



Memorandum
Department of Planning

To: Members, Westchester County Planning Board

From: Michael Lipkin, Associate Planner for
Norma V. Drummond, Commissioner

Date: December 28, 2021

Subject: Mailing for Westchester County Planning Board Meeting

The next Planning Board meeting will be held on **Tuesday, January 4, 2022 at 9:00 a.m. via WebEx meeting.**

All of the materials listed below are being sent via e-mail and US mail:

- Tentative Agenda
- Draft Minutes of the December 7, 2021 Meeting
- Referrals Reports:
 - November 16, 2021 through December 31, 2021
- BPL26 – Flood Mitigation –Avon Circle and Westchester Avenue, Village of Rye Brook, Amendment of the Planning Board Report on 2022 Capital Project Requests, Planning Board Report and Resolution.

Should you have any questions, please contact me at mlll@westchestergov.com or call 914-995-4411.

TENTATIVE AGENDA
WESTCHESTER COUNTY PLANNING BOARD

Tuesday, January 5, 2022

9:00 A.M.

- I. **Call to Order**
- II. **Meeting Dates**
 - A. Tuesday, February 1, 8:30 a.m.
 - B. Tuesday, March 1, 8:30 a.m.
 - C. Tuesday, April 5, 8:30 a.m.
- III. **Adoption of Minutes**
 - A. Meeting of December 7, 2021
- 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 November 16, 2021 through December 31, 2021
- VII. **Matters for Board Action**
 - A. Election of Vice Chair
 - B. BPL26 – Flood Mitigation –Avon Circle and Westchester Avenue, Village of Rye Brook, Amendment of the Planning Board Report on 2022 Capital Project Requests
- VIII. **Matters for Board Information**
- IX. **Other Business**
- X. **Adjournment**

DRAFT MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Webex Online Video Conference
Tuesday, December 7, 2021

PLANNING BOARD MEMBERS PRESENT BY VIDEO CONFERENCE:

Richard Hyman, Chair (Village)
Bernie Thombs (Town)
Daniel Finger (Town)
Dwight Douglas (City)
Holly Hasbrouck (Town)
Renee Toback (City)
Robert Baron (Village)
Ximena Francella (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Gayle Katzman for Hugh Greechan, Department of Public Works & Transportation
Nat Federici for Vincent Kopicki, Department of Environmental Facilities

PLANNING BOARD MEMBERS ABSENT:

James Arndt (City)

STAFF PRESENT BY VIDEO CONFERENCE:

Norma Drummond, Commissioner
Anthony Zaino, Assistant Commissioner
David Kvinge, Director of Environmental Planning
Naomi Klein, Director of Transportation Planning
William Brady, Chief Planner
Leonard Gruenfeld, Housing Administrator
Lukas Herbert, Associate Planner
Michael Lipkin, Associate Planner
Ted Leimbach, Associate Planner
Michael Vernon, Planner

VISITORS PRESENT BY VIDEO CONFERENCE:

Blanca Lopez, Office of the County Executive
Gregory Casciato, County Board of Legislators
Lisa Hochman, County Board of Legislators
Christopher Gelardo, Department of Environmental Facilities
Robert Abbamont, Department of Public Works & Transportation

I. Call to Order

Richard Hyman, Chair, called the meeting of the Planning Board to order at 9:01 a.m.

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II. Meeting Dates

Mr. Hyman stated that the next meeting of the County Planning Board is scheduled for Tuesday, January 4, 2021 at 9:00 A.M. on WebEx. The two following meetings on Tuesday, February 1 and Tuesday March 1, 2021 are scheduled in-person at 8:30 A.M. in the County Office Building, pending an update of the State Executive Order on public meetings.

III. Adoption of Minutes

Mr. Hyman asked if there were any edits or comments to the minutes of the Board meeting of October 5, 2021. There being none, a motion to approve the minutes of the October 5, 2021 meeting of the Planning Board was made by Mr. Douglas, seconded by Ms. Toback, and approved unanimously by the Board.

IV. Chairman's Remarks

Mr. Hyman asked if there has been a response from Con Edison regarding their tree trimming practices. Ms. O'Connor stated that she recently participated in a meeting with company representatives, and that she is expecting a response soon. Mr. Hyman stated that the utility poorly trimmed trees on his home block in Port Chester recently.

Mr. Hyman then questioned the response to flooding on Maple Moor Golf Course resulting from nearby residential development at 1133 Westchester Avenue in White Plains. Ms. Drummond stated that a meeting is being scheduled with the Deputy Commissioner of White Plains Public Works. Mr. Zaino stated that flood debris washed from the hillside near the park is causing issues with the flood mitigation system, and that removing some of the loose vegetation and remaining debris will provide some assistance in flood protection. Mr. Hyman asked if the slope was on County property, and Mr. Zaino responded yes. Mr. Zaino stated he will schedule a site visit in the near future.

V. Commissioner's Remarks

Ms. Drummond wished everyone happy holidays and thanked the Board for their service over the past year. She then stated that the Board of Legislators has almost completed the 2022 budget, and is expected to finish next week. She then informed the Board that the wife of former Planning Commissioner Peter Eschweiler passed away last week.

VI. Referrals

- A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board September 16, 2021 through October 15, 2021

Combined below.

- B. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board October 16, 2021 through November 15, 2021

Mr. Hyman asked if there were any comments regarding the two Referrals reports. Mr. Douglas recused himself from the applications from Peekskill. Mr. Hyman recused himself from application ELM 21-002. Ms. Toback asked if she could view the plans for The Power Plant in Yonkers. Mr. Herbert stated they are digitized and can be emailed to her. Ms. Hasbrouck asked if the Airport Campus plan was the same that was presented to the Board at the October meeting. Mr. Herbert responded yes.

A motion to adopt the Referrals report was made by Mr. Douglas, seconded by Ms. Hasbrouck, and unanimously approved by the Board.

C. Referral of Interest - HAR 21-003B – 2700 Westchester Avenue Redevelopment, Zoning Text Amendment and Special Exception Use, Draft Environmental Impact Statement

Mr. Herbert presented a Draft Environmental Impact Statement for an application at 2700 Westchester Avenue. The project is located within the Platinum Mile in Purchase, and would replace an existing office building with 96 “high-end” townhomes. No affordable housing units are proposed within the site. Associated with the site plan proposal is a zoning text amendment that would permit multifamily residencies as a special exception use within the Town of Harrison’s SB-0 – Special Business zone. This amendment would apply to a large area within the Platinum Mile. Mr. Herbert listed several development challenges regarding the site and the neighborhood as a whole, including the low number of crossings over the Cross Westchester Expressway, Westchester Avenue’s acting status as a service road to the Expressway, access within properties comprising of dead-end streets, and the incomplete sidewalk network. He stressed that the intersection around Exit 10 from the Expressway in particular lacks any sidewalk access despite multiple Bee-Line bus stops that are utilized by patrons and employees of the nearby medical and office buildings. He stated that many of these issues were raised in the scoping review letter the Board previously sent to the Town, but they were not addressed in the DEIS.

Ms. Hasbrouck noted that there have been multiple pedestrian fatalities in the area around Exit 10. Mr. Douglas stated his regret at the lack of pedestrian access along the Westchester Avenue corridor. Mr. Hyman noted that these issues have been consistently included in past Board referral letters to the Town, but Harrison has not responded.

Mr. Baron noted that a corridor study was proposed in the past, and Mr. Herbert noted that proposal was part of a grant request many years ago. Mr. Baron stated that a similar study to those completed for the Route 119 or Route 9A corridors should be conducted to analyze upcoming developments and determine what pedestrian and transit improvements should be installed along Westchester Avenue. Mr. Baron asked if the study proposal could be circulated among the Planning Board members.

Ms. Toback stated her primary concern was the lack of sidewalks in the area. She said that due to all of the mobility and transit issues, she is not sure the area is the best location for affordable housing. Mr. Herbert noted that the Town has not adopted the County’s Model Ordinance for Fair and Affordable Housing. She continued, stating that connections between the various buildings and sites

within the Platinum Mile should be made. Mr. Hyman agreed that the area needs better connectivity, but stated that affordable housing should be provided within all multifamily buildings, as those needing affordable housing include people with vehicles, not just transit users. Ms. Francella agreed with the importance of resolving the mobility and connectivity issues in the area, especially as there are many healthcare uses around the proposed site.

Mr. Douglas asked if traffic along Westchester Avenue has lessened as more people are working from home. He questioned if a traffic lane could be converted into a sidewalk or bike path. Mr. Hyman stated that the road is still busy, though he has noticed that the intersections of the office parks have become less congested. He does not believe the traffic lanes can be reduced, but does agree that protected sidewalks should be added to the road.

Mr. Herbert stated that he will draft a letter to circulate to the Board for further comments.

VII. Matters for Board Action

A. Draft Planning Board Report and Resolution for County Executive Amendments to the 2022 Capital Project Requests

Mr. Brady presented four projects to be added to the 2022 Capital Project Requests at the behest of the County Executive. The first, BLA1A, under the Parkland and Historic Preservation Program, would provide \$1,300,000 for a share of the environmental review of the extension of the Riverwalk under the Governor Mario M. Cuomo Bridge in Tarrytown. The next project, BSS14, would provide infrastructure improvements to the Coachman Family Center for \$1,400,000. The third project, RCL01, would provide \$1,000,000 for a fire suppression system within the proposed nature center at Cranberry Lake Preserve. Lastly, SY009 would provide \$15,000,000 for an upgrade to the odor control system and HVAC updates at the Yonkers Wastewater Treatment Plant.

Mr. Baron asked if the park to the north of the Yonkers plant was still subject to a Capital Project. Mr. Brady responded yes, as part of a Board of Legislators addition that is still under analysis. Mr. Baron then asked if the Riverwalk project would connect the separated sections near the bridge in Tarrytown. Mr. Brady answered yes.

Ms. Toback questioned the use of a 1991 study regarding odors at the Yonkers plant, instead of more recent studies. Mr. Gelardo stated that the project would include a more recent analysis as well. Ms. Toback then asked if the project would cover the holding tanks within the plant. Mr. Gelardo responded no. Ms. Toback noted that covering the tanks was a major recommendation in the recent analysis and hopes that further remediation will occur.

A motion to approve the resolution adopting the amendments was made by Mr. Douglas, seconded by Ms. Hasbrouck, and unanimously approved by the Board.

B. Adoption of 2022 Draft Planning Board Meeting Calendar

A motion to approve the Calendar as distributed to the Board was made by Mr. Finger, seconded by Ms. Toback, and unanimously approved by the Board.

VIII. Matters for Board Information

A. Overview of Affordable Housing

Ms. Drummond presented an overview of the County's affordable housing policies, and the activities and programs the Department utilizes to promote affirmatively furthering fair housing within the municipalities. She also reviewed the County's Model Ordinance Provisions. She stated that the County requires municipalities to adopt the Model Ordinance or similar fair and affordable housing provisions in order to receive discretionary County funding. She noted that some municipalities permit the offsite location of required affordable housing as well as fee-in-lieu payments, practices that County policy does not encourage.

Mr. Hyman stated his frustration with multifamily housing developments that utilize fee-in-lieu or do not include affordable housing. He questioned what further leverage the County has to promote or enforce County policies and the Model Ordinance. He noted that the County's discretionary funding policy is being utilized in Yorktown to withhold money for a sewer line project, as Yorktown repealed the model ordinance from their code. Mr. Finger questioned if the Board of Legislators could pass laws requiring affordable housing. Mr. Hyman noted that the County IDA provides tax relief to developments across the County and could be another means for affordable housing to be provided. He stated that County funding should not be provided if mandated affordable units are located off-site. Ms. Francella agreed that clustering and off-site affordable set-asides are concerns.

Mr. Douglas stated that incentivizing affordable housing could make the Model Ordinance more appealing rather than only establishing punitive measures. He mentioned that the County could offset tax losses and construction costs born from providing affordable housing. He stated that incentives should be focused on municipalities that provide the majority of affordable housing in the County, or areas that may be struggling. He also noted that the spread of income eligibility within affordable housing developments should be broadened to ensure that very low income families are not clustered.

Ms. Toback noted that some of the higher-income eligible affordable unit rents are matching the market rates in some municipalities, so closer examination should be conducted when developments are reviewed to ensure the units are truly affordable.

Mr. Baron noted that in some municipalities, including Dobbs Ferry, multifamily zoning restrictions cause de-facto clustering of affordable housing, and neighbor complaints about density can also cause issues for creating affordable units. Mr. Finger included that developers sometimes intentionally keep the density of their buildings low so they fall below regulated thresholds.

Mr. Hyman asked if data could be obtained from the municipalities that permit fee-in-lieu to analyze the balance between affordable units that have been constructed through fees collected verses the number of units that would have been provided under a 10% set-aside. He noted that affordable

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housing fees collected in Port Chester have been utilized for other purposes by the Village. Mr. Baron noted that Dobbs Ferry has determined it is not capable of constructing affordable housing on its own.

Mr. Baron and Mr. Douglas questioned if the Planning Board could meet with the County IDA to discuss affordable housing requirements. Ms. Toback recommended that the Board also consider discussion with other local municipal IDA's. Ms. Drummond responded that a discussion with the County IDA could be scheduled, and that they are working on their own affordable housing policy so the timing may be amicable. Mr. Baron requested that discussion regarding climate change issues and Vehicle Miles Traveled reduction policies be included in the agenda for any inter-board meeting. Mr. Douglas and Mr. Hyman agreed that visiting each municipalities' IDA would be challenging, and focus should be on the County IDA.

IX. Other Business

Mr. Baron requested that copies of the Westchester Avenue corridor study grant proposal mentioned earlier in the meeting be provided to the Board. Mr. Herbert stated that the grant was not approved, and that the application is old, but he will attempt to locate the document.

Ms. O'Connor stated that she received an email during the meeting from Con-Ed regarding their tree trimming policy. She stated that she will review the letter with Ms. Drummond and distribute it to the Board.

X. Adjournment

On a motion made by Ms. O'Connor, which was seconded by Mr. Baron and unanimously approved by the Board, the meeting was adjourned at 10:36 a.m.

WESTCHESTER

COUNTY

PLANNING

BOARD

Meeting Date:

January 4, 2022

Westchester
gov.com

County Planning Board Referrals:

Letters dated November 16, 2021 through December 31, 2021

2021 REFERRAL SUMMARY

475 – Total referrals received

228 – Referrals responded to with review letters

140 had substantive comments

88 stated “local determination” with no comments

186 – Referrals were submitted via email-notification using the “notification only form”.

61 – Referrals were found to be outside of County Planning Board jurisdiction. No response was sent.

Bedford**BED 21-004 Homeland Towers Wireless Telecommunications Facility****Haines Road**

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

A site plan and special permit application to construct a new wireless telecommunications monopole with four carriers. The subject site is 0.5 acres and located on a Town-owned parcel on Haines Road (SBL 60.17-1-5) in the EL - Housing for the Elderly district. Vehicular access to the site is provided from Lake Marie Lane. The property currently hosts a small sewage treatment plant for housing developments in the area, and is adjacent to Bedford Hills Memorial Park.

Letter date: Friday, December 17, 2021

Response type: Comment

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

Additional comments:

- Because the site is located in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

Croton-on-Hudson

CRO 21-006 1380 Albany Post Road

1380 Albany Post Road

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

A petition to amend the text of the Croton-on-Hudson Zoning Ordinance regarding the North End Gateway District (NEGD) overlay zone, one of three gateway districts in the Village. The NEGD zone is overlaid upon eight contiguous parcels, all of which are located along the west side of Albany Post Road (NYS Route 9A) at the north end of the Village within the O-1 – Limited Office zone. This area abuts another commercially zoned area in unincorporated Town of Cortlandt that contains the Chimney Corners neighborhood retail center.

The applicant is petitioning the Village to include new regulations to permit mixed-use buildings within the NEGD overlay under special use permit approval by the Board of Trustees. Building heights would be limited to three stories, with an FAR of 0.8. Setback and parking regulations would fall under the requirements of the underlying zone, though the Board of Trustees would have discretion to reduce or increase these requirements during the special use permit approval process. Parking for the residential uses would be set at one space per bedroom. A requirement to provide at least one affordable affirmatively furthering fair housing (AFFH) unit within any new multifamily building, even if the building is to contain less than 10 residential units, would also be included.

If the zoning petition is approved, the applicant intends to seek site plan and special use permit approvals to construct a new three-story mixed-use building on a 1.6-acre site located at 1380 Albany Post Road comprised of two parcels (SBLs 67.10-2-14 & 15). The building would contain 4,680 square feet of retail space separated into three units, and 3,448 square feet of office space separated into two units within the first floor, along with the residential lobby. The second and third floors would contain a total of 20 apartments (8 one-bedroom and 12 two-bedroom) with two units set aside as affordable AFFH units. 73 surface parking spaces would be provided with driveway access from an existing curb cut. An underground stormwater detention system is proposed as well as an onsite wastewater treatment system.

Letter date: Monday, November 22, 2021 **Response type:** Comment

Consistency with Westchester 2025:

- The proposed development is generally consistent with Westchester 2025 because it will add to the range of housing types available within the Village that are also near shopping, transit and services. We are supportive of the addition of mixed-use residential within the NEGD zone.
- We are supportive of the proposed NEGD zone requirement that would require at least one affordable AFFH unit, even if the building does not contain 10 or more units.

Impacts to County facilities and services:

- Due to the location of the NEGD zone adjacent to the Chimney Corners business district, and the fact that this corridor is served by Bee-Line buses, properties within the NEGD zone need to be developed with sidewalks along their entire frontage with Albany Post Road so that a complete pedestrian system will be available as the zone gets built out.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

Additional comments:

- We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as bicycle parking.
- We recommend examining opportunities to reduce the impacts of parking.
- Because Albany Post Road (NYS Route 9A) is a State highway, the Town should forward a copy of the application to NYS DOT.
- Because the site relies on subsurface stormwater quality and retention infrastructure, the applicant should provide an enforceable maintenance program that will prevent the system from being clogged with sediment. The applicant should also be encouraged to explore aboveground stormwater management solutions that treat runoff on-site.

Greenburgh

GRB 21-007 Midway Shopping Center

913-999 Central Park Avenue

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

Site plan and special permit amendments to convert a retail space to a restaurant space and to add outdoor dining space. The parking area will also be reconfigured as part of these changes.

Letter date: Monday, November 22, 2021

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Harrison

HAR 21-003C 2700 Westchester Avenue Redevelopment - DEIS

2500-2700 Westchester Avenue

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

A draft environmental impact statement (DEIS) for the redevelopment of an existing office property with 69 “for-sale, high-end townhomes”. The townhomes would each be three-bedroom, 3,000 square foot, three-story structures that would be attached into larger buildings. The development is proposed for an existing office property located at 2500-2700 Westchester Avenue that contains two office buildings and surface parking. The petitioner proposes to subdivide the property so that one building would remain and the other building would be demolished to accommodate the townhouses on a separate tax lot, with access to Westchester Avenue via the existing office park driveway. The site is zoned SB-O, which is the same zoning district that comprises the “teardrop” area of the Westchester Avenue corridor, which has been the subject of recent residential development proposals.

To accommodate the development, the petitioner is seeking to amend the zoning ordinance to add more flexibility for allowing SB-O Multi-Family Residential developments by special use permit. The changes would essentially open up a second area of the Westchester Avenue corridor with SB-O zoning to residential and mixed-use development, and would also allow townhouses as a permitted use. This new area of development centers around Exit 10 of I-287. This area, which has also been the focus of another residential development on Webb Avenue, has the potential to become a second node of mixed-use development if the zoning amendments were to be adopted. Previously, residential uses were only permitted in the “teardrop” area.

Our review of this matter has been ongoing since the zoning text amendment associated with this proposal was referred in March of this year. We also point out that we have sent additional letters to the Town/Village responding to development applications on sites within the SB-O zoned area that would be impacted by the proposed zoning amendments, including a 200-unit apartment building proposed for Webb Avenue, and the construction of a 46,000 square foot office building and 232-space parking garage within the Purchase Professional Park. Although we have commented extensively on this application already, including specific comments asking for revisions to the scoping outline for the DEIS, the DEIS did not address the following topics:

- The public policy section did not include a discussion of the County’s affordable housing policies
- The DEIS did not sufficiently discuss road connectivity and circulation issues, particularly for non-motorized forms of transportation and transit riders
- The DEIS did not discuss WCDEF’s policy involving mitigation measures to offset projected increases in sewer flows

Because of these omissions, the DEIS should not have been accepted as complete. The Harrison Planning Board must consider these topics in its responsibility as Lead Agency to take a “hard look” at the relevant impacts of this zoning change. Any further SEQR review must also consider the following:

Letter date: Thursday, December 23, 2021 **Response type:** Comment

Consistency with Westchester 2025:

- The 2013 Harrison Comprehensive Plan does not provide a sufficient framework for the proposed zoning amendments and the Town/Village should not proceed with mixed-use or residential development in this area without first establishing a comprehensive vision.

Impacts to County facilities and services:

- The Town/Village should not approve any residential development on this site unless it has at least 10% of the units set aside as affordable AFFH.
- It is imperative that transit riders be accommodated as part of any redevelopment within this area that may result from the proposed zoning amendments. Bicycle and pedestrian safety concerns should also be accounted for as well as connections between adjacent properties.

Additional comments:

- The area to be affected by the zoning amendments is centered around a difficult intersection. The Town/Village must work with NYS DOT to improve this intersection so that crashes are reduced and so that all users of our transportation system are accommodated.
- We encourage the Town/Village to include a requirement for green or sustainable building technology into all development along this corridor.

HAR 21-008 Colonial Arms - Approval Extension**197-203 Harrison Avenue**☒ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Extension of existing site plan and special permit approvals.

Letter date: Thursday, December 2, 2021 **Response type:** Local Determination**Consistency with Westchester 2025:** **Impacts to County facilities and services:** **Additional comments:****Mount Vernon****MTV 21-002B The Armory Terraces - Zoning Map Amendment****208 North Fifth Avenue**☐ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☒ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A petition to apply the RMF-SC Senior Citizen Housing Floating Overlay district to a property located at 208 North Fifth Avenue (SBL 165.54-1103-10). The site is the location of the former Italian Civic Association, and is across North Avenue from the Armory Senior Citizens Center. If the zoning overlay is approved, the applicant intends to apply for site plan approval to demolish the existing building and construct an eight-story, 73-unit senior housing facility. The facility would contain a rooftop pool and a basement parking garage with 24 spaces. The garage would exit onto North Fifth Avenue at-grade, due to the topography of the site.

We have previously reviewed the zoning petition and we responded to the City in a letter dated March 5, 2021. At this time we have no additional comments.

Letter date: Monday, December 6, 2021 **Response type:** No further comments**Consistency with Westchester 2025:** **Impacts to County facilities and services:** **Additional comments:**

MTV 21-011 505 Gramatan Avenue Rezoning

505 Gramatan Avenue

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

A notice of public hearing for a proposed amendment to the Mount Vernon Zoning Map to apply the RMF-SC Senior Citizen Housing Floating Overlay district to a property located at 505 Gramatan Avenue.

Because we have not received any supporting materials for this action other than the public hearing notice, we are not able to conduct a review.

Letter date: Monday, November 22, 2021 **Response type:** Comment

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

MTV 21-011B 505 Gramatan Senior Housing - Zoning Map Amendment**505 Gramatan Avenue**

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

A petition for a proposed amendment to the Mount Vernon Zoning Map to apply the RMF-SC Senior Citizen Housing Floating Overlay district to a 0.431-acre property located at 505 Gramatan Avenue (SBL 165.30-1019-14) on the corner of East Cedar Street. The current zoning for the property is OB – Office Business, which permits the overlay of the RMF-SC district.

If the zoning overlay is approved, the applicant would seek site plan approval to construct a new eight-story mixed-use building containing 56 senior housing units above 3,905 square feet of ground floor retail. A 23-space parking garage on the first floor would be accessed via separated entrance/exit driveways leading from Gramatan Avenue, and a 29-space parking area on the second floor would be accessed from East Cedar Street. Outdoor seating areas are proposed for residents on a second floor terrace, and rooftop terraces are proposed alongside a gym area and pool. The existing one-story pharmacy building on the site would be demolished, and the pharmacy relocated within the proposed building. A separated drive-thru lane is also proposed, utilizing the entrance and exit to the first floor garage that would have vehicles travel around the rear of the commercial units. This configuration would replace the existing drive-thru for the pharmacy.

We find the application of the RMF-SC overlay to the site to be a matter for local determination in accordance with the City's planning and zoning policies. While any future site plan review for this matter, if the RMF-SC overlay is approved, is outside of the County Planning Board's jurisdiction, we offer the following observations for the City's consideration:

Letter date: Monday, December 6, 2021

Response type: Local Determination

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would direct new development to an area served by a train station.
- We are supportive of the applicant setting 10% of the units as affordable housing, though it is not indicated if they will follow AFFH guidelines. We urge the City to consider the County's Model Ordinance Provisions.
- We urge the City to consider the appropriateness of including the drive-thru in the new development since it would now be located inside of the building.

Impacts to County facilities and services:

- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- The applicant should be encouraged to explore aboveground stormwater management solutions that treat runoff on-site wherever possible.
- We recommend that bicycle parking be added and that the applicant give consideration towards the provision of electric vehicle parking capabilities within the proposed parking garage.
- We encourage the City to consider the principles of universal design in this development.
- We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development.

New Castle

NWC 21-009B Chappaqua Hamlet Form Based Zoning

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

A proposed local law to amend the New Castle Zoning Ordinance and Zoning Map to create a new Form Based District for the Chappaqua hamlet. The area to be rezoned includes both sides of North Greeley Avenue between Bischoff Avenue to the north and King Street (NYS Route 120) to the south. The new zoning district is intended to implement the goals of the Town's 2017 Comprehensive Plan.

In 2018, the Town adopted a six-month moratorium on development applications in the Chappaqua hamlet which was intended to allow adequate time for the Town Board to implement new retail and commercial zoning legislation for the Chappaqua Hamlet based on the recommendations of the Town's 2017 Comprehensive Plan. That moratorium remains in place today, having been extended five times. During that time, the Town undertook an extensive SEQR review utilizing a generic environmental impact statement (GEIS) that examined the potential buildout of the area to be rezoned. The County Planning Board responded to the draft GEIS in a letter dated November 17, 2020. A final GEIS was accepted by the Town on October 12, 2021 which adequately responded to our previous comments.

The proposed Form Based District regulations have been modified substantially since our previous review. Most notably the area to be rezoned to the Form Based District has been reduced from 72 acres with nine different sub-districts to 20 tax parcels totaling 6.25 acres fronting two blocks along North Greeley Avenue. Additional revisions include:

- Modifications to the approval process, including additional public notice, limitations on the number of bedrooms per unit, and input from the Architectural Review Board
- Lowering the maximum allowable height from five stories to four stories. On the east side of North Greeley Avenue, maximum height would be three stories
- Adding a workforce housing requirement for developments greater than 10 units

Letter date: Wednesday, November 17, 202 **Response type:** Comment

Consistency with Westchester 2025:

- While the revised Form Based District continues to be consistent with Westchester 2025, we are disappointed that the new Form Based District has been reduced so drastically in size, particularly after three years of moratorium restrictions.

Impacts to County facilities and services:

- The workforce housing provisions may result in situations where the number of affordable AFFH units provided in a new development is less than 10%. We recommend a revision be made to the regulations to ensure that the number of affordable AFFH units provided in a development is never less than 10%.

Additional comments:

- By reducing the size of the Form Based District by 91%, the Town could potentially be wasting an opportunity for the responsible development of much needed housing that could also have the potential to bring more economic activity to the hamlet's business community. We urge the Town to continue examining the potential for this growth, particularly on Town-owned properties, if the proposed Form Based District is adopted in its scaled-back form.

New Rochelle

NRO 21-006B 2021 Downtown Overlay Zone Amendments - SFGEIS

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

The City is considering several updates to the existing Downtown Overlay Zone (DOZ) and Theoretical Development Scenario (TDS), which was adopted in 2015 and underwent subsequent amendments in 2016, 2017, and 2019. The City is also updating the 2015 Recommended Action Plan to account for the success of the DOZ, the realization of actual land use demand, and the developmental changes wrought by the COVID-19 pandemic. As the proposed amendments substantially change the DOZ parameters, unlike the scope of the previous amendments, the City has undertaken a supplemental generic EIS review to account for any adverse impacts to the surrounding environment.

The major modification to the DOZ would be the addition of a new zone, DO-7 – Waterfront District, on a 21-acre section of downtown New Rochelle, centered on the Echo Bay waterfront and bordered by Echo Avenue, Huntington Place, Main Street (US Route 1), and Le Fevres Lane. This area consists of an auto dealership and multiple parcels of City-owned land, including the former DPW yard, armory, concrete plant, and marina. Mirroring the other DO zones, the DO-7 district would be an optional set of regulations overlaid above the existing zoning of the site that provides development incentives if applicants subscribe to certain form-based standards and provide community benefits. The majority of the standards and benefits that apply to the other DO zones would apply to the DO-7 zone, but a Waterfront Activation area is prescribed as part of the DO-7 zone that would provide continuous public access to the Echo Bay waterfront between Echo Avenue and Le Fevres Lane in the form of a promenade, boardwalks, and trails. Public building frontages would be required to face this waterfront activation area, much as active building frontages are required along significant streets in the other DO districts. The DO-7 zone would be included within the Central Parking Area, matching the parking requirements for the other DO districts. In addition, the armory building is proposed to be set aside for uses such as an event center or performance space, and shoreline remediation policies are proposed to provide flood protection and to reclaim the natural environment around Echo Bay.

We previously reviewed the SDGEIS and we responded to the City in a letter dated August 2, 2021. We have reviewed the SFGEIS and found that it has responded adequately to our comments.

Letter date: Monday, November 22, 2021 **Response type:** Comment

Consistency with Westchester 2025:

We continue to urge the City to consider the County's Model Ordinance Provisions for guidance in providing affordable housing. In particular, we are concerned about the proposed changes to the City's zoning that would remove height bonus incentives for the provision of additional affordable AFFH units (above that which is already required). We also continue to be concerned with the City's recent history of permitting the off-site location of required affordable housing when new development is constructed.

Impacts to County facilities and services:

Additional comments:

NRO 21-010 Ursuline School - Special Permit Application**1454 North Avenue**☐ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A special permit application for the conversion of an existing building located at 1454 North Avenue (SBL 5-1920-50). The site was previously used by the County as groundskeeper housing and lies within the R1-101A – One Family Residence zone. Ursuline School, which neighbors the site to the south, recently purchased the property and has applied to incorporate the land into the school campus and utilize the building for administrative offices and storage. No site plan improvements are proposed.

Letter date: Monday, November 22, 2021 **Response type:** Local Determination**Consistency with Westchester 2025:** **Impacts to County facilities and services:** **Additional comments:****North Castle****NOC 21-013 BeatBox Spinning Studio****1 Labriola Court**☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A petition to amend to the text of the North Castle Zoning Ordinance to add Recreation Centers as a permitted principal use in the RELIP – Research, Electronics, and Light Industrial district. The applicant is proposing lease space within an existing building located at 1 Labriola Court for the purpose of operating a fitness studio which is not currently permitted in that zone.

We have no objection to the North Castle Town Board assuming Lead Agency status for this review.

Letter date: Monday, November 22, 2021 **Response type:** Local Determination**Consistency with Westchester 2025:** **Impacts to County facilities and services:** **Additional comments:**

Port Chester

PCH 21-003B United Hospital Redevelopment

406-408 Boston Post Road

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

A petition to amend the text of the Port Chester Zoning Ordinance with respect to the SD-PMU – Planned Mixed-Use Special District. This district is coterminous with the 15.45-acre property known as the “United Hospital Site” at 406-408 Boston Post Road (US Route 1) (SBLs 141.52-1-2 & 2.4) and 999 High Street (SBL 141.60-1-11), and has been the subject of ongoing site plan review to redevelop the site as a mixed-use development since the hospital closed in 2005. The latest site plan application was submitted on January 29, 2021, and included 775 multi-family residential units, 200 age restricted housing units (90 units of independent living and 110 assisted living units), 18,159 square feet of retail/restaurant space, and a 120-room hotel building.

As part of the site plan review process, the applicant has identified portions of the Zoning Ordinance that are incompatible with the plan that is proposed. As a result, the applicant is petitioning to make the following amendments:

- Section 345.1003 - reclassifying Assisted Living Apartment to Assisted Living Facility, establishing that such uses are considered “commercial institutional” rather than “residential”, and that they would “not constitute dwelling units”.
- Table 345.405.K-1 – adding “Assisted Living Facility” as a permitted institutional use within the SD-PMU district.
- Table 345.405.A-11.F.5 – removing a requirement that commercial uses shall front the street-level along Boston Post Road and instead requiring that any street-level uses be commercial.
- Section 345-405.W.14.a – allowing the Board of Trustees discretion to permit wireless telecommunications facilities between the principal building and a street.

We previously reviewed the site plan application and we responded to the Village in a letter dated April 20, 2021. We now offer the following comment on the proposed zoning amendments:

Letter date: Monday, November 22, 2021 **Response type:** Comment

Consistency with Westchester 2025:

- Our previous site plan review found that the plan did not integrate the development into its surrounding environment and instead created an isolated campus. It is important for the United Hospital site to have a commercial presence on Boston Post Road. We do not recommend the Village change these regulations.

Impacts to County facilities and services:

- The Village should give consideration to requiring some level of affordability for a portion of the assisted living units. The zoning regulations should also make it clear that any age-restricted independent living units should include the affordable set-aside.

Additional comments:

- By redefining assisted living facilities as a commercial institutional use, we are concerned it will result in the loss of retail or other commercial uses that could potentially lend more vitality to the site’s mixed-use environment.

Pound Ridge

PDR 21-004 Pound Ridge Library**279 Westchester Avenue**☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A site plan application to renovate and expand the parking areas associated with the Pound Ridge Library. The applicants propose to add 50 spaces to the site as well as make associated improvements to vehicular and pedestrian circulation. The proposed site plan will result in 74 total parking spaces for the library.

Letter date: Monday, December 6, 2021**Response type:** Comment**Consistency with Westchester 2025:**

- A more environmentally sensitive approach to stormwater management on the site could be highlighted by the Library as part of its educational outreach efforts.

Impacts to County facilities and services:**Additional comments:**

- The applicant should consider incorporating aboveground stormwater treatment practices into the site's landscaping.
- We recommend the parking area include bicycle parking.
- We recommend the Library consider the suitability of this parking area for the provision of electric vehicle parking.

Rye

RYC 21-004 Zoning Text Amendment: Lot Width & Configuration Requirements☐ Site Plan ☐ Special Permit ☐ Subdivision ☒ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A proposed local law to amend the text of the City of Rye Zoning Ordinance to modify the minimum lot with requirements for properties in new subdivisions. The intent of the law is to reduce the occurrence of irregularly shaped lots, such as "flag lots".

Letter date: Thursday, December 23, 2021**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

Somers

SOM 21-004 Miscellaneous Zoning Text Amendments

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

A proposed local law to amend the text of the Somers Zoning Ordinance to modify existing definitions and standards for site coverage and building coverage. In addition, the definition for family would also be revised and a and a new definition for the term “structure” would be added. Regulations on prohibited uses in the Groundwater Protection Overlay District would also be revised to allow for the storage of liquid propane.

We have no objection to the Somers Town Board assuming Lead Agency status for this review.

Letter date: Friday, December 17, 2021

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Yorktown

YTN 21-004B Planned Design District Overlay Zones - Zoning Text Amendment

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

A proposed amendment to the text of the Yorktown Zoning Ordinance to add a new Article XXXI, entitled “Planned Design District Overlay Zones” (PDDOZ). This article provides the legislative framework for the Planning Board to grant incentives to applications, as well as apply flexible standards for area and bulk requirements, for development applications within a PDDOZ. This flexibility would extend to open space, lot area, lot frontage, yard requirements, maximum allowable coverage, parking regulations, building heights, floor area ratios, unit density per acre, off-street parking and loading spaces, and all bulk regulations in connection with a specific plan of development on a specific parcel of land in any PDDOZ.

The Article includes PDDOZ regulations for the Yorktown Heights and Lake Osceola hamlets as well as reserving space for PDDOZ regulations in other hamlets in the Town.

We previously reviewed this matter and we responded to the Town in a letter dated April 6, 2021. We again offer our previous comments for the Town’s continued consideration:

Letter date: Friday, December 17, 2021

Response type: Comment

Consistency with Westchester 2025:

- The proposed PDDOZ regulations are generally consistent with Westchester 2025 because they call for future growth to be directed towards the redevelopment of existing hamlet centers.
- We continue to urge the Town to consider re-adopting the Model Ordinance Provisions.

Impacts to County facilities and services:

Additional comments:

- We recommend the Town consider adding a system of credits for residential parking management practices, instead of using a straight parking ratio. One example of this is the “unbundling” of the cost of a parking space from rent.
- We recommend the Town consider requiring the provision of bicycle parking for commercial and multi-family residential developments, particularly in the Yorktown Heights hamlet since the North County Trailway is such an important feature of the hamlet.
- We encourage the Town to consider provisions that would require or incentivize the use of green building technology in development applications.

YTN 21-013 Granite Knolls Solar Project**2975 Stony Street**☒ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

A proposed solar farm to be constructed within the 73.17 acre Granite Knolls Town Park, located at 2975 Stony Street (SBL 26.09-1-22). The proposed solar farm would be split between a 1.4-acre ground mounted array, located within the northeast corner of the property near the intersection of Stony Street and the park entrance, and a 1.5-acre array acting as a carport over the existing parking lot. A battery storage system is also proposed to the south of the ground mounted array, both of which would be enclosed by fencing. A new gravel drive would provide a separate maintenance entrance to the ground mounted arrays from Stony Street.

We have no objection to the Yorktown Planning Board assuming Lead Agency status for this review.

Letter date: Monday, December 6, 2021**Response type:** Comment**Consistency with Westchester 2025:**

- The proposed location of solar arrays above an existing parking area is a preferable scenario when compared to the placement of solar arrays in wooded areas that must be cleared, or on farmland.

Impacts to County facilities and services:**Additional comments:**

- Because the site is located in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

AVON CIRCLE FLOOD MITIGATION PROJECT

RYE BROOK

Planning Board Action:

Recommend approval of a Capital Budget Amendment to add the project location and scope to BPL26, a general capital project. No additional funding is requested (approximately \$10,000,000 available in BPL26).

Flood Problem Area:

Project will alleviate repeated severe flooding in the Avon Circle condominium complex and surrounding area, which is located along the East Branch of the Blind Brook. The area is identified as RYB-3 in the stormwater reconnaissance plan. Engineering Study conducted in 2018-2020, funded through BPL26.

Project Scope:

The project will consist of the installation of a bypass pipe to the west of (behind) the Avon Circle buildings to divert floodwaters from the East Branch of the Blind Brook, underneath Westchester Avenue to a new subsurface detention facility to be constructed beneath the existing fields of the Port Chester Middle School. The fields will be raised and, as such, also be protected from flooding (the floodplain storage lost will be replaced with the subsurface detention structure).

Funding:

\$7,211,257	Total Project Cost
\$3,580,627	Amount Requested (\$7,211,257 - \$50,000 for PCMS baseball diamond) / 2)
\$3,800,000	Bond Request (includes staff time to review documents and project progress)



Definitions

0.2% Annual Chance Flood (formerly referred to as the 500-Year Floodplain) are the flood-prone areas with a 0.2% chance of being equaled or exceeded in any given year.

1% Annual Chance Flood (formerly referred to as the 100-Year Floodplain) are the flood-prone areas with a 1% chance of being equaled or exceeded in any given year.

Zone A - No base flood elevation determined.
Zone AE - Base flood elevation determined.
Zone AH - Flood depths of 1 to 3 feet; base flood elevation determined.
Aone AO - Flood depths of 1 to 3 feet; average flood depths determined.
LiMWA - Limit of Moderate Wave Action

Coastal Flood Zone - Special flood hazard areas that also include velocity hazards from wave action.

Zone VE - Coastal flood zone; base flood elevation determined (all coastal flood zones in Westchester are Zone VE).

Floodway - The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried.

Drainage Divide - Approximate watershed boundaries (prepared by Westchester County)

For more information on flooding and these maps, visit www.westchestergov.com/flooding or www.fema.gov.

IMPORTANT NOTE:
This map is for general planning purposes only and is not to be used to determine boundaries of the data shown on the map. Please consult your local municipality for a copy of the official maps for your community.



map prepared by:
Westchester County
Department of Planning
148 Martine Ave,
White Plains, NY 10601

May 2016

- Legend**
- 1% Annual Chance Flood
 - Coastal Flood Zone
 - 0.2% Annual Chance Flood
 - Floodway
 - LiMWA
 - Flood Problem Area

**FEMA
EFFECTIVE
DFIRM 2007**

BPL26 Flood Mitigation

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated							
	Ultimate	Appro-						Under
	Total Cost	priated	2022	2023	2024	2025	2026	Review
Gross	40,750	20,750						20,000
Less non-County Shares								
Net	40,750	20,750						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.

Utilizing 2022 funding, a project will be implemented to alleviate flooding in the area of Avon Circle and Westchester Avenue in the Village of Rye Brook, identified as Flood Problem Area RYB-3 in the Stormwater Reconnaissance Plan for the Coastal Long Island Sound Watershed. The project includes the creation of a pipe to divert floodwaters from the east branch of the Blind Brook around the apartment complex at Avon Circle and underneath Westchester Avenue to a large subterranean detention area that will be constructed on the ballfields of the Port Chester Middle School.

APPROPRIATION/FUNDING REQUESTS:

- 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."
- 2012: \$5,000,000 for flood mitigation projects
- 2013: \$5,000,000 for flood mitigation projects
- 2015: \$ 150,000 for the design of a countywide system of stream and storm gauges
- 2016: \$5,000,000 for continuation of the project
- 2021: \$ 200,000 for design and installation maintenance gate to allow access to Sprain Brook in Yonkers
- 2021: \$4,195,000 for five flood mitigation projects funded in 2021: 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: \$3,800,000 for design and construction of flood mitigation at Avon Circle in the Village of Rye Brook

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.**

RESOLUTION 22-__

WESTCHESTER COUNTY PLANNING BOARD

Amendment of Planning Board Report on 2022 Capital Project Requests BPL26 Flood Mitigation

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 implementation of a project to alleviate flooding in the area of Avon Circle and Westchester Avenue in the Village of Rye Brook, identified as Flood Problem Area RYB-3 in the Stormwater Reconnaissance Plan for the Coastal Long Island Sound Watershed. The project includes the creation of a pipe to divert floodwaters from the east branch of the Blind Brook around the apartment complex at Avon Circle and underneath Westchester Avenue to a large subterranean detention area that will be constructed on the ballfields of the Port Chester Middle School; 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 2022 Capital Project Requests to include the Capital Project BPL26 Flood Mitigation proposed project to alleviate flooding in the area of Avon Circle and Westchester Avenue in the Village of Rye Brook.

Adopted this 4th day of January 2022

Richard Hyman, Chair