

To: Members, Westchester County Planning Board

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

Date: April 26, 2022

Subject: Mailing for Westchester County Planning Board Meeting

---

The next Planning Board meeting will be held on **Tuesday, May 3, 2022 at 9:00 a.m. via WebEx (logon information in the email).**

All of the materials listed below are being sent via e-mail and US mail and are also available on-line at [meetings.westchestergov.com](http://meetings.westchestergov.com):

- Tentative Agenda
- Draft Minutes of the April 5, 2022 Meeting
- Referrals Reports:
  - March 16, 2022 through April 15, 2022
- No Action Memo – Capital Budget Amendment for SYO43 JWWTP Post Storm Reconstruction and Rehabilitation

Should you have any questions, please contact me at [mlll@westchestergov.com](mailto:mlll@westchestergov.com) or call 914-995-4411.

**TENTATIVE AGENDA**  
**WESTCHESTER COUNTY PLANNING BOARD**

**Tuesday, May 3, 2022**

**9:00 A.M.**

- I. **Call to Order**
- II. **Meeting Dates**
  - A. Tuesday, June 7, 8:30 a.m.
  - B. Tuesday, July 5, 8:30 a.m.
  - C. Tuesday, August 2, 8:30 a.m.
- III. **Adoption of Minutes**
  - A. Meeting of April 5, 2022
- 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, 2022 through April 15, 2022
- VII. **Matters for Board Action**
- VIII. **Matters for Board Discussion**
  - A. 715 Sleepy Hollow Road, Town of Mount Pleasant, Parks Board Resolution
  - B. Grasslands Master Plan
- IX. **Other Business**
- X. **Adjournment**

DRAFT MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD  
Webex Online Video Conference  
Tuesday, April 5, 2022

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)  
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)  
Ximena Francella (City)

STAFF PRESENT BY VIDEO CONFERENCE:

Norma Drummond, Commissioner  
Blanca Lopez, Deputy Commissioner  
David Kvinge, Assistant Commissioner  
Kelly Sheehan, Assistant Commissioner  
Naomi Klein, Director of Transportation Planning  
Bill Brady, Chief Planner  
Leonard Gruenfeld, Housing Administrator  
Lukas Herbert, Associate Planner  
Ted Leimbach, Associate Planner  
Michael Lipkin, Associate Planner  
Michael Vernon, Planner

VISITORS PRESENT BY VIDEO CONFERENCE:

Ken Jenkins, Deputy County Executive  
Emily Saltzman, Office of the County Executive  
Lisa Hochman, County Board of Legislators  
Hernane De Almeida, Department of Public Works & Transportation  
Anthony Scordino, Westchester Community College  
Robert Cirillo, Westchester Community College  
Anthony Oliveri, AI Engineers

I. Call to Order

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

**II. Meeting Dates**

Mr. Hyman stated that the next meetings of the County Planning Board are scheduled for Tuesday, May 3; Tuesday, June 7; and Tuesday, July 5, 2022. He asked if the next meetings would be held in person. Ms. Drummond responded that the virtual meetings Executive Order expires April 16, and that the Governor is only permitted to extend the Order by 30 days at a time. She stated that she believes the Governor will extend the Order for another month and will advise the Board as to the location and start time of future meetings.

A motion to set a 9:00 A.M. meeting time if they are to continue to be virtual, and an 8:30 A.M. meeting time if they will become in-person, was made by Mr. Douglas, seconded by Ms. O'Connor, and unanimously approved by the Board.

**III. Adoption of Minutes**

Mr. Hyman asked if there were any edits or comments to the minutes of the Board meeting of March 1, 2022. There being none, a motion to approve the minutes of the March 1, 2022 meeting of the Planning Board was made by Mr. Baron, seconded by Mr. Thombs, and approved unanimously by the Board.

**IV. Chairman's Remarks**

Mr. Hyman stated that he received a letter from the County Parks Department regarding the acquisition of a property adjacent to Pocantico Lake County Park in Mount Pleasant for park purposes. He asked staff to send the letter to the rest of the Board for discussion at a later meeting.

**V. Commissioner's Remarks**

Ms. Drummond stated that the federal fiscal year 2022 budget has finally been adopted by Congress and signed by the President, so CDBG funding will become available once HUD distributes the allocations – delaying the start of the program by at least a month.

She then explained that a recent news article did not fully account for the County's position regarding the Discretionary Funding Policy with regard to a proposed sewer line extension in Yorktown. She stated that the Town has an affordable housing policy in effect, and while it is not completely in line with the current model ordinance, discussions regarding the rectification of incongruent policies are ongoing. She also stated that County funding has been approved but not released to the Town. Mr. Douglas asked for clarification regarding the right of first refusal clause for in-rem properties (tax delinquent) in the Discretionary Funding Policy. Ms. Drummond explained the process. Mr. Baron asked for a copy of the article. Ms. Drummond stated that a copy will be sent to the Board.

**VI. Referrals**

- A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2022 through March 15, 2022

Mr. Hyman asked if there were any comments regarding the Referrals report. Mr. Baron stated his appreciation that referrals GRB 22-003 and HAS 22-003B included the Board's remarks regarding mixed-use developments. Mr. Federici stated his concern that the Greenburgh project does not follow County Sewer guidelines and that the flow caps may be exceeded. Mr. Herbert stated that he will contact the Town to discuss sewer impacts and report back to the Board. Ms. Toback requested to receive the cost benefit analysis from the latest solar energy facility proposed in Yorktown. Mr. Herbert stated he would redistribute a copy.

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

**VII. Matters for Board Action**

- A. BPL26 – Flood Mitigation – Pocantico River in the area of Ash Road and Jackson Road within the Village of Briarcliff Manor
- B. BPL26 – Flood Mitigation – Gould Park and Virginia Avenue area within the Village of Dobbs Ferry

Mr. Kvinge presented an overview of the general Flood Mitigation Program to provide context to two proposed Capital Budget Amendments. The proposed funding would be for two flood mitigation studies, one along the Pocantico River in Briarcliff Manor, and one at the Pietro Place and Virginia Avenue intersection in Dobbs Ferry.

Mr. Hyman asked who selects consultants for the studies. Mr. Kvinge responded that the municipalities make the final decision, but the County will request cost estimates. Mr. Baron stated that Pietro Place in particular suffered substantial damages during the last flooding event.

A motion to approve the resolution adopting the amendment for the Briarcliff Manor study was made by Mr. Douglas, seconded by Mr. Baron, and approved by the Board, with Mr. Finger abstaining.

A motion to approve the resolution adopting the amendment for the Dobbs Ferry study was made by Mr. Douglas, seconded by Ms. Toback, and unanimously approved by the Board.

**VIII. Matters for Board Action**

**A. Grasslands Sustainable Master Plan**

Mr. Lipkin presented an overview of the Grasslands Sustainable Master Plan, which seeks to provide a basis from which future development of the campus could be best determined. He described the various open spaces remaining on the campus and possible uses that could be established. He also overviewed ongoing projects taking place, such as the Transportation Demand Management Plan, the Tarrytown Kensico Trailway, and a redesign of signage within the Campus. He stated the full document and presentation would be distributed to the Board for their review.

Mr. Hyman asked for the status of the North 60 site and the possibility of a residential component being included. Ms. Drummond stated that the Town is in discussion with the developer, and that the developer and County would have to amend the contract in order to include housing.

Mr. Baron stated that toolkits developed by TDM studies are not always effective without including a mandated reduction of vehicle miles traveled. Ms. Klein stated that the study consultant has been requested to develop policy recommendations to implement mandates and regulations. Mr. Baron noted that Grasslands is an opportunity to become a model for transit design.

Mr. Thombs asked if there is a plan to standardize signage throughout all of the County properties. Mr. Lipkin responded that this signage study only encompasses the Grasslands Campus.

Mr. Hyman asked if there has been a study regarding woodlands or other large tree groupings on the Campus. Ms. Drummond stated that a tree study was conducted on one of the Campus parcels, but the whole campus has not been studied. Mr. Hyman stated that a tree study should be conducted over the whole campus to consider woodland preservation locations. Mr. Brady reminded the Board that they have authority over tree removal on non-Park properties such as Grasslands.

Mr. Douglas asked if the population at the correctional facility has changed. Ms. Drummond answered that the population has declined, which presents an opportunity to reutilize space. She stated that retrofitting some of the buildings for staff housing or homeless facilities has been considered.

Mr. Hyman requested that a portion of the May meeting be set aside to allow for Board discussion of the Plan after their review of the document. He then asked the Board to submit their comments to Staff.

**B. Westchester Community College Five-Year Capital Plan**

Mr. Brady presented a follow-up overview of the 2022/2023 Westchester Community College capital program. He highlighted the major College projects that are to begin within the next five years.

Mr. Hyman asked if the County and the College has the ability to administer the large number of projects that are in the budget. Mr. Brady responded that the County and the College are working to ensure that the projects would be managed correctly. Mr. Cirillo stated that are timed to minimize impacts on students. He explained that site improvements are handled during the summer, and long-range projects would be conducted in phases that allow the continuation of services.

Mr. Douglas stated his appreciation that solar projects are included in the budget. He then stated his concern regarding whether the satellite campuses are to be upgraded as well. Mr. Cirillo responded that all of the satellite campus spaces are leased, and that those sites are upgraded when the leases are renewed. Mr. Scordino mentioned that the Cross County campus in Yonkers is undergoing a lease renewal, and will be moving into a larger and more suitable building at the site.

Mr. Hyman asked if housing has been considered on the Valhalla campus. Mr. Cirillo responded that conversations regarding housing occurred, but there has been no decision to include dormitories. Mr. Hyman clarified that his question regarded permanent housing on the campus. Mr. Cirillo responded no. Mr. Hyman said that the College should study Purchase College's decision to include permanent housing and determine if any similar practices could be applied at WCC. Mr. Scardino said he would discuss the option with the College president.

#### C. Memorial Field Update

Ms. Katzman presented an update regarding the Memorial Field reconstruction in Mount Vernon. She displayed progress photos from the site, showing the grandstand building under construction and fieldwork being conducted. She stated that progress was slow in the beginning due to unforeseen site conditions and the pandemic, but construction is currently progressing quickly with a completion targeted for this summer.

Mr. Brady then reviewed the capital budget amendments for the site. Mr. Hyman questioned why these amendments were not subject to a resolution by the Planning Board. Mr. Brady explained that the current Capital Budget Amendments do not require Planning Board review as there are no significant physical changes since the Board last reviewed the project.

Ms. O'Connor stated that neighbors were concerned over the status of plaques that were installed in the old stadium. She asked if they had been recovered during demolition. Ms. Katzman stated she will inquire as to their status and location.

Mr. Hyman asked for the capacity of the new stadium. Ms. Katzman responded 3,900 seats, but she did not know the old stadium's capacity.

Ms. Hasbrouck asked if anyone could utilize the facility, or if the use was restricted to Mount Vernon residents. Ms. Katzman stated she will inquire and report back to the Board. Ms. O'Connor said that the facility would likely act like City Field in New Rochelle, and that Mount Vernon would have right of first refusal for use of the facility, but in general the facility would be open for all to utilize.

**MINUTES**  
**Westchester County Planning Board Meeting**  
**April 5, 2022**  
**Page 6**

Mr. Hyman stated that when the stadium is complete, the board should conduct a meeting at the facility.

IX. Adjournment

On a motion made by Ms. O'Connor, which was seconded by Ms. Katzman and unanimously approved by the Board, the meeting was adjourned at 10:28 a.m.



WESTCHESTER

COUNTY

PLANNING

BOARD

Meeting Date:

May 3, 2022

Westchester  
gov.com

---

**County Planning Board Referrals:**

Letters dated March 16, 2022 through April 15, 2022

## Ardsley

### ARD 22-001 B-1/R-O 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 Ardsley Zoning Ordinance. The amendments would primarily focus on technical changes within the B-R and R-O districts with respect to building heights, parking and other regulations. In addition, the amendments would also permit multi-family buildings within the R-O Residence Office district.

**Letter date:** Friday, March 25, 2022

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- We are supportive of the proposed changes. In particular, we are supportive of the addition of multi-family buildings as a permitted use within the R-O district.

## Bedford

### BED 22-001 Zoning Text Amendment: Targeted Vegetation Management

☐ 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 Bedford Zoning Ordinance to permit goats and sheep to be utilized for the management of vegetated land for limited time periods. Such management includes land clearing, removing invasive species, and regenerating damaged land. A permit requiring specific conditions would be issued to prospective applicants.

**Letter date:** Friday, March 18, 2022

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

## Croton-on-Hudson

### CRO 22-001 Zoning Text Amendment: Cannabis Shops

☐ 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 Croton-on-Hudson Zoning Ordinance regarding cannabis shops. The amendment would group cannabis shops along with vape and tobacco shops with respect to where they cannot be located. Specifically, these retail stores would not be permitted within 500 feet of the Pierre Van Cortlandt Middle School and Croton-Harmon High School and may not be located within 500 feet of any other cannabis shop, or vape or tobacco shop.

**Letter date:** Wednesday, March 30, 2022 **Response type:** Local Determination

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

---

## Dobbs Ferry

### DBF 22-001 Zoning Text Amendment - Tree Permits

☐ 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 Village of Dobbs Ferry Zoning Ordinance to implement a tree removal permit. New regulations regarding the establishment of protected trees, the powers of a Tree Commission, and other policies and standards are included.

We have no objection to the Dobbs Ferry Board of Trustees assuming Lead Agency status for this review.

**Letter date:** Friday, March 18, 2022 **Response type:** Local Determination

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

---

## Harrison

### HAR 22-001 Webb Avenue Residential Development: FEIS

### Webb Avenue

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

A final environmental impact statement (FEIS) (dated accepted March 29, 2022) for the proposed construction of a 200-unit apartment building on a 9.54-acre undeveloped site located on the northeasterly side of Webb Avenue between Bowman Avenue (County Road 104) and Westchester Avenue (NYS Route 120A). The development site is owned by 760-800 Owner LLC, which also owns the adjacent parcels of land located in the Village of Rye Brook, with addresses of 760 and 800 Westchester Avenue. All of these parcels were previously owned by Kraft General Foods, Inc. The subject site contains existing pathways that are connected to the walking path system at 800 Westchester Avenue via two footbridges that cross Blind Brook, a County-regulated stream that is the border between Harrison and Rye Brook. It is the applicant's intention to expand on this pathway system to connect the sites together, as well as provide public access to a proposed 20,000 square foot community garden that would be placed in the northern portion of the subject property.

The proposed 200-unit apartment building will be comprised of five stories of residential and amenity space above two levels of structured parking, with 289 parking spaces provided. All apartments are proposed to be market-rate rental units with no affordable affirmatively furthering fair housing (AFFH) units proposed. Because most of the site is located in a flood zone, the FEIS shows a preferred alternative that contains a "floodplain offset program" that is greater than what was shown in the DEIS.

The subject site is located in the SB-0, "Special Business" Zoning District where multi-family residential is permitted as a special exception use only on parcels located in the "teardrop" area bounded by I-287, I-684, the connector road from I-287 to I-684 and the Hutchinson River Parkway. Since the subject site is located outside of that area, the applicant is petitioning the Town/Village for a zoning text amendment to permit a multi-family residential use on the subject site.

The County Planning Board participated in the review of the DEIS and responded with substantive comments in a letter dated November 4, 2020 which was the day the Harrison Planning Board conducted its public hearing. However, our comments were not included in the FEIS. Because of this omission, the Town/Village should not issue a findings statement until a revised FEIS is made available that addresses our comments.

Furthermore, the County Planning Board also reviewed another residential development proposed for another SB-O zoned site located at 2700 Westchester Avenue, which is also seeking a similar zoning amendment to that which is proposed for the Webb Avenue development. We responded to a DEIS for that proposal in a letter dated December 23, 2021. In that letter we noted several omissions that were not discussed in the DEIS, and we stated that the DEIS should not have been accepted as complete by the Town/Village.

**Letter date:** Thursday, April 14, 2022

**Response type:** Comment

#### Consistency with Westchester 2025:

- We maintain our position that the Town/Village is considering significant and large-scale changes in land use without the benefit of any comprehensive planning.

#### Impacts to County facilities and services:

- It is unacceptable that the Town/Village continues to disregard its responsibility towards affirmatively furthering fair housing (AFFH). A minimum 10% set-aside of affordable AFFH units is standard for developments of this type.

#### Additional comments:

- Because of the safety issues we identified with respect to the intersection of Westchester Avenue and Webb Avenue, if the Town/Village proceeds with the approval of these proposed developments without showing consideration for our comments, then the Town/Village is potentially placing more people in danger.

## New Castle

### NWC 22-002 Chappaqua Hamlet Moratorium

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

A proposed local law that would establish another six-month moratorium on the acceptance, processing and approval of applications for site development plan approval, special permit approval, variance relief, building permits, or sign permits pertaining to certain properties located along the North Greeley Avenue corridor in the B-R Retail Business and B-RP Retail Business and Parking Districts. This moratorium follows a similar moratorium which the Town had in place between November 20, 2018 and January 6, 2022. The proposed intent of the new moratorium is for the Town to “maintain the status quo while it crafts new zoning for the North Greeley Corridor.”

As we noted in the six letters we sent to the Town responding to the initial moratorium and its five extensions, the Town had made progress with developing a new Form Based District for the Chappaqua hamlet. In September 2020, the Town referred a draft of the Form Based District regulations to the County Planning Board and we responded in a letter dated November 17, 2020 recommending the Town adopt the Form Based District with consideration given to our provided comments. The Town Board decided in November 2021 to forego the proposed Form Based District, and has yet to establish a new proposal.

While we understand that it can take a substantial period of time for any municipality to create and enact new zoning, we have continued to point out that moratoria should not extend beyond a reasonable time frame. With the currently proposed moratorium, we note that the legislation states a desire to “maintain the status quo” while new zoning is crafted. However, our review of previous County Planning Board referral files revealed that we have been providing comments to the Town on the need to amend zoning in the Chappaqua hamlet to accommodate more housing as far back as 2010. It is our opinion that the Town has already had sufficient time to study this, particularly since the Town undertook significant study with respect to the 2017 Comprehensive Plan and the Form Based District. During this time the Westchester County Housing Needs Assessment was also published which documented the dire need for more housing, particularly in areas which have the infrastructure to support it. To “maintain the status quo” will only ensure that housing needs continue to be unmet.

We are not supportive of the proposed moratorium. If the Town is still interested in changing its zoning for the Chappaqua hamlet, we recommend the Town consider the version of the Form Based District that was proposed in 2020, taking into account our earlier comments.

**Letter date:** Monday, March 28, 2022

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

**North Castle****NOC 22-001B 23 Bedford Banksville Road - Zoning Text Amendment****23 Bedford Banksville Road**

☐ 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 North Castle Zoning Ordinance. The amendment would permit “storage and sale of masonry and stone products for retail sale” as a special permit use within the GB – General Business zoning district.

If the zoning amendment is approved, the applicant proposes to legalize the existing contractor storage yard at the rear of a 10.816-acre site located at 23 Bedford Banksville Road (SBL 102.04-1-9) (County Road 56A). The applicant states this use has been in place since before the 1960’s, yet current plans require a special permit to be established where there currently is none. This special permit would be applicable for 18 months, after which the applicant is proposing to convert the use of the site to a masonry/stone retail use. As part of the conversion, 1.78 acres of wetlands and buffer area to the rear of the site would be restored to a natural state.

We have reviewed a previous proposal for other portions of this site and responded with a letter dated January 18, 2022. We have no further comments regarding this portion of the applicant’s proposal, and find it to be a matter for local determination.

**Letter date:** Friday, March 18, 2022

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

---

**NOC 22-005 Residential Multifamily Senior Citizen Housing District**

☐ 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 North Castle Zoning Ordinance. The amendment would convert the R-MF-SCH – Residential Multifamily Senior Citizen Housing district from a floating zone into a mapped district. All other requirements to establish the R-MF-SCH zone would remain.

**Letter date:** Friday, March 18, 2022

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

---

**NOC 22-006 10 Creemer Road****10 Creemer Road**

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

Site plan and special use permit for expansions and additions to a single family residence and guest cottage for an accessory dwelling unit.

**Letter date:** Friday, April 8, 2022

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

## North Salem

**NSM 22-001B Zoning Amendment: Notification to Abutting Property Owners**

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

A revised version of a proposed local law to amend the text of the North Salem Zoning Ordinance. The amendment would require applicants within an existing cooperative residential community to send certified mail notices to all property owners within a distance of 150 feet from the exterior walls of the subject property house, and to the corresponding Cooperative Board, 10 days before a Planning or Zoning Board public hearing. This requirement would be a reduction from the general requirement that public notices must be sent to property owners within 200 feet of the subject property boundary. This amendment would specifically effect the Vails Grove, Pietsch Gardens, and Bloomerside Cooperatives.

**Letter date:** Friday, April 8, 2022

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

## Ossining (town)

### OST 22-001 Town of Ossining Comprehensive Plan

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

"Sustainable Ossining" is proposed as the new Town of Ossining Comprehensive Plan. This document would serve as the update to the Town's 2002 Comprehensive Plan and it pertains primarily to the 3.1 square miles of the Town that is not incorporated within the limits of either the Village of Ossining or the Village of Briarcliff Manor, an area described in the plan as "Unincorporated Ossining."

Sustainable Ossining is a policy-oriented plan with six areas of focus (Connectivity & Mobility; Open Space & Natural Resources; Housing, Development & Preservation; Sustainable Infrastructure; Community & Culture; and Economy). Each of these topics are discussed within their own chapter of the plan, with objectives and strategies identified as part of that discussion. These objectives and strategies inform an implementation matrix, which is the final chapter of the plan. This matrix contains specific proposed actions along with other information relating to each action.

**Letter date:** Friday, March 25, 2022

**Response type:** Comment

**Consistency with Westchester 2025:**

- We commend the Town's efforts to update its comprehensive plan for Unincorporated Ossining.
- We are concerned that some of the open space strategies contained in the plan could have a negative impact on the ability for the Town to construct affordable housing. The plan should also have an expanded discussion on affordable housing and how more of it can be implemented in the Town.
- We applaud the Town for considering a strategy to amend zoning to allow single-family dwellings to be divided into multiple housing units. This should be given higher priority in the plan.

**Impacts to County facilities and services:**

**Additional comments:**

- We commend the Town for highlighting non-motorized connectivity and mobility in Sustainable Ossining and we are generally supportive of all of the plan's objectives and strategies contained within this chapter.



**Ossining (village)****OSV 22-001    31 Croton Avenue****31 Croton Avenue**☐ Site Plan   ☒ Special Permit   ☐ Subdivision   ☐ Zoning Text Amend   ☐ Zoning Map Amend   ☐ Area Variance   ☐ Use Variance   ☐ Moratorium   ☐ Comp Plan

Proposed addition to an existing multi-family building.

**Letter date:** Friday, March 25, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**  

---

**Pound Ridge****PDR 22-003    1 RL LLC/Benjamin Clymer****223 Westchester Avenue**☒ Site Plan   ☐ Special Permit   ☐ Subdivision   ☐ Zoning Text Amend   ☐ Zoning Map Amend   ☐ Area Variance   ☐ Use Variance   ☐ Moratorium   ☐ Comp Plan

Conversion of a barn into a single family dwelling.

**Letter date:** Wednesday, March 30, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**  

---

## White Plains

**WHP 22-006 Mount Hope A.M.E. Zion Church - Approval Extension****65 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 and special permit approvals.

**Letter date:** Monday, March 28, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

---

## Yorktown

**YTN 22-006 Zoning Text Amendment: Electric Vehicle Charging Stations**☐ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Proposed amendments to the text of the Yorktown Zoning Ordinance to permit electric vehicle charging stations as a permitted accessory use within the CRC – Commercial Regional Center and the C1 – Commercial Shopping Center districts. The amendments would also permit electronic visual output devices within fuel pumps and charging stations, so long as these electronic signs abide by certain size and screen output standards.

**Letter date:** Friday, April 8, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

We are supportive of the Town's efforts to incorporate electric vehicle charging stations on commercial properties.

---

**Department of Planning**

432 Michaelian Office Building  
White Plains, NY 10601

To: The Westchester County Planning Board

From: Kelly Sheehan, Assistant Commissioner *KS*

Date: April 14, 2022

RE: **Capital Budget Amendment  
SY043 Yonkers Joint WWTP – Post Storm Reconstruction and Rehabilitation**

The County Executive is requesting an amendment to the 2022 Capital Budget to modify the funding of the above project. Capital project SY043 provides funding for infrastructure reconstruction and rehabilitation of the Yonkers Joint Wastewater Treatment Plant as a result of the damage caused by Superstorm Sandy.

A Capital Budget Amendment is requested to amend the County's current-year capital budget by increasing the non-County share for SY043 by \$3,000,000. This revision is requested to reflect the anticipated receipt of Federal Emergency Management Agency (FEMA) funds for SY043. The work will include replacement of the Public Address system, including all electrical and control components which were damaged during Hurricane Sandy.

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: Norma V. Drummond, Commissioner  
David Kvinge, Director, Environmental Planning  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner