenance on travel routes to reduce congestion, ease movement, increase mobility options and ensure public safety.

Planning Board Analysis

PL2: *The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.*

RCP14 Croton Point Park Cricket Field Lighting

FIVE YEAR CAPITAL PROGRAM (in thousands)								
	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	300		300					
Non-County Share								
County Share	300		300					

Project Description

This project will fund the fund BOL add CWG change request of 12/20/23 for Croton Point Park Cricket Field Lighting for \$300,000 (BOL add).

Appropriation Requests

2024: \$300,000 BOL add for lighting

Justification

The extreme shortage of cricket playing fields in the region is making it difficult for the sport to grow as a recreation offering and meet current and future demand. This project will construct a proper cricket field in Croton Point Park which has sufficient space and a flat grade for a regulation field. BOL add 12/20/23, Additional lighting features for the Cricket Field at Croton Point Park in order to allow evening/night play.

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, in that it is a capital improvement to keep physical equipment and facilities in good condition and extend their useful life.

Planning Board Analysis

PL2: The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.

RML01 Mountain Lakes Park Infrastructure Project

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	15,115	10,115	5,000					
Non-County Share								
County Share	15,115	10,115	5,000					

Project Description

This project will provide funding for implementing Mountain Lakes Park master plan. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic areas, and overnight camping sites. In 2023 the Board of Legislators has added an additional \$800,000 in for construction, construction management and inspection for repair of the dining hall roof at Camp Hemlock in Mountain Lakes Park.

Appropriation Requests

- 2002: \$100,000 Design/construction management of potable water system.
- 2003: \$615,000 Primary electric cable replacement and Camp Hemlock pool rehabilitation.
- 2012: \$400,000 Design of new electric, water and sanitary service. Awaiting Bond Authorization
- 2015: \$2,800,000 Construction of electrical work to support park infrastructure.
- 2017: \$2,000,000 for Design and construction and Construction Management
- 2018: \$300,000 or Design, Construction and Construction Management (BOL add)
- 2020: \$300,000 or Design, Construction and Construction Management (BOL add)
- 2023: \$800,000 for dining hall roof at Camp Hemlock at Mountain Lakes Park (BOL add)
- 2024: **\$5,000,000 BOL add for implementing the park master plan. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic and overnight camping areas**

Justification

The location of the Park, and existing range of activities will provide a rewarding and successful experience for this type of facility. The lake will provide swimming, boating, and fishing. The woodlands contain wetlands, rock outcroppings, overlooks, and an extensive trail system for hiking and nature study to introduce county residents to the natural environment. The park is also the location for Camp Morty, a sleep away camp for under-privileged children.

Consistency with Programs or Plans

Support of capital improvements for physical facilities that enhance the quality of Westchester's parks, beaches and recreation facilities is consistent with "Westchester 2025", the County's long-range land use policies.

As per Westchester County policy, stormwater management must be addressed with every capital project. Designs should comply with the latest version of the *NYS Stormwater Management Design Manual* and the *NYS Standards and Specifications for Erosion and Sediment Control*.

Planning Board Analysis

PL2: *The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.*

RP055 Exterior Rehabilitation Children's Museum Building

FIVE YEAR CAPITAL PROGRAM (in thousands)								
	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	1,000		1,000					
Non-County Share								
County Share	1,000		1,000					

Project Description

This project will fund capital improvements to the Westchester Children’s Museum building at Rye Playland, including the roof and other components of the building envelope. This is a County owned facility.

Appropriation Requests

2024: \$1,000,000 BOL add for roof replacements.

Justification

To maintain the building integrity by providing rehabilitation to roof system.

Consistency with Programs or Plans

The project is generally consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, in that it is a capital improvement to keep physical equipment and facilities in good condition and extend their useful life.

Planning Board Analysis

PL2HP: The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.

RWPR5 Ward Pound Ridge Reservation New Fire Tower

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	900	400	500					
Non-County Share	100	100						
County Share	800	300	500					

Project Description

This project will construct a new fire tower at Ward Pound Ridge Reservation. This is a County owned facility.

Appropriation Requests

2020: \$100,000 BOL add

2021: \$300,000 for Construction and Construction Management

2024: \$500,000 BOL for engineering and design

Justification

This project will replace the fire tower at the former site on top of the highest point in the park. The site is accessed via the blue trail from the Kimberly Bridge picnic area and will be a destination point with views across the entire reservation.

Consistency with Programs or Plans

The project is generally consistent with the policies of “**Westchester 2025**”, the County Planning Board’s long-range land use policies, in that it is a capital improvement to keep physical equipment and facilities in good condition and extend their useful life.

Planning Board Analysis

PL2: *The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.*

SPK27 Annsville Addition to Peekskill Sewer District
FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	7,000	2,000	5,000					
Non-County Share								
County Share	7,000	2,000	5,000					

Project Description

This project will fund the extension of the Peekskill Sanitary Sewer District collection system. The proposed project will provide a new section of trunk sewer pipe from the Annville Circle in the Town of Cortlandt, north up Route 9, then west on Albany Post Road to connect to the existing collection system. 2024 BOL add for additional areas -Include parcels from Kayak Center/Table 9 around "the loop" to include the portions of Rt. 9, Roa Hook Rd and Albany Post Rd south from the Rt 9/Albany Post Rd split, south and west to Camp Smith, and south to the Peekskill/Cortlandt border.

Appropriation Requests

2022: \$2,000,000 BOL addition for Construction and Construction Management
2024: \$5,000,000 BOL addition for engineering and design

Justification

The Town of Cortlandt is interested in developing their Annsville neighborhood. There is currently a lack of sanitary sewers in the area which limits the Town's ability to expand and develop the area.

Consistency with Programs or Plans

The project is consistent with the policies of “Westchester 2025”, the County Planning Board’s long-range land use policies, in that it will maintain safe and environmentally sound systems and policies for waste removal, collection and treatment.

Planning Board Analysis

PL2: *The Planning Board requires that this Board of Legislators addition for the 2024 Capital Program come back to the Planning Board for detailed site plan review when the project is ready to have bonding requested.*

RESOLUTION 24-__

WESTCHESTER COUNTY PLANNING BOARD

Westchester County Planning Board Resolution Adopting an Amendment to the Planning Board Report of the 2024 Proposed Capital Projects – Board of Legislator Additions

WHEREAS, the Westchester Board of Legislators approved the following additional capital projects in the 2024 Capital Budget, and

Project Title	Requested Amount	Planning Code
BPL26 Pelham Flood Mitigation	\$ 16,000,000	PL2
BPL26 Pelham Manor Flood Mitigation	\$ 6,000,000	PL2
BPL26 Bronxville Stormwater Conveyance System	\$ 200,000	PL2
BPL26 City of Rye Stormwater System Improvements for Flood Mitigation	\$ 250,000	PL2
BPL26 County Share of ACE Project in Village of Mamaroneck Flood Mitigation Study, Village of Mamaroneck Jefferson Avenue	\$ 4,000,000	PL2
BPL26 Parking Lot	\$ 150,000	PL2
BPL26 Village of Mamaroneck Detention Retention Enhancement Study Ardsley Road and Edgemont Road Drainage Study in Edgemont,	\$ 150,000	PL2
BPL26 Greenburgh	\$ 500,000	PL2
BLA1A Stillman Park, Ardsley	\$ 2,000,000	PL2
BLA1A Rye Town Bathhouse	\$ 427,000	PL2HP
BPS40 Mount Vernon ShotSpotter Technology	\$ 3,000,000	PL2
RB246 Warburton Avenue Crosswalks in Hastings-on-Hudson	\$ 100,000	PL2
RB247 Safety Studies Ardsley Road and Edgemont Road	\$ 1,000,000	PL2
RCP14 Croton Point Park Cricket Field Lighting	\$ 300,000	PL2
RML01 Mountain Lakes Park Infrastructure Project	\$ 5,000,000	PL2
RP055 Exterior Rehabilitation Children's Museum Building	\$ 1,000,000	PL2HP
RWPR5 Ward Pound Ridge Reservation New Fire Tower	\$ 500,000	PL2
SPK27 Annsville Addition to Peekskill Sewer District	\$ 5,000,000	PL2
BPL45 S.I.C. Film School - Studio and Educational Space	\$ 200,000	PL3
BES28 Yonkers Police and Fire Joint Training Facility	\$ 200,000	PL3

WHEREAS, pursuant to Section 167.31 of the County Charter, the Planning Board must submit its recommendations with regard to the physical planning aspects of the proposed 2024 Capital Projects to the County Executive, Budget Director and Capital Projects Committee, and

WHEREAS, the Planning Board has reviewed the Planning Department staff report prepared for the proposed 2024 Capital Projects, and

WHEREAS, the recommendations, comments and changes suggested by the Planning Board have been incorporated into the Planning Board Report, and

WHEREAS, 16 projects have been classified as PL2, projects approved in concept subject to review when detailed plans are available; 2 projects have been classified as PL2HP, similar to PL2, but will require

Historic Preservation Action Committee review; 2 projects have been classified as PL3, projects on hold – approval at this time would be premature, and

WHEREAS, the Planning Board finds that the proposed 2024 Capital Projects have been reviewed with respect to *Westchester 2025 Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*; and

WHEREAS, the Planning Board by its Resolution 23-08 on July 11, 2023, adopted the Planning Board Report of the 2024 Capital Projects dated July 11, 2023; and

WHEREAS, the Planning Board amends its Resolution 23-08 to include in its Planning Board Report of the 2024 Capital Projects the above-listed additional capital projects submitted by the County Board of Legislators; now therefore, be it

RESOLVED, that the County Planning Board, pursuant to Section 167.13 of the County Charter, amends its Planning Board Report adopted on July 11, 2023 to include the above listed projects.

Adopted this 7th day of May, 2024

Richard Hyman, Chair



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

A handwritten signature in dark ink, appearing to be "SD" or similar initials, written over a light blue rectangular background.

Date: April 3, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – BLA1A Parkland and Historical Preservation Program, Flint Park Improvement, Village of Larchmont (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to utilize funding for this non-site specific capital funding project. Capital project **BLA1A Parkland and Historical Preservation Program, Flint Park Improvements (2024 CBA)** will fund the design and construction of 1) new artificial turf; 2) fencing and bleachers; and 3) access paths and sport nets. The project will utilize funds appropriated for 2023.

This project was classified as a PL2, *“a project approved in concept, subject to review when more detailed studies or plans are prepared”* in the 2023 Planning Board Report on the Capital Project Requests adopted March 7, 2023.

There are no changes to the physical planning aspects or funding requested for this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner
Kyle Sitzman, Associate Landscape Architect



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

A handwritten signature in dark ink, appearing to be "SD", written over a faint, light blue circular stamp.

Date: April 3, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – SLI04 Mamaroneck WRRF Media and Aeration Equipment Replacement (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to modify the funding of the above project. Capital project **SLI04 Mamaroneck WRRF Media and Aeration Equipment Replacement (2024 CBA)** will fund the replacement of the Biological Nitrogen Removal (BNR) and Integrated Fixed-Film Activated Sludge (IFAS) media, process blowers, and mixers in the aeration tanks and related work at the Mamaroneck Wastewater Resource Recovery Facility.

The capital budget amendment is needed because the construction management and construction funding portion is short funds from the original estimate. Construction management is needed to overlook the project while it is under construction. The 2023 appropriation was \$21M. The additional request is for \$15M.

This project was classified as a PL2, *“a project approved in concept, subject to review when more detailed studies or plans are prepared”* in the 2023 Planning Board Report on the Capital Project Requests adopted July 5, 2022.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

A handwritten signature in blue ink, appearing to be "SD", written over a faint rectangular stamp.

Date: April 19, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – SY057 Replacement of Tarrytown Forcemain (Phase II) and Route 119 Gravity Sewer (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to modify the funding of the above project. Capital project **SY057 Replacement of Tarrytown Forcemain (Phase II) and Route 119 Gravity Sewer (2024 CBA)** will fund the replacement of a section of the Tarrytown force main that was not replaced in the previous project under Capital Project SY020. The scope of work involves replacement and/or rehabilitation of approximately 10,500 linear feet of 30” diameter force main and 1,300 linear feet of 30” gravity sewer.

The capital budget amendment is needed because the design, construction management and construction funding portion is short funds from the original estimate. Construction management is needed to overlook the project while it is under construction. In addition, the project will modify the scope to include design, construction, and construction management of an emergency bypass to a 1,500 linear foot section of the Tarrytown Force Main. The 2023 Capital Budget Amendment was \$5M. The additional request is for \$2M.

This project was classified as a PL2, *“a project approved in concept, subject to review when more detailed studies or plans are prepared”* in the Planning Board Report for the 2023 Capital Budget Amendment (CBA) adopted September 6, 2023.

There are no substantial changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner

THE GREEN HOUSE® PROJECT



CELEBRATING 20 YEARS
OF DRIVING INNOVATION

2 0 0 3 - 2 0 2 3

MORE THAN DESIGN

The Green House model is rooted in the core values of Real Home, Meaningful Life, and Empowered Staff.



It is a substantial departure from the traditional, institutional approach to eldercare. A small-home environment of up to 12 elders with an open floor plan, private rooms, and bathrooms is complemented by a self-managed work team trained and empowered to manage daily life in the homes. This unique approach offers elders autonomy, control, dignity, and purposeful living, while providing team members a meaningful place to work and grow.

CUSTOMIZED SUPPORT

Since 2003, The Green House Project has been the leader in person-directed living. Our customized project management and education support guides organizations from conceptual design to open homes with a sustainable culture.

THE GREEN HOUSE® MODEL

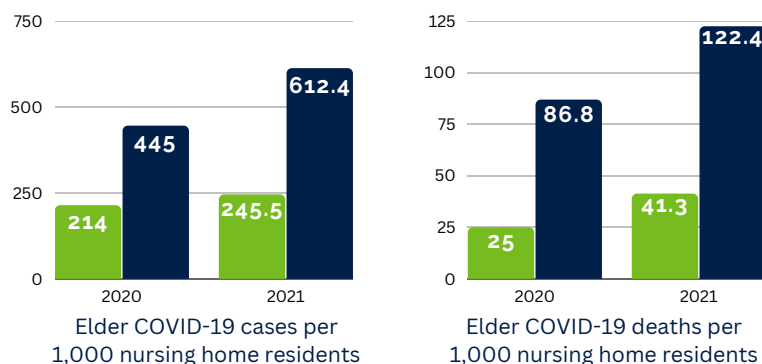
THE GREEN HOUSE® Project is a model for long-term care that returns control, dignity, and a sense of well-being to elders, their families, and direct care staff. In the Green House model, elders live in small, self-contained homes organized to deliver individualized care and foster both meaningful relationships and better jobs. Most Green House homes operate under nursing home licenses with Medicare and Medicaid reimbursements, though some are run as assisted living or other lower-acuity eldercare communities.

THE GREEN HOUSE DIFFERENCE

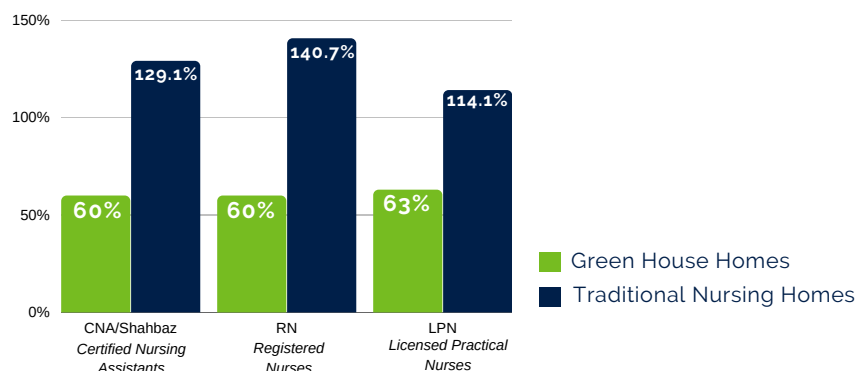


Green House COVID Data

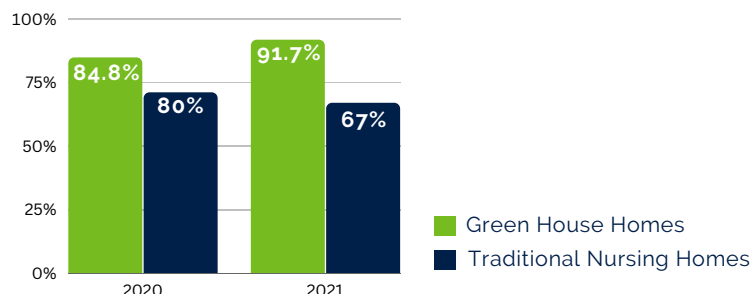
Green House Homes
Traditional Nursing Homes



Green House Staff Turnover Data



Green House Occupancy Data



✉ inquiries@thegreenhouseproject.org

🌐 www.thegreenhouseproject.org

Data on Green House homes is from 2020 and 2021 internal MERIT assessments; data on turnover at traditional nursing homes is from 2017-2018 ([Gandhi 2021](#)), the most recent years for which complete national data is available. Occupancy data for traditional nursing homes comes from the [Kaiser Family Foundation's national database](#).

OFFICE OF THE SUPERVISOR

Telephone
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ROBERT SCORRANO
SUPERVISOR



April 2, 2024

Via Mail and E-Mail: rtrombetta@ci.carmel.ny.us

Town of Carmel Planning Board Members
60 McAlpin Avenue
Mahopac, NY 10541

Re: Proposed Lithium Battery Storage Facility
Off Miller Road, Mahopac NY

Dear Chairman Paepre and Members of the Carmel Planning Board,

I am writing to express the Town of Somers concerns about the proposal to construct a Lithium Battery Storage Facility off Miller Road in Mahopac, NY. The project has sparked significant opposition and apprehension among the residents of Somers and Carmel, and my office has been inundated with countless calls from both towns in the past few weeks. As the neighboring town's supervisor, the safety and well-being of the residents of Somers and Carmel must take precedence. The people's questions, fears, and concerns must be addressed, and transparency must be provided to those seeking an understanding of why this project makes sense for the area. Despite the project falling under different towns and counties, with different zoning, it will directly affect all residents and business owners. You are responsible for ensuring their safety and well-being, as you can approve or deny this project.

Energy storage systems have the potential to make a significant contribution to New York's transition to a greener future. These advanced systems offer many benefits, including enhancing grid reliability, supplying electricity to meet consumer demands, and acting as backup energy sources for homes, businesses, communities, and the electric grid. Additionally, energy storage systems can result in economic and environmental benefits, such as reducing peak energy demand and facilitating the integration of more renewable energy into the grid. However, it's essential to carefully evaluate the suitability of the location for the project, especially since it's near a residential area and the Muscoot Reservoir Basin.

The proposed facility is an enormous 116-megawatt battery storage system that will be one of the largest in the area if approved. The project site is situated in the Muscoot Reservoir drainage basin of New York City's Water Supply, which means that any water quality impacts resulting from pollutant-laden runoff must be prevented or mitigated. Before granting approval, the Carmel Planning Board must ensure that the facility meets industry standards and significantly minimizes the risk of spills or leaks. It

is essential that the design incorporates a secondary containment system and that the facility has a concrete emergency response plan to handle fire incidents and hazardous material releases. Moreover, the project must comply with all environmental regulations and up-to-date current industry standards. The New York State Energy Research and Development Authority (NYSERDA) has issued model laws, permits, and tools for code enforcement officials, which the Town should adopt as a basis for reviewing this project. The Town of Carmel lacks the recommended regulatory framework for facilities of this kind. Therefore, the Town of Carmel must proactively establish the appropriate regulatory tools before permitting this use.

The fire districts in the area have a mutually beneficial agreement that allows them to provide aid to their neighbors when needed. However, numerous concerns exist, and the Somers Bureau of Fire Prevention opposes this proposed project. The main issue is the uncertainty about who will bear the necessary training and equipment costs, which could burden taxpayers. One of the most significant concerns is the need for more adequate training available to firefighters when dealing with Battery Energy Storage System (BESS) fires. The current approach is to let the fire burn while keeping the other units cool with water, as seen in the Warwick, NY, incident in 2023. This approach led to the fire smoldering for weeks, a worrying prospect for any community. In case of an emergency at the proposed facility, the fire department would need a massive water supply to control the fire effectively. However, it is unclear where this water supply would come from and if it has been discussed or planned for.

Furthermore, since the departments in question are volunteer-based, it is uncertain where the workforce required to fight the fire for days would come from. Additionally, coordinating efforts during such an emergency is a crucial aspect that must be considered. Another significant concern is the recommended setback for firefighters in case of a fire, which is 150'. However, the corner on the proposed site plan closest to the property in Somers is 200', and there is no roadway around the facility at the recommended distance to provide access to firefighting equipment. This raises questions about how the volunteer departments could remain at a safe distance while effectively fighting the fire. It is important to keep in mind that 2.9% of all BESS systems experience a fire within the first 18 months, and there is no data available beyond that timeframe. This lack of information raises concerns about the potential risks and hazards of BESS systems, making the probability of fire relatively high. With 72 proposed BESS units at this facility and a 2.9% chance of a fire occurring in the first 18 months, there is a 1 in 35 chance of a fire or explosion incident occurring in one or more units.

I will highlight a written statement by East Point Energy during the Planning Board meeting held on **September 14, 2023**. According to the backup material provided by the company, this project will not be approved until the Fire Department has signed off on it. However, the fire department they are referring to needs to be clarified. Somers does not favor the proposal, indicating potential concerns regarding its safety. The New York Inter-Agency Fire Safety Working Group issued recommendations for updates to the Fire Code and Uniform Code that were issued earlier this year, with public comments due this month. This facility should comply with the recommended code changes.

The Department of Environmental Protection has recommended that the Carmel Planning Board issue a Draft Environmental Impact Statement (DEIS) to address the thirty-five concerns raised in their letter. Rushing this decision could negatively affect residents and business owners. Therefore, it is crucial that the Carmel Planning Board comprehensively and transparently addresses these concerns, taking into account the potential risks and benefits of the project. I strongly urge the Carmel Planning Board to carefully consider the concerns of the Somers and Carmel communities and conduct a thorough environmental impact assessment before approving or denying this project.

In conclusion, let it be known that the Town of Somers strongly opposes the proposed project and has expressed our concerns regarding the potential risks and challenges it may bring to our communities. Before any facility like this is established, transparency and careful consideration must be observed, and the necessary safety standards and codes must be put in place to safeguard our communities' well-being. The public must be thoroughly engaged in the project review process, and everything must be transparently disclosed. While we appreciate the DEP's recommendation for a DEIS, it should only be conducted once all local laws and land use permitting processes are in place. We thank you for your attention and urge you to consider our concerns seriously.

Sincerely,



Robert Scorrano
Supervisor

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cc: Mike Lawler, NYS Congressman
Pete Harckham, NYS Senator
Matt Slater, NYS Assemblyman
George Latimer, Westchester County Executive
Kevin Byrne, Putnam County Executive
Vedat Gashi, Westchester County Legislator
Michael Cazzari, Carmel Town Supervisor
Somers Town Board
Ariye Zohar, Chairman Somers FD BOFC