

To: Members, Westchester County Planning Board

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

Date: June 28, 2022

Subject: Mailing for Westchester County Planning Board Meeting

The next Planning Board meeting will be held on **Tuesday, July 5, 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 online at meetings.westchestergov.com:

- Tentative Agenda
- Draft Minutes of the June 7 and 8, 2022 Meetings
- Referrals Reports:
 - May 16, 2022 through June 15, 2022
- Revised Draft Planning Board Report on the 2023 to 2027 Capital Project Requests

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

TENTATIVE AGENDA
WESTCHESTER COUNTY PLANNING BOARD

Tuesday, July 5, 2022

We are meeting by Webex in accordance with the Governor's Executive Order 11.6, extending virtual meetings until July 14, 2022

9:00 A.M.

- I. Call to Order**
- II. Meeting Dates**
 - A. Tuesday, August 2, 8:30 a.m.
 - B. Tuesday, September 6, 8:30 a.m.
 - C. Tuesday, October 4, 8:30 a.m.
- III. Adoption of Minutes**
 - A. Meetings of June 7 and June 8, 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 May 16, 2022 through June 15, 2022
- VII. Matters for Board Action**
 - A. Draft Planning Board Report on the 2023-2027 Capital Project Requests
 - B. BPL1A, Housing Implementation Fund II (HIF), 345 McLean Avenue, City of Yonkers, Amendment to the Planning Board Report on the 2022 Capital Projects (note: to be mailed with the day-of-meeting packet)
- VIII. Matters for Board Information**
 - A. Traffic Signal System Demonstration – DPWT – Traffic Engineering Section
- IX. Other Business**
- X. Adjournment**

DRAFT MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Webex Online Video Conference
Tuesday, June 7, 2022

PLANNING BOARD MEMBERS PRESENT BY VIDEO CONFERENCE:

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

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
Jacob Rosewater, Intern

VISITORS PRESENT BY VIDEO CONFERENCE:

Emily Saltzman, Office of the County Executive
Gregory Casciato, County Board of Legislators
Lisa Hochman, County Board of Legislators
Hernane De Almeida, Department of Public Works & Transportation
Jonna Robins, Department of Public Works & Transportation
Louis Vetrone, Department of Environmental Facilities
Nat Federici, Department of Environmental Facilities
Christopher Gelardo, Department of Environmental Facilities
Joseph Brown, Department of Public Works & Transportation
Stuart Rabin

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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 reminded the Board that a special meeting to review the 2023 Capital Budget is scheduled for June 8, 2022 at 2:00 p.m. on Webex. He then stated that the next regular meetings of the County Planning Board are scheduled for Tuesday, July 7; Tuesday, August 2; and Tuesday, September 6, 2022. He asked if those meetings would be held virtually or in person. Ms. Drummond responded that the virtual meetings Executive Order lasts until June 14, after which the Governor would have to extend the law further. She stated that the State and the Board of Legislators are exploring a new law that would permit individual board members to, under special circumstances, virtually participate in meetings from a private location so long as a quorum is present at a public location. She stated that the Department is preparing for the July Planning Board meeting to be in person. Mr. Hyman stated that the July meeting, if in person, would be at 8:30 A.M., and if virtual would start at 9:00 A.M.

III. Adoption of Minutes

Mr. Hyman asked if there were any edits or comments to the minutes of the Board meeting of May 3, 2022. Mr. Baron stated that he had meant to state that the proposed Tarrytown-Kensico Trailway should be open 24 hours. Mr. Hyman stated this clarification would be recorded under the June 7, 2022 meeting minutes. There being no further edits, a motion to approve the minutes of the May 3, 2022 meeting of the Planning Board was made by Mr. Douglas, seconded by Ms. O'Connor, and approved unanimously by the Board.

IV. Chairman's Remarks

Mr. Hyman wished Ms. Klein good luck in her upcoming retirement. Ms. Klein stated her thanks and appreciation to the Staff. Mr. Hyman then stated his displeasure with a member of the Port Chester Board of Trustees, when speaking at a meeting of the Village Board of Trustees as a private citizen, accused Mr. Hyman of having a secret political agenda due to his position on the County Planning Board. Ms. Drummond said that Board members may speak as private citizens if they make clear their views do not reflect the views of the Board.

Mr. Hyman then stated that the Port Chester Planning Board has reviewed updated site plans that were not submitted to the County Planning Board for re-referral. Ms. Drummond stated that Mr. Herbert has sent a guidance update regarding the Referrals process to the municipalities, along with a video of the presentation he conducted in 2019. Mr. Hyman then asked for an update regarding the Meadows at Briarcliff development at 715 Sleepy Hollow Road in Mount Pleasant during the next meeting.

V. Commissioner's Remarks

Ms. Drummond thanked Ms. Klein for her work at the County, and also stated that Robert Doscher, one of our Principal Environmental Planners will also be retiring this month and thanked him as well. She remarked that four employees have recently retired from the department. She continued, stating that the Housing Opportunity Commission and the Westchester Municipal Planning Federation conducted an online presentation on Accessory Dwelling Units that was highly attended. She then said that the 2022 CDBG application for the County has been sent to HUD, for CDBG, HOME and ESG funds. She said the process was later than usual due to delays within Congress in adopting the federal budget. She then finished, stating that Bronxville has joined the CDBG consortium for FY 2022, but that Buchanan has left.

VI. Referrals

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

Mr. Hyman asked if there were any comments regarding the Referrals report. Mr. Baron stated that he had participated in the Village discussions regarding DBF 22-002, the Dobbs Ferry Zoning Amendment, and provided comments to YON 22-002, AMS Yonkers, but he will not recuse himself as he has no conflicts of interests. Ms. Toback stated she also submitted comments to the City regarding YON 22-002, but will also not be recusing herself.

Ms. Francella stated her appreciation that comments regarding the lack of affordable housing in PEL 22-002 were included in the response letter. Mr. Hyman asked if the County will have another opportunity to comment on the plan. Mr. Herbert answered that it depends on if the Village Board will accept comments on the Final EIS, but the County will be able to review their responses to the County's comments. Mr. Hyman then asked if the County letter was sent to the IDA. Ms. Drummond responded yes.

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

VII. Matters for Board Action

- A. SBV95 – Pumping Station Rehabilitation Program – Bronx Valley SSD, Jackson Avenue Pumping Station, Greenburgh, Amendment of the Planning Board Report on 2022 Capital Project Requests

Mr. Gelardo presented a capital budget amendment request for a pumping station reconstruction project on Jackson Avenue in Greenburgh. The project had been scheduled for 2023, but flooding issues have necessitated the project begin in 2022. Also, the building requires a full demolition and reconstruction for the building to be higher, as opposed to the original plan for rehabilitation. The funding request has been increased by \$4,500,000 for a total expense of \$10,000,000.

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Mr. Baron asked if a one foot increase in height would solve the flooding issues. Mr. Gelardo stated that the project engineers have designed the building to be one foot above the 500 year flood level. Mr. Finger asked what funding source would be allocated. Mr. Gelardo stated that normal sewer district bonding would be utilized.

A motion to approve the resolution adopting the amendment was made by Mr. Finger, seconded by Mr. Douglas, and unanimously approved by the Board.

B. BPL26 – Flood Mitigation – Troublesome Brook and Manhattan Brook Flood Study, Greenburgh, Amendment of the Planning Board Report on 2022 Capital Project Requests

Mr. Kvinge presented an overview of the County Stormwater Management Law and the standards required for the County to provide local project funding. He then presented two requested flooding studies. The first, Troublesome and Manhattan Brooks in Greenburgh, involve flooded neighborhoods and would require cooperation with multiple municipalities for flood hazard mitigation. Ms. Toback noted that the resolution does not specifically state that flood water would not come into Yonkers. Mr. Kvinge explained that state requirements require projects to not displace water to other municipalities, but a clause could be added to the resolution.

A motion to approve the resolution adopting the amendment, with the addition that floodwater displacement to other municipalities would not be increased, was made by Ms. Toback, seconded by Ms. O'Connor, and unanimously approved by the Board.

C. BPL26 – Flood Mitigation – Peach Lake Flood Study, North Salem, Amendment of the Planning Board Report on 2022 Capital Project Requests

Mr. Kvinge presented the second requested study, to be conducted on Peach Lake in North Salem. He stated that the lake level has been rising, causing flooding in the neighborhood and issues with the wastewater treatment plant for the lake. He stated that the study will involve the Town of Southeast in Putnam County, as well as the NYCDEP as the lake waters flow into the Croton Reservoir system. Mr. Hyman asked if the project has been coordinated with Putnam County. Mr. Kvinge restated that Westchester would be working with Southeast for the study. Mr. Hyman asked if the cost of the rehabilitation would be borne by Westchester. Mr. Kvinge stated that it is to be determined, though most of the issues caused by the flooding fall within Westchester. Mr. Hyman stated that Putnam County should be involved.

A motion to approve the resolution adopting the amendment, with the addition that Putnam County be consulted during the study, was made by Ms. Hasbrouck, seconded by Mr. Arndt, and unanimously approved by the Board.

VIII. Matters for Board Discussion

A. Department of Environmental Facilities – Background on Facilities and Programs

Commissioner. Kopicki presented an overview of the services provided by the Department of Environmental Facilities, Deputy Commissioner. Federici presented the functions of the Water and Wastewater Divisions, and Mr. Vetrone presented the functions of the Refuse and Recycling Divisions.

Mr. Douglas asked where the seven municipalities that do not participate in the County refuse collection program dispose of their waste. Mr. Vetrone responded that it varies by municipality, but normally private hauling companies handle their collection.

Mr. Baron stated that he is a member of the sustainability commission in Dobbs Ferry, and appreciates the work conducted by the Department. He said that communication regarding recycling to residents can be difficult. He then asked about the size and scope of the food scrap program at the Grasslands Campus. Mr. Vetrone responded that the facility digests approximately 2 tons of food scrap per week, and that the facility is mainly used for demonstration purposes. He said the County also collected almost 1,000 tons of food scrap last year through the Residential Food Scrap Transportation and Disposal Program, which is expected to grow. Mr. Kopicki stated that the purpose of the program is to demonstrate composting practices and to explain that it should be conducted close to the source, within backyards or by municipalities.

Ms. Francella asked how the Sound Shore is protected from garbage along the coast, and how the county handles toxins in the water. Mr. Kopicki responded that the two wastewater treatment plants along the coast have been updated and the water exiting the facilities is clean. He stated that private discharge is often the cause of waste entering the water. Mr. Vetrone said that a departmental enforcement program oversees haulers and large commercial entities. Concentrated spills and illegal dumping sites would be managed by the Department, but smaller issues, such as litter, is managed by the municipalities. Mr. Federici stated that beach closures normally occur after heavy rainfall due to the combined sewer overflows.

Mr. Hyman asked whether there is a connection between the Department and Westchester Joint Waterworks. Mr. Federici responded that the two entities provide redundancy if needed, but are independent bodies. Mr. Hyman stated his concern with a letter he and other Port Chester residents received from the company stating there are water compliance issues. Mr. Federici then explained how drinking water is sourced through the New York City water system.

B. Grasslands Transportation Demand Management Study

Ms. Klein provided an explanation of the functions of TDM and presented an overview of the Grasslands study. She summarized the campus survey process, the development of a TDM plan, and implementation proposals. She stated that toolkits have been developed for employers, developers, and municipalities, and that standard language is being formatted for the Board's referral letters. She stated that the study and toolkits can be utilized in all areas of the County.

Mr. Baron asked if any of the implementation strategies would be mandated, such as a cap on parking, and what the Board could do to promote mandates. Ms. Klein responded that the Board would have the ability through the referral process to advocate for any TDM mandates. Mr. Hyman

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requested Mr. Baron to provide information to the Board regarding the parking cap at Mercy College in the Village of Dobbs Ferry. Mr. Hyman then requested that the toolkit documentation be provided to the Board when it is available.

IX. Adjournment

On a motion made by Mr. Douglas, which was seconded by Ms. Hasbrouck and unanimously approved by the Board, the meeting was adjourned at 10:20 a.m.

DRAFT MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Webex Online Video Conference
Wednesday, June 8, 2022

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

James Arndt (City)
Holly Hasbrouck (Town)

STAFF PRESENT:

Norma Drummond, Commissioner
Blanca Lopez, Deputy Commissioner
David Kvinge, Assistant Commissioner
Kelly Sheehan, Assistant Commissioner
William Brady, Chief Planner
Naomi Klein, Director of Transportation Planning
Michael Lipkin, Associate Planner
Ted Leimbach, Associate Planner

VISITORS PRESENT:

Ken Jenkins, Deputy County Executive
Aviva Meyer, Office of the County Executive
Lisa Hochman, Office of the County Executive
Gideon Grande, Deputy Budget Director
Gayle Katzman, First Deputy Commissioner, Department of Public Works and Transportation
Kevin Roseman, Department of Public Works and Transportation
Jonna Robins, Department of Public Works and Transportation
Marguerite Beirne, Chief Information Officer
Peter Tartaglia, First Deputy Commissioner, Department of Parks, Recreation, and Conservation
Christopher Gelardo, Department of Environmental Facilities
Joe Brown, Department of Environmental Facilities
James Antonaccio, Department of Public Works & Transportation
Michael Swee, Department of Public Works & Transportation

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I. Call to Order

Richard Hyman, Chair, called the meeting of the Planning Board to order at 2:02 p.m.

II. Matters for Planning Board Discussion

Ms. Drummond introduced Mr. Grande who provided an overview of the Capital Planning process, including a discussion of County debt, the reduction of the capital project backlog, projects added by the Board of Legislators and efforts to streamline the capital projects review, approval, design and construction processes. Mr. Brady gave an overview of the Planning Board's role in capital projects and a summary of the total amounts requested for the next five years and previous four years. Mr. Hyman asked Mr. Brady to explain the difference between the County's goal of spending approximately \$235 million per year on capital projects to the requested capital budget of over \$500 million. **Mr. Brady will get back to Mr. Hyman with an explanation.**

Ms. Katzman described the projects requested for 2023 in the Public Works Buildings category. She was joined by Jonna Robins and Kevin Roseman of DPWT.

Mr. Brady described projects requested for 2023 in the Buildings Miscellaneous category. Regarding BPR02 New Youth Detention Facility, Mr. Hyman asked whether the new facility is part of the current Grasslands Campus Master Plan. Mr. Brady said that the proposed facility was in the Plan and that the project's siting will be designed by DPWT and Planning as it relates to the surrounding area, parking, pedestrian circulation and trees. Mr. Hyman asked whether the existing building was considered historic and Mr. Brady noted that it was not considered historic nor has it been noted as eligible for the National Register of Historic Places. Mr. Baron asked whether this facility was operated by a County Department; Mr. Brady noted that it was a County site with County approval and management of the building's development. Regarding BSS18 District Office and DSS Facility Interior Improvements, Mr. Hyman asked why this was rated PL1 and which facilities are included. Mr. Brady noted that it was interior improvements at the various DSS District Offices.

Ms. Katzman described projects requested for 2023 for the Department of Correction. Regarding BCR63 Post 2 Entrance Gate Booth, Mr. Hyman noted that the 2023 request is shown as \$225,000 in the draft Planning Board Report, while the amount shown on the slide is for \$1,675,000. Mr. Brady noted the amount shown on the slide is incorrect and that the 2023 request is for design in the amount of \$225,000. Regarding BCR61 Parking Structure Infrastructure Improvements, Mr. Baron asked if any of the previous Planning Board recommendations on this project have been incorporated into the project's design. Mr. Katzman noted that the design is not complete and staff will consider those comments. Mr. Brady noted that the facility is for Correction's staff use and is a secure facility. **Mr. Hyman also requested that staff let the Board know how the Board's comments are being addressed or not addressed.** Mr. Douglas noted that previous discussions included information that jail cells at the facility are underutilized and that some consideration for adaptive reuse be considered. Mr. Brady noted that the underutilization of the cells and future uses are being included in the Grasslands Campus Master Plan.

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Mr. Brady described projects requested for 2023 for the Department of Labs and Research. Regarding BLR13 Labs and Research Infrastructure Improvements (2022-2026), Mr. Hyman asked about the status of the funds requested in 2022 for study of the improvements; Mr. Brady noted that the study is still underway and will help guide the improvements requested in 2023.

Ms. Beirne described the projects requested by Information Technology in 2023. Regarding BIT32 Radio System Replacement, Mr. Baron asked whether the radio system controls the traffic signals throughout the County. Ms. Beirne noted that this project is not related to traffic controls.

Mr. Brady described projects requested for 2023 for the Department of Planning. Regarding BPL26 Flood Mitigation, Mr. Hyman asked whether this project includes a non-County match. Mr. Brady confirmed that the flood mitigation projects include non-County funds to match County funds. Regarding BPL1A Housing Implementation Fund II and BPL30 New Homes Land Acquisition, Mr. Hyman asked for a total number of units supported by these projects, including the units funded by both projects. **Mr. Brady will provide those numbers shortly.** Mr. Hyman noted the importance of these projects to creating affordable housing. Mr. Baron asked if the Board could include a “location efficiency” rating for potential affordable housing developments, particularly noting the costs for transportation for the developments. Ms. Drummond noted that some areas of the county are not served by transit, and cautioned against favoring areas served by transit for affordable housing over areas without transit. Ms. Drummond noted that the Department of Planning is developing a Mobility Study to help identify ways to better serve all areas of the county with transit options and help inform the Board as they review affordable housing developments.

Regarding BPL26, Mr. Baron requested that the areas improved with flood mitigation projects also be considered as opportunities for bicycle and pedestrian access. Mr. Douglas asked whether the Planning Board turns down applications for affordable housing. Ms. Drummond noted that the Board has expressed concerns regarding the locations of some developments and their proximity to highways and trains which impact noise and air quality. Mr. Gruenfeld noted that a description of access to public transit is included in the Executive Summary for each proposed housing development. Regarding BPL35 Hilltop Hanover Farm and Environmental Center, Mr. Hyman noted that this project is rated PL2HP, a project with historic implications which will be reviewed by the Westchester County Historic Preservation Advisory Committee. Mr. Brady noted that HPAC members have visited the facility and discussed its historic resources. Regarding BLA06 Farmland Protection, Mr. Hyman asked whether specific properties have been identified for funding. Mr. Brady said that no sites have been identified and that this is a “fund project” from which funds will be used once sites are identified.

Ms. Katzman described the Parking Facilities projects requested for 2023. Regarding BPF39 Electric Vehicle Charging Stations and BPF Michaelian Office Building Parking Garage Rehabilitation, Mr. Hyman asked the status of the projects’ previous appropriations. Ms. Katzman noted that the design is underway with phases to proceed as quickly as possible. Mr. Grande also noted that County bonds have a limit of ten years to be utilized. Mr. Baron also asked about past Board recommendations related to BPF40 including EV charging stations. Ms. Katzman noted that EV charging stations would mostly be located in County garages and parking lots at County facilities and parks. Mr. Baron also noted the need to include charging facilities for e-bikes in a space-efficient manner.

Ms. Katzman presented the Roads and Bridges projects requested in 2023. Mr. Hyman complemented the County on the recent paving of Willet Avenue in Port Chester. Regarding P0032 Playland Parkway, Mr. Baron noted that this project appears to be linked to RP047 Playland Parking Lot Drainage. He noted the low traffic on the Parkway and whether the road could be a candidate for a road diet by reducing the number of lanes. He also asked whether this project could incorporate bicycle and pedestrian facilities and whether RP047 could incorporate techniques to speed drivers into and out of the Playland parking lot. Mr. Roseman noted that a new Trailway recently opened along the Parkway from Playland to Old Post Road. He noted that DPWT is considering a road diet along the Parkway. Mr. Roseman noted that P0032 does not cover any roads or parking at Playland. Mr. Tartaglia noted that RP047 would add ticket automation and would redesign access into the Playland parking lots which will reduce back-ups onto Playland Parkway. Mr. Hyman noted the road condition rating on the Parkway; Mr. Roseman noted that the road condition conditions are evaluated prior to project design.

Regarding RB03Z Pump House Road over Peekskill Hollow Brook, Cortlandt, Mr. Baron noted that there were no sidewalks on the bridge and questioned whether the bridge was necessary due to low volume and nearby bridges. Regarding RB04E Austin Avenue Bridge over I-87, Yonkers, Mr. Baron expressed concern over pedestrians walking on this bridge, Ms. Katzman noted that DPWT will be evaluating the design of the bridge and that DPWT is working with the Department of Planning to address Complete Streets elements in current and future projects. Regarding RB03Z and RB04F, Mr. Douglas asked how the projects will consider the protection of the watercourse which is a source of drinking water for the City of Peekskill. Mr. Roseman noted that design will include elements to ensure debris does not fall into the brook.

Regarding RB04I Murray Avenue Bridge over Community Park, Mamaroneck, Mr. Baron noted difficulties for pedestrians in the area due to steep slopes and requested a road diet to shorten the pedestrian crossing at this bridge. Regarding RB04N NYS Route 22 Bridge over Armonk Road Connection, North Castle, Mr. Hyman asked whether NYSDOT could help fund part of this project. Mr. Roseman noted that the County owns the bridge and that NYSDOT maintains the road surface on Route 22. The County is responsible for the remaining repairs of the bridge.

Regarding RB180 Central Park Avenue, Yonkers, Mr. Baron noted how the Board recommended bicycle facilities along this road last year when design funding was requested. Ms. Katzman noted that design hasn't begun and that it wasn't too late to include Complete Streets elements in this project. Ms. Toback noted how the current design of the road is not effective and dangerous and in need of attention. Regarding RB212 Bryant Avenue, White Plains, Mr. Baron noted that the road is a four lane divided highway close to a school and other sites being redeveloped with residential uses and that bicycle and pedestrian facilities should be included in the design. Mr. Roseman noted that a road diet will be considered for this project.

Regarding RB214 Lake Street, White Plains, Mr. Baron noted that this is a wide road with a need to reduce crossing distance. Regarding RB233 Virginia Road, Mount Pleasant/North Castle, Mr. Baron asked if pedestrian facilities could be included in this project, including a raised crossing at the Bronx River Parkway pathway; Mr. Roseman noted that the portion of Virginia Road included in this project

does not include the area of the pathway crossing as it is not a County road. Regarding RB235 Pearl Street, Port Chester, Mr. Hyman noted the proposed redevelopment of parcels adjacent to this road; he also noted the difficult five-way intersection at Pearl Street and Irving Street. He recommended attention to improve that intersection. Mr. Hyman suggested that road improvements for this project be coordinated with the Village so that development of the parcels don't destroy the improvements. Mr. Baron noted how Pearl Street is very wide and asked whether the road could be narrowed. Mr. Roseman noted that County has recently improved the video detection and pedestrian crossing signals at the Pearl/Irving intersection which will improve safety and vehicle movements. Mr. Baron also asked for more information on traffic loops and signals and whether the County is using state-of-art technology to better detect pedestrians and bicycle. Mr. Roseman noted that the majority of traffic signals on County roads are locally owned and maintained and that the County is striving to use state-of-the-art technology on their loops and signals which monitors conditions and notifies DPWT staff and have timing changed remotely. **Mr. Roseman will forward more information on the technology used at the Pearl/Irving intersection.**

Mr. Tartaglia described the various Parks and Playland projects requested for 2023. Regarding RBM05 Blue Mountain Sportsman's Center Rehabilitation II, Mr. Hyman noted that while it may be appropriate for public safety agencies to have use of the Blue Mountain Sportsman's Center shooting range, he was concerned with the public's use of the facilities. Mr. Baron asked whether the County could request that the public not use lead-based ammunition. **Mr. Tartaglia will follow up on that question.** Regarding RCL02 Cranberry Lake Site Work, Mr. Baron had concern with adding new parking spaces as the facility is near the Kensico Dam Plaza and whether there is an alternative way to access Cranberry Lake without adding parking through use of a shuttle or a pedestrian route between the two parks. Mr. Tartaglia noted that PRC will look into those options; he also noted that the facility will be an important biodiversity hub for PRC and that the parking will only accommodate the proposed new nature center.

Mr. Swee reviewed the Transportation projects requested by DPWT in 2023. Regarding T001Z Replace 95 NABI 40-Foot Hybrid Buses, Mr. Hyman asked whether the replacement buses will still be hybrid; Mr. Swee noted that they will be a mix of all-electric and hybrid buses, depending on the amount of charging infrastructure to be installed at the bus garages. Mr. Baron noted the challenges for developing the charging infrastructure and asked whether the County would consider charging buses using overhead, or catenary wires along roads. Mr. Swee noted that such infrastructure would entail significant new infrastructure and it is not being considered at this time. Mr. Swee noted that the County's six electric buses are performing well but some charging stations are having challenges. Regarding T0073 Electric Bus Charging Infrastructure, Mr. Swee noted that the 2023 request is using all non-County funds.

Mr. Antonaccio discussed the Airport projects requested in 2023. Regarding A0140 Electrical, Data and Security Systems Upgrade, Mr. Baron asked whether the new EV charging stations in the garage would be available for public use; Mr. Antonaccio noted that they would be for the public. Mr. Baron also asked whether DPWT staff will considering the Board's garage and e-bike charging recommendations; Mr. Antonaccio noted that they will consider the recommendations. **Mr. Hyman asked that a presentation on the status of the Airport Master Plan be provided at a future meeting of the Board. Mr. Brady noted staff will work to schedule the presentation.**

Mr. Vetrone presented a Solid Waste project requested for 2023. Mr. Kopicki presented the various Sewer and Water projects requested for 2023. Mr. Kopicki noted that the funding for the sewer plants typically are paid through individual sewer districts. Some project, like SLI04 Mamaroneck WRRF BNR Media and Aeration Equipment Replacement, are funded by all the Long Island Sound sewer districts. Mr. Hyman asked the cost of building an entirely new treatment plant the size of the New Rochelle plant; Mr. Federici estimated between \$150,000,000 and \$200,000,000. Mr. Hyman asked whether the Department will be able to manage all the projects in 2023, totaling \$170,000,000. Mr. Kopicki noted that the projects are all important to maintain the plants and associated infrastructure, that they have reduced the project backlog, and that DEF, with the help of DPWT, has the capacity to complete the proposed projects over the next few years. Ms. Francella asked whether the Department is taking into consideration rising costs when estimating projects; Mr. Kopicki said they account for those increases. Mr. Toback, regarding SY030 Yonkers Joint Treatment Plant – Roof Replacement, asked if the installation of solar panels has been considered for the roof of the plant. Mr. Kopicki noted that solar has been considered but that since they receive NYPA energy rates, solar panels are not feasible at the plant. Mr. Douglas asked whether the Department is considering consolidation of the sewer districts; Mr. Kopicki noted that the study on consolidation is still ongoing.

Mr. Hyman thanked the Board and County staff of the various department for their participation and input. He requested that the Board provide comments to Planning staff by June 21 and that a revised report will be provided to the Board for their consideration at the July 5 Board meeting.

X. Adjournment

On a motion made by Mr. Douglas, which was seconded by Mr. Finger and unanimously approved by the Board, the meeting was adjourned at 4:20 p.m.

WESTCHESTER

COUNTY

PLANNING

BOARD

Meeting Date:

July 5, 2022

Westchester
gov.com

County Planning Board Referrals:

Letters dated May 16, 2022 through June 15, 2022

Bedford**BED 22-004 Harvey School****240 Jay Street**

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

A proposed site plan and special use permit amendment application to construct a new administrative building within the Harvey School campus located at 240 Jay Street (NYS Route 22) (SBL 50.17-2-1). The site is located in the 2A – Residence Two-Acre district, and consists of a parcel that is to be merged with the larger campus property (listed as SBL 50.13-1-8.1). This area currently hosts the entrance drive to the campus, the Weil House and connected barn, a secondary barn building, a gravel parking lot, and various lawns and stone walls.

The applicant is proposing to demolish both structurally compromised barns and a portion of the Weil House, then replace the barns and connect the two buildings with a new structure which will together function as the administrative building for the campus. A new 30-space gravel parking lot would be installed near the structure, connected by a sidewalk. The existing driveway would be extended to this lot. A landscaping plan is included, and shows new gardens and yard areas. Underground stormwater management facilities would be installed to facilitate stormwater retention, as there is a nearby wetland to the east of the proposed buildings.

Letter date: Friday, June 3, 2022

Response type: Comment

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

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

Additional comments:

- Because Jay Street (NYS Route 22) is a State highway, the Town should forward a copy of the application to NYS DOT.
- 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.
- We commend the applicant for including pervious materials for the proposed parking areas, especially as the site is near wetlands. We note that the building rooftop could be suitable for the installation of solar panels.

Greenburgh

GRB 22-004 Zoning Text Amendment - Cannabis Regulations

☐ 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 Greenburgh Zoning Ordinance to include regulations for the location of medical and recreational cannabis-related uses. Cannabis cultivators, distribution centers, nurseries, and processors would be regulated as special permit uses within the LI – Light Industrial, GI – General Industrial, and PD – Nonresidential Planned Development districts, subject to specific criteria. Cannabis retail recreational dispensaries and retail medical dispensaries would be regulated by special use permit following similar criteria within the PD district, with added regulations stipulating that recreational dispensaries must be located 500 feet from existing schools and public parks, and 500 feet from other recreational dispensaries. On-site cannabis consumption would be prohibited Town-wide, forgoing smoking lounge-type businesses. Parking regulations would also be included for these uses, following other retail and industrial formulas.

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

Letter date: Monday, May 23, 2022

Response type: Comment

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

Additional comments:

- We encourage the Town to consider the possibility of a dispensary applying to construct a drive-thru, similar to how a pharmacy may have a drive-thru. If drive-thrus are not consistent with how the Town envisions how dispensaries should operate, the Town may want to consider adding a provision to prohibit drive-thrus at cannabis dispensaries.

GRB 22-005 Carlson's Nursery**625 Dobbs Ferry Road**

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

A proposed two-story farm market building. The 4,000 square foot building would be located on a 3.70-acre site located at 625 Dobbs Ferry Road, which hosts Carlson's Nursery. The proposed farm market would replace two existing greenhouses, and be located adjacent to the existing parking lot on the site.

As part of the site plan application, the applicant is seeking a Zoning Board of Appeals interpretation that the farm market use would be considered accessory to the nursery. If that interpretation is denied, the applicant has submitted a use variance proposal to permit the market building construction.

Letter date: Friday, May 20, 2022

Response type: Comment

Consistency with Westchester 2025:

- The County Planning Board is generally supportive of applications that would increase the availability of locally produced food to local residents.
- As the mix of uses along Dobbs Ferry Road continue to change, it will be important for the Town, NYS DOT, and applicants seeking development approvals along this corridor to prioritize the implementation of sidewalks and other non-motorized transportation improvement measures.

Impacts to County facilities and services:

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

Additional comments:

- Because Dobbs Ferry Road (NYS Route 100B) is a State highway, the Town should forward a copy of the application to NYS DOT.
- We encourage the applicant to include as much green building technology as possible into the proposed redevelopment of the site, as well as provide bicycle parking for employees and customers.

Harrison

HAR 22-004 2700 Westchester Avenue - FEIS

2500-2700 Westchester 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) with respect to a proposal to redevelop an existing office property with 69 “for-sale, high-end townhomes”. The petitioner proposes to subdivide the property so that the existing building at 2500 Westchester Avenue would remain and the building at 2700 Westchester Avenue would be demolished to accommodate the townhouse development 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 recently been the subject of several development proposals, including residential apartments.

To accommodate the proposed townhouses, the petitioner is seeking to amend the Harrison Zoning Ordinance to add more flexibility for allowing SB-O Multi-Family Residential developments by special exception 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 the Cross Westchester Expressway (I-287) where Westchester Avenue splits into a pair of one-way roads on each side of the expressway. This area, which has also been the focus of a recent development review 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 initial draft zoning text amendment associated with this proposal was referred in March of 2021. We have responded three times to the Town/Village and we have sent additional letters with respect to referrals for development applications on sites within the SB-O zoned area that would be impacted by the proposed zoning amendments. These letters concerned a DEIS for a 200-unit apartment building proposed for Webb Avenue, and for the renewal of an expired approval to construct a 46,000 square foot office building and 232-space parking garage within the Purchase Professional Park. We point out that our comments on the Webb Avenue DEIS were not responded to in the FEIS.

Throughout this series of review and correspondence, we have tried to point out to the Town/Village that it has invited mixed-use and residential development into an area without first doing any comprehensive planning or visioning. The result has been a disjointed series of development proposals that, while adjacent to each other, would remain unconnected without any improvements for pedestrian, bicycle or transit access. The DEIS notes there were 94 crashes within the study area, one of which resulted in a fatality. However, the FEIS does not acknowledge any responsibility towards improving these conditions as the Town/Village approves these developments.

Given the absence of comprehensive planning for this area, we do not agree that new development should proceed. It is clear that the Town/Village has not planned for the growth of this area with a more diverse range of land uses. Unfortunately, the impacts of this growth will disproportionately fall on transit riders, pedestrians and cyclists who will be forced to navigate a maze of perilous, high-speed roadways with no sidewalks, crosswalks or other safety measures. The findings statement should recognize this and we continue to urge the Town/Village to undertake additional comprehensive planning for this area before it is further opened to additional, unguided development.

Letter date: Friday, June 3, 2022

Response type:

Consistency with Westchester 2025:

- While we are appreciative of the development alternative shown in the FEIS where four units would be set aside as affordable, this is insufficient.

Impacts to County facilities and services:

- The Town should adopt the Model Ordinance Provisions
- While the FEIS discusses I&I mitigation, it stops short of referencing the WCDEF policy.

Additional comments:

- The FEIS development alternative that would include flood storage measures along Blind Brook on the site would require coordination with WCDPWT and WCDEF.

Hastings-on-Hudson

HAS 22-004 15 Spring Street

15 Spring Street

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

A site plan application for the proposed development of a new three-story mixed-use building on a 6,265 square foot site located at 15 Spring Street. The site contains an existing funeral home and surface parking, which would be demolished. The development would contain a 1,900 square foot retail space on the ground floor with five apartments arranged on the second and third floors and a sixth apartment on the ground floor in the rear of the building. There will be three one-bedroom apartments, two two-bedroom apartments and one three-bedroom apartment. Parking would be provided on the basement level of the building via a garage entrance from Spring Street.

Letter date: Friday, June 3, 2022

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would provide appropriately-scaled infill development in downtown Hastings-on-Hudson. The inclusion of green roofing, solar panels, bicycle parking and electric vehicle charging stations make this a model project for downtown infill redevelopment.

- The proposed development will not contain any affordable AFFH units because the Village Zoning Ordinance does not require any for developments of this size. We recommend the Village consider revising its affordable housing regulations to more closely align with the County's Model Ordinance Provisions.

Impacts to County facilities and services:

- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.

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

Additional comments:

- We recommend against bundling the cost of parking with the cost of rent as it can encourage unnecessary levels of car ownership. The only exception should be for affordable AFFH units where the extra cost increases living expenses above the income levels set in the regulations.

Irvington

IRV 22-001 Children's Outdoor Recreational Apparatuses and Sheds

☐ 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 Irvington Zoning Ordinance to add regulations with respect to children's outdoor recreational apparatuses and sheds.

Letter date: Friday, May 20, 2022

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Lewisboro

LEW 22-001 Waccabuc Beach Club Improvements

Perch Bay Road

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

Renovation of the Waccabuc Beach Club, which is a part of the Waccabuc Country Club. The site is located on Perch Bay Road with frontage on Lake Waccabuc, and is zoned R-4A – One-Family Residence. The applicant proposes to renovate the existing boat house and construct a covered pavilion, outdoor seating area, and snack bar. Various auxiliary buildings on the site would be renovated or demolished. A new driveway would be constructed to provide accessible parking near the amenity buildings, and new pathways would be constructed to connect the existing parking areas. The existing docks are to be replaced, and a new septic system and stormwater management facility installed. The site currently consists of two tax parcels, which are proposed to be combined.

Letter date: Friday, May 20, 2022

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.

Mount Vernon

MTV 22-001 DTOAD Zoning: Draft Scoping

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

Draft scoping document for a generic environmental impact statement (GEIS) concerning the creation of a new Downtown Transit Oriented Arts District (DTOAD). This new zone would be applied to two blocks located near the Mount Vernon East train station, bounded by East First Street to the north, South First Avenue to the east, East Second Street to the south, and South Third Avenue to the west. These blocks are currently zoned DB – Downtown Business and RMF-10 - Multiple Family Residence.

The proposed zone would implement a form-based code, providing design guidelines for the area and permitting a wide-ranging mix of uses that promote higher density and artist/creative class development. The zoning would also focus on transit-oriented design, utilizing the area's proximity to the train station and various bus routes that pass near the neighborhood.

Building types permitted in the proposed zone would include mixed-use, general commercial, multi-family apartment, tower-on-podium, and townhouse forms. Build-to lines would be implemented to create a consistent street-wall, and permitted heights would range between three stories for townhouses and 17 stories for towers. Density bonuses up to two stories would be provided for developers that provide specific off-site civic improvements or amenities. As found in other form-based codes, regulations and design guidelines would be included to require frequent building entrances, consistent ground-story windows, and landscaping requirements for parking lots.

Parking requirements for the zone would take into account the proximity of the mass transit opportunities in the neighborhood, and would also be arranged along a unique scale that lowers the parking requirement for developments that include affordable apartments targeted towards lower levels of income. Parking reduction incentives are also included for applicants that provide specific off-site civic improvements or amenities.

The proposed zoning amendments are combined with a development proposal that is contemplated for a City-owned property at 20 South Second Avenue (SBLs 165.70-3112-11, 13, 37, & 39), which is the site of a former YMCA building that has been vacant since 2013. The current proposal would demolish the existing building and parking lot, and construct an 11-story mixed-use building containing 320 residential units and amenities, retail and art gallery space, and community facilities. Parking for this building would be situated in a basement garage. The development is currently known as Library Square, as the site would be located across South Second Avenue from the Mount Vernon Public Library.

Letter date: Friday, May 20, 2022

Response type: Comment

Consistency with Westchester 2025:

-The concept of increasing residential density immediately next to a downtown train station is consistent with Westchester 2025.
 -We continue to urge the City to work towards the development of a new comprehensive plan.
 -We commend the application for proposing an income-based parking requirement scale.

Impacts to County facilities and services:

-We note that the current proposal provides a density bonus for applicants that reduce I&I by six for one. This reduction could remain as a condition for density bonuses, so long as this reduction is in addition to the standard ratio of three for one for market rate housing and a ratio of one for one for AFFH housing.

Additional comments:

-The scoping document should be revised to include a discussion of transit impacts, as the parking requirements would generally be lower than elsewhere in the City due to the close proximity of train and bus transit.
 -We recommend the City consider a bicycle parking requirement within the design standards for the proposed zone, rather than just offering a density bonus for the inclusion of bike parking.

New Castle

NWC 22-004 Random Farms Wastewater Treatment Plant Replacement**21 Random Farms Drive**☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Replacement/construction of a new wastewater treatment plant for an existing residential area.

Letter date: Friday, June 10, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

North Castle

NOC 22-007 Brothers Green Nursery**11 Bedford Banksville Road**☒ Site Plan ☒ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Legalization of an existing nursery.

Letter date: Friday, May 20, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

NOC 22-008 825 North Broadway**825 North Broadway**

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

Site plan application to replace an existing gas station canopy and underground storage tanks. The on-site convenience store would also be renovated.

Letter date: Friday, May 27, 2022

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NOC 22-009 Happy Cat Hotel & Spa**7 Macdonald Ave**

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

Proposed luxury cat-only boarding and grooming facility.

Letter date: Friday, May 27, 2022

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Ossining (village)**OSV 22-002 Riverwalk Residences****Snowden Avenue/Van Wyck Street**

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

The proposed construction of a new four-story multi-family building on a 5.92-acre site off the Van Wyck Street cul-de-sac (SBL 89.15-1-72). The site is wooded, with steep slopes and a brook running across the site that directly connects to the Hudson River. The site is located within the CDD Conservation Development District, and is within walking distance to Ossining's downtown and within a mile of the Ossining Metro-North train station. The site is near the Old Croton Aqueduct trail to the east, and Crawbuckie Nature Preserve to the west.

The building is proposed to contain 48 residential units (16 one-bedroom and 32 two-bedroom) over a parking level. Due to the topography of the site, the building would be set back and oriented away from the cul-de-sac. 102 parking spaces are proposed for the structure, with 22 of the spaces provided on a surface parking lot in the front of the building. A driveway would encircle the building, providing access to the garage at the north side and the rear of the building. The driveway would then curve up and around a steep slope to access the Van Wyck Street cul-de-sac. Resident amenities are proposed within the building, and an elevated terrace would be located at the rear to provide views towards the Hudson River. A sidewalk would follow the proposed access drive, connecting the building to the street.

In addition to the building, the applicant is proposing to preserve the western portion of the site under a conservation easement, and would provide a connection to the nature preserve. A new public pathway would be constructed through the site and beyond, connecting Van Wyck Street to the paths within the preserve, which includes a planned section of the Westchester RiverWalk. This proposed connection is featured on the RiverWalk plan, and would provide a link between the RiverWalk and the Old Croton Aqueduct trail. Boardwalks, gazebos, and seating areas are proposed along the pathway, as well as a four-space vehicular parking area and electric bicycle charging docks along the Van Wyck cul-de-sac to service visitors. In addition, the applicant is proposing to construct two new wetland areas within this easement to account for disturbance from the building construction.

Letter date: Friday, June 10, 2022

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would add new, higher density development within walking distance of the downtown. We commend the applicant for providing an important trailway connection through the site.
- It is not clear how the proposal would comply with the Village's affordable housing ordinance, which also allows applicants to provide a buyout fee or locate affordable units off-site. These practices are not supported by the County Planning Board.

Impacts to County facilities and services:

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

Additional comments:

- The proposed development provides more parking than may be needed. We recommend that the surface parking area proposed in front of the building be landbanked.
- We recommend against bundling the cost of parking with the cost of rent as it can encourage unnecessary levels of car ownership. The only exception should be for affordable AFFH units where the extra cost increases living expenses above the income levels set in the regulations.
- We commend the applicant for including an e-bike charging location. We recommend that an indoor bicycle parking room be provided.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development.

Peekskill

PKS 22-002 823 South Street

823 South Street

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

Application to construct a new mixed-use building on a 7,035 square-foot site located at 823 South Street (SBL 33.37-2-18), at the intersection of Union Avenue. The site is located in the C-2 – Central Commercial district within the Downtown, and is currently vacant.

The proposed building would contain 13 residential units (3 one-bedroom, 6 two-bedroom, and 4 three-bedroom) within the second through fourth floors. The ground floor would contain 1,437 square feet of retail space facing South Street, a residential lobby at the street corner, and a 19 space parking garage utilizing automatic parking lifts. The vehicular entrance to the garage would be from South Street, requiring a new curb cut. A rooftop terrace would be located on the second floor.

Letter date: Friday, May 20, 2022

Response type: Comment

Consistency with Westchester 2025:

-The proposed development is consistent with Westchester 2025 because it would direct new development to an existing center.
- The submitted materials do not indicate if any affordable units would be provided in the proposed development.

Impacts to County facilities and services:

-Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
-Because South Street (CR 63II) is a County road, approval for this work from WCDPWT is required.
-The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

Additional comments:

-It is not clear if the applicant intends to assign individual parking spaces to individual apartments and bundle the cost of parking with the rent. We recommend against bundling the cost of parking with the cost of rent, with the exception of affordable units.
-We commend the applicant for including a green rooftop terrace over the parking garage area of the building. We encourage the applicant to include as much further green, or sustainable building technology as possible.
-We recommend that a bicycle storage room be provided for residents, and a bicycle rack be located in front of the commercial tenants. Bicycle and automobile parking areas should include access to a power supply for the charging of electric vehicles.
- We encourage the Village to consider the principles of universal design in this development.

Port Chester

PCH 22-007 229 Willett Avenue

229 Willett Avenue

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

Revised site plan for an ongoing application to construct a new six-story multi-family building on a 0.64-acre site located at 229 Willett Avenue. The site is located within the CD-5 – Urban Center district in the Village's downtown, and is less than a quarter mile from the Port Chester Metro-North train station. The property currently hosts the vacant Sacred Heart of Jesus Church, which includes the church building, an auditorium building, two residence buildings, and associated garages. All buildings on the site would be demolished, except for the front section of the church building, which is to be incorporated into the design of the proposed building.

The proposed building is to contain 71 residential units (10 studios, 35 one-bedroom, 16 two-bedroom, and 10 three-bedroom), offered as mixed-income workforce housing. Amenities within the building would include a fitness room, a child playroom, and a lounge. A parking lot hosting 38 spaces would be partially covered by the overhang of the upper stories of the building that would be supported by columns. The driveway to the lot would be located along the south side of the building. The main pedestrian entrance would be directly from the sidewalk along Willett Avenue, and an alleyway along the northern edge of the building would provide secondary resident access to the building as well as access to the mechanical rooms. Solar panels are proposed on the roof of the structure.

We previously reviewed this matter and we responded in a letter dated November 15, 2021. We note that the number of units has been reduced by nine since our last review. We are also pleased to note that the applicant now proposes to incorporate the front of the church building into the new structure, which would provide a unique asset to the façade of the building, while helping to preserve an aspect of the original use of the site. We do, however, wish to restate our comment regarding the large blank walls along the eastern and southern facades of the building, which would face the surrounding single-family residences. We recommend the applicant include additional vegetation to provide further screening of these areas, or to provide fenestration or other detailing along these walls in order to avoid monolithic massing.

Letter date: Friday, May 20, 2022

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

PCH 22-009 United Hospital Redevelopment**Boston Post Road & High Street**

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

A revised proposal for the construction of a new mixed-use development on the former United Hospital site located on three parcels totaling 15.45 acres at 406-408 Boston Post Road (US Route 1). The applicant is proposing 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. 1,020 parking spaces are proposed on the site, mostly located within garages but also including surface and on-street parking. The three existing parcels are to be combined, then re-subdivided into four parcels.

The proposed development would be comprised of seven buildings, a new interior street layout, and a “bypass road” that would be dedicated to the Village and connect the signalized intersection of Boston Post Road and the Kohl’s shopping center with westbound High Street. The main entrance to the site would be located along High Street, near an existing Bee-Line bus stop. 45,188 square feet of public open space is to be provided between the bypass road and Boston Post Road. A second driveway would connect to Boston Post Road for southbound traffic only. A total of 184,325 square feet of open space is to be provided on site. A direct pedestrian connection from the site to Abendroth Park is proposed, and ten percent of the multi-family residential units would be offered as affordable affirmatively furthering fair housing (AFFH) units, both of which are required by the zoning regulations. As the recently adopted zoning regulations consider assisted living facilities to not be a residential use, they are not currently included in the accounting for AFFH units.

We have previously reviewed this matter and we responded to the Village in letters dated April 30, 2021 and November 22, 2021. We offer the following comments at this time:

Letter date: Friday, June 3, 2022

Response type: Comment

Consistency with Westchester 2025:

- As we have stated in our past letters, the proposed project is inconsistent with Westchestester 2025. While the redevelopment of a vacant intuitionial site such as United Hospital is generally viewed as positive, the current plan does little to integrate the development into its surrounding environment and will essentially create an isolated area of apartments with a small retail element. The letter goes on to cite specific examples, such as the isolated orientation of the development, the insufficient mix of uses and open space.

Impacts to County facilities and services:

- We recommend the Village ensure that affordable AFFH units are dispersed across the various buildings of the site, particularly in light of a recent zoning code amendment classifying assisted living facilities as commercial uses.
- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

Additional comments:

- While the revised site plan shows additional pedestrian improvements, there should be additional plan revisions to provide better pedestrian access and connectivity.
- We recommend the Village and the applicant consider working together to reduce the on-site parking through the use of parking management practices or landbanking.
- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development.
- We recommend the plans be revised to include more bicycle facilities and bicycle parking as well as electric vehicle parking.
- Because Boston Post Road (US Route 1) is a State highway, the Town should forward a copy of the application to NYS DOT.
- We encourage the Village to consider the principles of universal design in this development.

PCH 22-010 28 Pearl Street Development**28 Pearl Street**

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

A site plan application to construct a new twelve-story multi-family building on a 0.45-acre site located at 28-34 Pearl Street which currently contains a vehicle repair shop and a single-family residence, both of which are vacant. The applicant proposes to demolish these structures and construct the apartment building which will have parking for 125 vehicles on the ground floor and two below-grade garage levels. Above the ground floor, which also includes the building lobby, there would be twelve levels of apartments totaling 195 units (73 studios, 77 one-bedroom and 45 two-bedroom). 23 of these units would be set aside as affordable AFFH units in accordance with the Village's zoning regulations. Amenity space for building residents would be located at the penthouse level, resulting in a building height of 145 feet 8 inches between the penthouse roof and the average grade of the site. Parking and pedestrian/lobby entrances are both located along Pearl Street.

We have no objection to the Port Chester Planning Commission assuming Lead Agency status for this review.

Letter date: Friday, May 27, 2022

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is generally consistent with Westchester 2025 because it would direct new development to an existing center.
- While the proposed development would not directly displace any residents or businesses, we continue to urge the Village to consider the impacts of displacement that may go along with new growth.
- We recognize the applicant for including 23 affordable AFFH units into the development. We encourage the Village to continue to work with applicants to provide as many affordable AFFH units as possible within future developments.

Impacts to County facilities and services:

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

Additional comments:

- We note that this proposal follows many other applications for large-scale mixed-use developments that collectively will change the nature of the Village's downtown. We advise the Village to conduct an analysis of structures and areas that are eligible for the state or national historic registry.
- We commend the applicant for providing a bike storage room. The Village and the applicant should give consideration towards the provision of electric vehicle parking capabilities.
- We point out that the plans show a loading area in front of the building along Pearl Street that significantly narrows the sidewalk. We recommend this design element be reconsidered since it would be preferable to give this space to pedestrians instead of vehicles.
- We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development.
- We encourage the Village to consider the principles of universal design in this development.

Rye**RYC 22-001 Osborn Home****101 Theall Road**

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

A revised petition to amend the text of the City of Rye Zoning Ordinance to add “R-2 Senior Living Facilities” as a special exception use within the R2 – Residence District. The petition has been submitted by the Miriam Osborn Memorial Home Association with respect to their existing senior residential and nursing facility located at 101 Theall Road (SBL 146.13-1-8). The property is the subject of a Declaration of Covenants and Restrictions, dated October 15, 1993, which governs the dimensional regulations for the property. Currently, these dimensional regulations are not codified anywhere in the City’s Zoning Ordinance.

As proposed, the R-2 Senior Living Facilities regulations would permit multi-family residential campuses for the exclusive use of residents aged 55 or older, with a variety of housing types allowed, including independent and assisted living facilities, ambulatory services, and domiciliary care facilities. Ancillary services such as office space, staff residencies of employees under 55 years of age, food preparation areas, and other facilities would also be permitted.

This petition has been revised from an earlier version that was submitted by the applicant in 2020. While R-2 Senior Living Facilities would still only be permitted on lots of 50 acres or more, minor changes to the dimensional requirements have been included. The maximum floor area ratio would be 0.43 instead of 0.45, and the maximum impervious surface coverage has been reduced to 33% from 35%. A maximum building height of four stories would remain, but would be regulated to 55 feet instead of 60. Specific conditions would allow for a five story section of a building, but parts of a building within 400 feet of Osborn Road would now be regulated to three stories. A 100-foot parking setback would now be required from the property lines bordering Boston Post Road or Old Post Road, and parking lots facing these streets, as well as Osborn Road, would require screening by evergreen plantings. Parking requirements would now be one space per independent living unit, and 0.25 spaces per assisted living, skilled nursing, nursing home, and memory care facilities.

We previously reviewed the prior zoning petition and we responded to the City in a letter dated May 8, 2020. We offer the following comments based on the revised petition:

Letter date: Friday, June 10, 2022

Response type: Comment

Consistency with Westchester 2025:

- We continue to recommend the regulations for R-2 Senior Living Facilities include a mandatory 10% set-aside of affordable affirmatively furthering fair housing (AFFH) units. While we understand the complexities involved with this form of housing, there is also a dire need for affordable housing.
- We urge the City to consider the County’s Model Ordinance Provisions for guidance in providing affordable housing.

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

- We appreciate that the proposed amendment has decreased the required parking for independent living units from 1.5 spaces to 1 space per dwelling unit, especially as the impervious surface coverage limit has been lowered.

Sleepy Hollow

SLH 22-001B Edge-On-Hudson Sales Office**199 Beekman Avenue**☒ Site Plan ☐ Special Permit ☐ Subdivision ☐ Zoning Text Amend ☐ Zoning Map Amend ☐ Area Variance ☐ Use Variance ☐ Moratorium ☐ Comp Plan

Site plan amendment for the construction of a temporary sales office and parking for 13 vehicles on Block M of the Edge-on-Hudson development on the former General Motors site. The sales office is intended for the “Daymark” building located on Block H.

The County Planning Board was active in its review of the Edge-on-Hudson proposal between 2003 and 2011. The site plan revisions for this particular phase are consistent with our understanding of the larger development concept for the former General Motors site. We have no further comments at this time.

Letter date: Friday, June 3, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

Yorktown

YTN 22-008 Zoning Text Amendment: Boutique Hotels☐ 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 “Boutique Hotels” as a special permit use. Boutique hotels would be defined as small, luxury hotels of 25 rooms or less. Public restaurants would be allowed as an accompanying use, and traditional accessory facilities such as swimming pools, fitness rooms, and lounges would be permitted. Meetings and gatherings, such as conferences, weddings, or fundraising events, would also be permitted. Parking requirements would be set at 1.1 space per guest room, and 1 space per 600 square feet of public restaurant area.

Letter date: Friday, May 27, 2022**Response type:** Local Determination**Consistency with Westchester 2025:****Impacts to County facilities and services:****Additional comments:**

RESOLUTION 22_____
WESTCHESTER COUNTY PLANNING BOARD

2023 Capital Project Requests
Adoption of Planning Board Report

WHEREAS, pursuant to Section 167.31 of the County Charter, the Planning Board must submit its recommendations with regard to the physical planning aspects of the proposed 2023 capital projects to the County Executive, Budget Director and Capital Projects Committee; and

WHEREAS, the Planning Department staff prepared a revised draft report on the 2023 capital project requests and provided it to the Planning Board for their review and consideration; and

WHEREAS, the Planning Board held a meeting on June 8, 2022 to discuss the draft report on the 2023 capital project requests; and

WHEREAS, any additional recommendations, comments and changes suggested by the Planning Board and contained within the minutes of the Planning Board's July 5, 2022 meeting shall be incorporated into the Planning Board Report on the 2023 Capital Project Requests; and

WHEREAS, the Planning Board finds that the proposed 2023 Capital Project Requests have been reviewed with respect to the adopted policies of the board including *Westchester 2025 Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*; now, therefore, be it

RESOLVED, that the Westchester County Planning Board, pursuant to Section 167.13 of the County Charter, adopts the Planning Board Report on the 2023 Capital Project Requests dated July 5, 2022 as amended by the comments contained in the minutes of the Planning Board's July 5, 2022 meeting.

Adopted this 5th day of July, 2022.

Richard Hyman, Chair