



**Memorandum**  
Department of Planning

To: Members, Westchester County Planning Board

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

Date: March 26, 2024

Subject: Day of Meeting Packet – April 2, 2024

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- Agenda
- Draft Minutes
  - March 5, 2024 meeting of the County Planning Board
- Referrals Report February 16, 2024 through March 15, 2024
- Referral letters
  - BUC 24-001 – AMS Buchanan
  - GRB 24-002 – Ardsley Park Warehouse and Distribution
  - WHP 24-001 One White Plains - Comprehensive Plan
- Resolution for Chair to Sign Referral Letters
- B0128 Mental Health Clinic, 112 East Post Road, White Plains Capital Budget Amendment (CBA) to the 2024 Capital Project Requests, Report and Resolution
- RPA04 General Infrastructure Pathways and Trails II, Improvements to the Briarcliff Peekskill Trailway, Capital Budget Amendment (CBA) to the 2024 Capital Project Requests, Report and Resolution
- BPL1A Housing Implementation Fund II (HIF), & BPL30 New Homes Land Acquisition II (NHLA), Lower South Street, Peekskill, Capital Budget Amendment (CBA) to the 2024 Capital Project Requests, Report and Resolution
- BLA1A – Parkland and Historical Preservation Program, Fernbrook/Ludlow Waterfront Park, Yonkers, Capital Budget Amendment (CBA) to the 2024 Capital Project Requests, Report and Resolution

- Disposition of Ferris Avenue Property, Residual Parcel C, City of White Plains, Resolution
- Flyer - Community Needs Assessment for CDBG Consolidated Plan and Draft Analysis of Impediments
- NO-ACTION MEMOS
  - BLA1A – Parkland and Historical Preservation Program, Tarrytown River Walk Improvements, (2024 CBA)
  - SM033 Mamaroneck WRRF Primary Settling Tank Rehabilitation (2024 CBA)

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

**Tuesday, April 2, 2024 9:00 a.m.**

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

- I. **Call to Order**
- II. **Meeting Dates**
  - A. Tuesday, May 7, 2024, 9 a.m.
  - B. Tuesday, June 4, 2024, 9 a.m.
  - C. Tuesday, July 2, 2024, 9 a.m.
- III. **Adoption of Minutes**
  - A. Meeting of March 5, 2024
- IV. **Chairman's Remarks**
- V. **Commissioner's Remarks**
- VI. **Referrals**
  - A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2024 through March 15, 2024
- VII. **Matters for Board Action**
  - A. BLA1A – Parkland and Historical Preservation Program, Fernbrook Waterfront Park, City of Yonkers
  - B. B0128 Mental Health Clinic, 112 East Post Road, White Plains Capital Budget Amendment (CBA) to the 2024 Capital Project Requests
  - C. RPA04 General Infrastructure Pathways and Trails II, Improvements to the Briarcliff Peekskill Trailway, Capital Budget Amendment (CBA) to the 2024 Capital Project Requests
  - D. BPL1A Housing Implementation Fund II (HIF), & BPL30 New Homes Land Acquisition II (NHLA), Lower South Street, Peekskill
  - E. Disposition of Ferris Avenue Property, Residual Parcel D, City of White Plains
  - F. Resolution for Chairman to Sign Referral Letters
- VIII. **Matters for Board Information**
  - A. FY2024-2028 Urban County Consortium Consolidated Plan & Analysis of Impediments to Fair Housing Choice – Civitas
- IX. **Other Business & Comments by Guests**
- X. **Adjournment**

DRAFT MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD  
Cassella Conference Room  
Michaelian Office Building, White Plains, NY  
Tuesday, March 5, 2024

PLANNING BOARD MEMBERS PRESENT

Richard Hyman, Chair (Village)  
Bernard Thombs, Vice Chair (Town)  
Daniel Finger (Town)  
Deborah Post (City)  
Renee Toback (City)  
Ximena Francella (City)  
Robert Baron (Village)  
Holly Hasbrouck (Town)  
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation  
Gayle Katzman, First Deputy Commissioner, Department of Public Works/Transportation  
Vincent Kopicki, Commissioner, Department of Environmental Facilities

PLANNING BOARD MEMBERS EXCUSED

James Arndt (City)

PLANNING STAFF PRESENT:

Blanca P. López, Commissioner  
David Kvinge, Assistant Commissioner  
Susan Darling, Chief Planner  
Leonard Gruenfeld, Program Director  
Kim Holland, Program Administrator  
Michael Lipkin, Associate Planner  
Michael Vernon, Associate Planner, Land Use  
Douglas Wessells, Planner

OTHER STAFF/VISITORS PRESENT:

Hon. Catherine Parker, Board of Legislators District 7  
Gregory Casciato, Director of Fiscal Affairs  
Emily Saltzman, Deputy Director of Operations  
April Gasparri, Executive Director of Aviation  
Brian Hegt, Assistant to the Commissioner, Department of Public Works & Transportation  
David Vutera, Assistant County Attorney  
Paul Kutzy, Chief Executive Officer, Westchester Joint Water Works  
Frank Arcara, General Superintendent, Westchester Joint Water Works  
David Birdsall, Business & Finance Director, Westchester Joint Water Works  
Mary Polvere, Secretary to the Board of Trustees, Westchester Joint Water Works  
Lori Lee Dickson, General Counsel, Westchester Joint Water Works  
Valerie Monastra, Principle Planner, Nelson, Pope & Voorhis, LLC  
Eileen Feldman, Vice President, Hazen and Sawyer

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Elizabeth Moskalenko, Associate, Hazen and Sawyer  
Jaine Elkind-Eney, Town Supervisor, Town of Mamaroneck  
Meredith Robson, Town Administrator, Town of Mamaroneck  
Tiffany Zezula, Deputy Director, Pace Land Use Law Center & Adjunct Professor  
Kevin Dwarka, J.D., Ph.D., Attorney Consultant, Kevin Dwarka LLC  
David Naidu, K&L Gates, LLP

I. Call to Order

Richard Hyman, Chair, called the meeting of the Planning Board to order at 9:02 a.m.

II. Meeting Dates

Mr. Hyman noted that the upcoming meetings of the County Planning Board are scheduled for Tuesday, April 2, 2024; Tuesday, May 7, 2024; and Tuesday, June 4 – at 9:00 a.m. He also made note of a working session in June to review the County capital budget.

III. Adoption of Minutes

Comm. Lopez noted a correction of the minutes of the February 6<sup>th</sup> 2024 meeting, that Mr. Brown, Capital Program Coordinator for the Department of Environmental Facilities, was present at the meeting, representing Comm. Kopicki.

A motion to approve the minutes of the February 6, 2024 meeting, as amended, was made by Ms. Francella, seconded by Ms. O'Connor, and approved unanimously by the Board.

IV. Chairman's Remarks

Mr. Hyman noted that he met with Comm. Lopez and staff of the office of the County Executive to discuss the 2024 County capital budget and additions by the Board of Legislators. Staff of the County Executive's office will follow up with the Planning Board regarding rules and procedures for Board of Legislator additions, as the Planning Board was not provided with sufficient time to review them.

V. Commissioner's Remarks

Comm. López made note of the Planning Board shared drive and invited any Board members experiencing issues to reach out to staff.

Comm. Lopez made note of the activities of the Planning Department, including the launch of the Housing Flex Fund. The Department has received numerous applications, with the total requested amount exceeding the federal funding allocated to the fund. Department staff also held an information session for public housing authorities regarding the expanded Landlord-Tenant Assistance Program (LTAP).

Comm. Lopez then noted that the Department has been invited to present for the Westchester Municipal Planning Federation (WMPF) on March 14, 2024 for the next Land Use Training Institute event. Mr. Kvinge and Ms. Darling will be speaking.

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Mr. Baron asked if the WMPF event would be online, to which Ms. Lopez replied that it will be held in person.

Comm. Lopez then stated that she, Mr. Kvinge and Ms. Darling will be presenting at a meeting of the Westchester Municipal Officers Association (WMOA) on March 21, 2024.

Mr. Hyman reminded the Board that an email regarding ethics training was sent to each member.

**VI. Referrals**

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

Mr. Hyman noted that there were not many projects referred to the Planning Board for this meeting. Mr. Vernon replied that he is anticipating more to come for the next meeting. A motion to ratify the actions taken by staff in response to planning and zoning actions referred to the County Planning Board January 16, 2024 through February 15, 2024 was made by Mr. Thombs, seconded by Ms. O'Connor, and approved unanimously by the Board.

*B. MMT-24-002 Town of Mamaroneck Draft Comprehensive Plan Referral, presented by Supervisor Jaine Elkind-Eney, Tiffany Zezula & Kevin Dwarka – Pace university Land Use Law Center*

Ms. Elkind-Eney, Supervisor for the Town of Mamaroneck, introduced herself, her team, and the comprehensive plan.

Ms. Zezula provided a presentation regarding the scope and contents of the Comprehensive Plan.

Following the presentation, Mr. Hyman reminded the Board that the comprehensive plan documents are available on the shared drive.

Ms. Francella thanked the representatives of the Town. She then commented that the Town of Mamaroneck is currently facing a shortage of affordable housing and requested additional information as to how the shortage is being addressed. Ms. Zezula replied that the Town has more multifamily housing than most other communities in the County, and that residents participating in the community engagement process had requested a focus on increasing housing diversity, including rental units, senior housing, and smaller ownership units. Ms. Elkind-Eney added that there are some affordable housing projects currently underway, without the controversy that associated similar projects in the Village of Mamaroneck.

Ms. Saltzman added that more controversy may arise during implementation of the plan in respect to affordable housing than what was indicated during the community engagement process. She then recommended sharing the results of any studies performed with the public and remaining aware of any opposition to the plan.

Mr. Baron shared the example of the Village of Dobbs Ferry referring to their comprehensive plan as a "vision plan" to avoid controversy. He then inquired as to how implementation of the plan will

be ensured, noting the ambiguity of some of the policy proposals. Ms. Robson replied that an implementation plan is in development, and that the municipal capital budget will be connected to the comprehensive plan. Adoption of the implementation plan will follow, and will involve many opportunities for public input.

Mr. Baron stated that the budget only covers one year at a time, to which Ms. Robson replied that the local budget process consists of a 5-year plan, and a 10-year outlook will be implemented in the future.

Mr. Thombs inquired about the amount of affordable housing existing and planned, and any goals related to affordable housing being pursued by the Town. Ms. Elkind-Eney replied that no exact figures are available, but stated that the cost of land acquisition is a significant obstacle for new development. She added that she had met with the former Commissioner of Planning and Ms. Saltzman in the past, and that assistance for property acquisition is now available through the County. Ms. Zezula added that there is an appendix in the plan containing figures from the Housing Needs Assessment, but that there is no stated goal in the plan for a specific amount of affordable housing.

Ms. O'Connor inquired about public comments regarding parks and recreation. Ms. Elkind-Eney replied that resident comments frequently requested additional fields, but there is a shortage of available land in the Town.

Mr. Vernon stated that he will create a referral letter to the Town including the Board's comments.

**VII. Matters for Board Action**

*A. An Act of the Board of Legislators to allow the conveyance of 13.4 acre Westchester County parcel to the Westchester Joint Water Works (WJWW), and the acceptance of a 13.4-acre parcel from the WJWW to the County*

Mr. Kutzy provided a presentation on the project, a proposed land swap with Westchester County to facilitate construction of a new drinking water treatment plant.

In response to a request from Mr. Hyman, Ms. Dickson made note of properties adjoining the project location.

Mr. Kopicki inquired as to the date of the order on consent and date it was to be fulfilled by. Mr. Kutzy stated that the EPA administrative order was issued in 2019.

Ms. Post inquired about the height of the new plant, to which Ms. Feldman stated that she will find the exact figure and report it at a later time. Mr. Kutzy added that the building will meet local residential height requirements.

Mr. Hyman asked whether waste materials will be carted to an off-site location, to which Mr. Kutzy replied affirmatively.

Ms. Feldman stated that the building will be 30 feet tall on average. Mr. Kutzy added that some portions of the roof will be higher.

Ms. Dickson stated that the design engineer, a representative of the architectural firm, a planner, and the Superintendent involved in the project are available to respond to questions.

Ms. Toback inquired about possible environmental impacts and odors emitted from the site, noting odors from the Yonkers wastewater treatment plant. Mr. Kutzy noted that the site will not produce odors as it won't be treating sewage, but will only treat fresh water for drinking purposes.

Ms. Toback inquired as to the nature of waste that will be removed from this facility. Mr. Kutzy described the water treatment process. Ms. Feldman stated that the materials will include algae, leaves, sediment and other wastes that are already present in the reservoir.

Mr. Hyman noted that water from this reservoir is already being consumed by the public, and requested more detail regarding the safety of the water and violations received. He also added that he received a public notice stating that the water from this supply is in violation of filtration technique standards from 1993. Mr. Kutzy replied that the water is currently safe to drink. He added that a violation was received in 2019 for high levels of water treatment byproducts leading to EPA involvement and that WJWW has been aggressively flushing the system in response to the violation to remove treatment byproducts, but that this uses an excessive amount of water.

Ms. O'Connor noted that the hours of operation for construction seem late. Ms. Dickson replied that the listed hours are what is permitted, but not what will actually occur. Ms. Monastra added that the listed noise hours are based on local ordinances, and that site plan review will likely add additional restrictions.

Mr. Thombs inquired about the installation of solar panels at the facility and if there had been any study of the impact of solar panels on flight paths near the airport. Ms. Feldman replied that solar panels will be installed on the roof of the facility and that the team had been working closely with the Federal Aviation Administration (FAA). Mr. Kutzy added that the solar panels will not have an impact on the airport. Ms. Dickson noted that the architectural team is using materials that are appropriate for use near airports.

Ms. Hasbrouck inquired about effect of the project to the Town of North Castle. Mr. Kutzy raised the issue of recent droughts in the Quarry Heights neighborhood and noted that an element of the negotiations regarding the order on consent is the extension of public water service to Quarry Heights. He also added that Quarry Heights is also facing issues with PFAS contamination.

Ms. Toback recommended creating an odor reduction plan for the site. Ms. Feldman stated that the only materials being removed from the site are the organic materials and solids already present in the reservoir. She also provided additional detail regarding the filtration, dewatering and carting process. She also noted the lack of odor coming from other drinking water facilities. Mr. Kutzy offered to provide a tour of the Millwood treatment plant.

Ms. Parker stated that the Board of Legislators had visited the Millwood plant and did not observe any odors.



Mr. Hyman introduced a resolution to recommend the conveyance of land between Westchester County and the Westchester Joint Water Works. A motion to approve the resolution was made by Ms. Post, seconded by Ms. Hasbrouck and approved unanimously by the Board.

*B. Conveyance of formerly NYS DOT Property to Development located at 345 McLean Avenue in Yonkers*

Mr. Gruenfeld provided a presentation regarding the action, which involved the conveyance of New York State Department of Transportation surplus property near the Saw Mill River Parkway to an affordable housing development. The Department of Transportation originally intended to grant an easement for a retaining wall and parking facilities associated with the project, but changed course and conveyed the property to the County. The County now intends to convey the property to the developer.

Mr. Hyman asked whether the previous site plan had changed, to which Mr. Gruenfeld replied that it had not.

Mr. Hyman introduced the resolution to recommend the conveyance. A motion to approve the resolution was made by Mr. Baron, seconded by Mr. Finger and approved unanimously by the Board.

*C. Adoption of Amendment of HUD Westchester Urban County Consortium FY 2024 Action Plan*

Comm. Lopez provided a presentation regarding the FY 2024 action plan and noted that the agenda item is the adoption of the plan rather than an amendment.

Ms. O'Connor inquired about how maintenance and upkeep for affordable housing units is being monitored, to which Ms. Lopez stated that regular monitoring of assisted units is conducted during the period of affordability, including site visits.

Mr. Thombs inquired about information from municipalities that are not in the Consortium. Ms. Lopez replied that HUD provides a timeframe every year in which new communities may be invited to the Consortium. Mr. Thombs then asked if any information is available regarding how non-consortium entitlement communities, such as White Plains, are using CDBG funds. Ms. Lopez replied that all action plans and consolidated plans are publicly available information.

Mr. Hyman inquired as to how any excess funding awarded by HUD will be used, to which Ms. Lopez replied that it may go to additional projects within that cycle or be allocated to other projects facing increased costs.

Mr. Hyman introduced a resolution to recommend approval of the FY 2024 Action Plan. A motion to approve the resolution was made by Mr. Finger, seconded by Mr. Thombs and approved unanimously by the Board.

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*D. BPL26 – Flood Mitigation – Amendment of the Planning Board Report on four 2024 Capital Project Requests*

- a. Watershed Based Flood Mitigation Plans
- b. West Sunnyside Lane, Irvington
- c. Law Memorial Park, Briarcliff Manor
- d. Mamaroneck and Sheldrake River Design & Implementation, Village of Mamaroneck

Ms. Darling provided a presentation regarding four new flood mitigation program projects.

Ms. Francella inquired as to when the projects may begin after receiving funding. Mr. Kvinge replied that they will begin as soon as possible. He added that finding and receiving approval for grant funding takes approximately one year, but that every project listed in a NYSDEC flood study is grant eligible.

Mr. Baron inquired about opportunities for multi-use pathways in these projects. Mr. Kvinge replied that it will be investigated and that passive recreation opportunities add value to floodplains.

Mr. Hyman introduced four resolutions to recommend the projects. A motion to approve the resolutions was made by Ms. O'Connor, seconded by Mr. Thombs and approved unanimously by the Board.

VIII. Matters for Board Information

No matters for Board information were raised.

IX. Other Business & Comments by Guests

No other business or guest comments were heard.

X. Adjournment

A motion to adjourn the meeting was made by Mr. Finger, seconded by Mr. Kopicki and approved unanimously by the Board. The meeting was adjourned at 10:32 a.m.

WESTCHESTER

COUNTY

PLANNING

BOARD

Meeting Date:

April 2, 2024



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**County Planning Board Referrals:**

Letters dated February 16, 2024 through March 15, 2024

**Bedford****BED 24-001 Community Center of Northern Westchester****84 Bedford Road**

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

Additions on a 2.1-acre property located at 84 Bedford Road (SBL 49.19-2-21.1) within the CB – Central Business district. The property currently hosts the Community Center of Northern Westchester, and lies near the Katonah Metro-North train station and hamlet center.

The applicant proposes to construct a new three-story, 6,000 square-foot addition to the south of the existing building, to be used as a food pantry, clothing boutique, office, meeting area, and storage. The existing parking lot will be formalized and expanded to contain 60 spaces, with a majority of the expanded section of the lot utilizing gravel surfaces. An underground retention system is proposed to facilitate stormwater management.

**Letter date:** Monday, March 11, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

-We question the need for an excess of 41 parking spaces, which would remove a forested section of the property and affect slopes within the site. We recommend that the Town and applicant review the County's TDM Toolkits to determine whether additional parking on the site is truly needed.

**Impacts to County facilities and services:**

-The site is located in the Croton Watershed. A Stormwater Pollution Prevention Plan in compliance with NYC DEP may be required.  
-We kindly request that the Town update Westchester County GIS with any changes to the Tax Parcel Maps, as current County records do not indicate a subdivision of the lot.

**Additional comments:**

-The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment. We commend the inclusion of permeable parking areas and a green roof into the site plan. We encourage the applicant to include bicycle racks for employees and visitors, with electric charging capabilities, in order to provide full parking options within the site.  
-We recommend the applicant includes electric vehicle parking capabilities within the parking lot.

**Buchanan****BUC 24-001 AMS Buchanan****Albany Post Road and Craft Lane**

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

Full letter attached to report.

**Letter date:** Monday, March 4, 2024

**Response type:** Comment

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

## Croton-on-Hudson

### CRO 24-002 Zoning Text Amendment - Geothermal Energy Systems

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

Amendment to establish regulations regarding the installation of Geothermal Energy Systems. Such systems would be permitted in all districts subject to setback regulations, with screening requirements determined by the Village Engineer.

**Letter date:** Monday, February 26, 2024

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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### CRO 24-003 Zoning Text Amendment - Adult Entertainment Use

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

Local law to amend the text of the Croton-on-Hudson Zoning Ordinance to relocate the regulations regarding Adult Entertainment Uses to within Section 230: Zoning. Specific terms relating to Adult Entertainment Uses would be defined, and regulations and requirements to establish a special permit within the LI – Light Industrial district would be established.

**Letter date:** Monday, March 11, 2024

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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## Eastchester

### ECH 24-002 360 White Plains Road

### 360 White Plains Road

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

Construction of a new 2-story commercial building and breezeway. The proposed building will be located within a portion of an existing parking lot in a 57,003-square-foot commercial property located at the northeast corner of the intersection of White Plains Road and Cypress Road in the ORB – Open Retail Business zone. The building will contain two ground floor commercial spaces and two second floor office spaces, with three parking spaces covered by the protruding second floor and a breezeway connecting the proposed building to the existing commercial building. The additional commercial use and proposed site layout will also require three variances from the Town.

**Letter date:** Friday, February 16, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

-As White Plains Road (NYS Route 22) is a State highway, a copy of the application should be forwarded to NYS DOT.

-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.

### ECH 24-003 249 Main Street

### 249 Main Street & 27 New Street

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

Construction of a new 6-story, 25-unit residential building. The proposed building will be located within two lots totaling 26,909 square-feet in the RB –Retail Business zone. The building will contain 15 one-bedroom units and 10 two-bedroom units supported by 36 parking spaces. Seven variances will be required, including building height, number of stories, parking spaces, impervious coverage, perimeter landscaping, snow removal, and backup aisle size.

**Letter date:** Friday, February 16, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

-The proposed development is consistent with Westchester 2025 because it would add new, infill residential development within walking distance of a number of commercial uses.  
--The submitted materials do not indicate if any affordable units would be provided in the proposed development. We continue to encourage the Town to adopt the County's AFFH Model Ordinance Provisions.

-As Main Street (CR 69II) is a County road, approval for this work from WCDPWT is required.  
-As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.  
-The applicant should be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible.  
-We encourage the applicant to consider the principles of universal design in this development.

-We encourage the Town to consider the County Planning Board's policies that support strategies to reduce single-person car trips in an effort to reduce the impacts of parking.  
-We recommend that a bicycle storage room be provided for residents that includes electrical charging facilities.  
-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.

## Greenburgh

### GRB 24-002 Ardsley Park Warehouse and Distribution

410-460 Saw Mill River Road

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

Full letter attached to report.

**Letter date:** Monday, February 26, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

### GRB 24-003 Tasca Hyundai

450 Central Park Avenue

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

Site plan and special use permit application to redevelop a 4.4-acre site located on the east side of Central Park Avenue. The site is split zoned, with the majority of the site located within the CA – Central Avenue Mixed-Use Impact district and the rear of the site located within the R-20 – One-Family Residence district. The site currently hosts the Scarsdale Park Mall commercial strip development, consisting of two buildings totaling 40,000 square feet connected by a breezeway and a series of parking lots containing about 200 parking spaces.

The applicant proposes to combine the two buildings and convert the site to a Hyundai automobile sales and service use. This proposed dealership would replace the existing smaller Hyundai located to the north at 111 Central Park Avenue. The proposed additions would total 9,000 square feet, with extensions made to the front and northern side of the building. Portions of these additions would replace existing parking lots on the site, and the rear parking lots would be striped and formalized. 90 parking spaces would be designated for employees and visitors, with 37 spaces provided for display purposes and 85 reserved for storage. Access into the site would remain as it exists. Interior sidewalks and crosswalks would be provided for pedestrian navigation through the site, and landscaping would be added around the building and edges of the property.

**Letter date:** Monday, March 4, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

-We are concerned that remaining commercial tenants may be displaced by the proposed development. Assistance policies should be considered. We encourage the applicant to include bicycle parking for employees and customers.

**Impacts to County facilities and services:**

-As Central Park Ave (NYS Route 100) is a State highway, a copy of the application should be forwarded to NYS DOT.  
-We encourage the applicant to incorporate as much green building technology as possible into the proposed development, including rooftop utilization and electric vehicle charging.

**Additional comments:**

-We suggest that safe pedestrian access from the building to the street be included, as currently pedestrians would have to walk through the driveway or up a vegetated slope.  
-The applicant should be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible.

**Harrison****HAR 24-001 Golf Club of Purchase****10 Country Club Drive**

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

Proposed modifications to the Golf Club of Purchase, including reconfiguration of fairways, sand traps, putting greens and cart paths, as well as the replacement of the irrigation system. The subject site is 194.97 acres and currently comprises two tax lots.

**Letter date:** Friday, February 16, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

-The applicant should be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible.

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

-The project involves the disturbance of 14,101 square feet of wetlands and 312,777 square feet of wetlands buffer areas. The County Planning Board consistently recommends that construction and alteration of land within regulated wetland and stream/wetland buffer should be avoided.



## Mount Pleasant

### MTP 24-001 Brightview Senior Living

### 236 Grasslands 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 application to redevelop an eight-acre site. The site was recently rezoned to the Service Enriched Senior Housing floating zone and is currently vacant and cleared for construction. The site is located across the street from the west gate of Westchester Community College (WCC), and is bordered on the north by the Kensico Cemetery. Single-family residences lie to the east and west of the site.

The proposed building would be four stories and contain 170 units, offering independent, assisted, and memory care facilities. Amenities would include a dining area, theater, library, exercise rooms, and entertainment rooms. Outdoor gardens and walking paths would also be provided. A driveway would encircle the site, providing access to various parking lots totaling 122 spaces. This driveway would utilize an existing curb cut onto Grasslands Road, which is opposite the driveway for WCC. The applicant proposes to signalize this intersection, and establish left turn lanes for both directions of Grasslands Road.

We previously reviewed a zoning amendment application regarding this development and submitted a letter dated March 5, 2021 (MTP 21-002).

**Letter date:** Monday, March 11, 2024

**Response type:** Comment

#### Consistency with Westchester 2025:

- An effort should be made to incorporate bus stops in both the eastbound and westbound directions on Grasslands Road.
- The Site Plan does not indicate AFFH housing. We continue to urge the Town to adopt the County's AFFH Model Ordinance Provisions.
- We recommend the Town consider including TDM strategies, and removing the front yard parking lot.

#### Impacts to County facilities and services:

- While barriers currently prohibit a sidewalk along the Grasslands Rd. frontage, the site plans should be revised to include an easement or similar restrictive measure in order to not impede a future sidewalk.
- The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment. The applicant should also be encouraged to explore aboveground solutions that treat runoff on-site.
- As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.

#### Additional comments:

- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.
- We encourage the applicant to incorporate as much green building technology as possible, and note the indication of charging stations and a "solar ready" rooftop.
- We recommend that an indoor bicycle parking room be provided within the proposed building for residents and employees.
- Grasslands Road (NYS Route 100) is a State highway. We note that the Town had been in discussions with NYS DOT regarding this proposal.

## White Plains

### WHP 24-001 One White Plains - Comprehensive Plan

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

Full letter attached to report.

**Letter date:** Monday, March 4, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

## Yonkers

### YON 24-004 Extell on Hudson Parking Lot

### 40 Riverside Drive

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

Application to amend the site plan and special permit for the Extell on Hudson mixed-use development. The applicant is proposing to add a 5.34 acre lot to the master plan, known as 59 Babcock Place. The site is partially occupied by the Metropolitan Transit Authority for bus operations, which are to be relocated. The remainder of the site consists of unorganized vehicular storage.

The County Planning Board last reviewed the master plan and responded in a letter dated April 6, 2018. The master plan consists of 18.48 acres, hosting seven buildings containing 1,395 residential units, 48,280 square feet of commercial space, and 1,598 parking spaces, along with public amenities and a waterfront esplanade along the Hudson River. Approval was granted by the City in 2018, with construction staged in four phases. Phase one has begun construction, with phase two to start in the near future.

The applicant proposes to add a 435-space parking lot to the master plan. The lot would be constructed as part of phases one and two, with the phase one section holding 188 spaces and the phase two section holding 247 spaces. The lots would be utilized to temporarily manage required parking for the phase one and two buildings as the master plan is developed.

**Letter date:** Monday, March 11, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

-We urge the City to consider reviewing the County's Model Ordinance Provisions for guidance in providing affordable housing.

**Impacts to County facilities and services:**

-We recommend that the parking lot be designed as a temporary measure for use during construction, and that suitable temporary and permeable pavement materials be utilized to manage stormwater on-site and minimize the impact of the parking lot.

**Additional comments:**

-The applicant should indicate if the lot would be temporary for use only during construction, or is proposed to be a permanent part of the site. The City and applicant should review the County's TDM Toolkits to determine whether additional permanent parking on the site is appropriate.

**Yorktown****YTN 24-001 Moratorium - Large-Scale Solar Energy Systems**

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

Six month moratorium regarding Large-Scale solar energy systems.

**Letter date:** Monday, February 26, 2024

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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**YTN 24-002 Moratorium - Smoke and Vape Shops**

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

Six month moratorium regarding smoke and vape shops.

**Letter date:** Monday, February 26, 2024

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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**YTN 24-003 Garden Lane Apartments****Garden Lane**

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

Proposed apartment building on a vacant, wooded, 1.56-acre property located mid-block on the east side of Garden Lane. The site is located south of a commercial corridor along Crompond Road within the R-3 – Multi-Family Residential zone.

The proposed apartment would be two stories, containing 20 rental apartments units (12 one-bedroom, and 8 two-bedroom). Two of the units would be reserved as affordable housing. 34 parking spaces would be provided within two parking lots flanking the building, connected by a driveway that circles around the rear of the building and connects to Garden Lane through two curb-cuts.

We note that the applicant seeks to extend the Peekskill Sewer District to include the property, and proposes to connect the building to the sewer line to facilitate wastewater management. As Sewer District extensions are regulated by the County Board of Legislators, the County Planning Board holds no jurisdiction over that matter.

**Letter date:** Monday, March 11, 2024

**Response type:** Comment

**Consistency with Westchester 2025:**

-We agree that the proposed development would direct an appropriate level of residential density to the area and provide much needed housing for the Town and County, and support the property's inclusion within the Peekskill Sewer District.  
 -We are supportive of the applicant including two affordable units within the development, though urge the Town to re-adopt the County's Model Ordinance Provisions.  
 -Sidewalks should be installed along the Garden Lane street frontage, as well as from the building to the street.

**Impacts to County facilities and services:**

-The site is located in the Croton Watershed. A Stormwater Pollution Prevention Plan in compliance with NYC DEP may be required.  
 We recommend that the Town and applicant review the TDM Toolkits to determine whether additional parking on the site is truly needed, and to consider amending the site plan to lessen the number of trees to be removed.  
 -As the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.  
 -The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

**Additional comments:**

-We appreciate that the site plan includes a stormwater management system that incorporates both above and below-ground retention infrastructure. The applicant should provide a maintenance program to prevent the subsurface stormwater management system from being clogged with sediment.  
 -We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as bicycle parking with electrical charging facilities.  
 -We encourage the applicant to consider the principles of universal design in this development.



## Westchester County Planning Board Referral Review

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

George Latimer  
County Executive

March 4, 2024

Marcus Serrano, Village Administrator  
Village of Buchanan  
236 Tate Avenue  
Buchanan, NY 10511

**County Planning Board Referral File BUC 24-001 – AMS Buchanan  
Albany Post Road and Craft Lane  
Site Plan and Special Permit Approvals**

Dear Mr. Serrano:

The Westchester County Planning Board has received site plans (revised January 26, 2024) and related materials for a proposed site plan and special permit application to construct a new multifamily residential building on a 5.96-acre site consisting of two parcels. The property is located on Albany Post Road (NYS Route 9A) (SBLs 43.20-2-2 and 43.16-3-16), on the southeast corner of Craft Lane. This site has recently been rezoned to the C-2 – General Commercial district, and is currently woodland containing a portion of a small lake. The site is irregularly shaped, surrounding an existing commercial property located at 3119 Albany Post Road which contains a hardware store and garden center. While the majority of the site is located to the north of this commercial property, with street frontage on both Albany Post Road and Craft Lane, the parcel also includes a strip of land approximately 32.4 feet in width that is located in between the hardware store and a second commercial property to the south, providing the subject site additional frontage with Albany Post Road in a second location. The rear of the site abuts power lines that originate at the Indian Point Energy Center.

As part of the application, the developer seeks special permit approval under the C-1/C-2 Overlay District regulations for a five-story multifamily building. The building is proposed to contain 148 units (56 one-bedroom and 92 two-bedroom) above a 149-space first floor parking garage. 74 additional spaces would be provided within a series of surface parking lots fronting Albany Post Road, with a total of 223 parking spaces provided on the site. Sidewalks would be constructed along the site's Albany Post Road frontage, as well as in front of 3119 Albany Post Road. Three interior sidewalks would connect the street to the building adjacent to the parking lot, and through the secondary access frontage. A crosswalk across Albany Post Road is proposed near this secondary access at the Lindsay Avenue intersection.

We have previously reviewed zoning text amendments related to this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and provided comments in letters dated February 14, 2023 and June 1, 2023. We have reviewed the current site plan and special permit application, and we offer the following comments:

### 1. Consistency with County Planning Board policies.

We appreciate the proposal to construct a new multifamily building within walking distance of a variety of commercial and retail properties as well as the Hendrick Hudson High School campus, which is consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended *strategies* set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995.

### 2. Affirmatively Furthering Fair Housing (AFFH).

The submitted materials do not indicate if any of the proposed residential units are to be developed as affordable affirmatively furthering fair housing (AFFH) units. We find the lack of language regarding affordable housing within the Village Code especially concerning since it has become clear that the creation of the C-1/C-2 Overlay District in 2021 has begun to precipitate proposals for new housing in Buchanan. Given the dire need for affordable housing in our region, it is imperative that these new residential developments do not become lost opportunities to help provide the range of housing options that are needed. We continue to recommend the Village incorporate the County's *Model Ordinance Provisions* into the Village Code and work with the developer to provide affordable housing opportunities within this, and any future, development.

### 3. Site Layout and parking requirements.

We question the layout of the site, which situates a large surface parking lot along the Albany Post Road frontage. We understand that the site contains topographical challenges, and we encourage the Village to work with the applicant to re-examine the development program and consider if lower parking requirements could be implemented for this development. We point out that multifamily developments located within commercial centers are often sought by tenants who want to walk to nearby businesses, and not rely as often on their vehicles. We urge the Village to avoid the creation of new built environments that have the potential to encourage driving, such as excessive parking and front yard surface parking lots. We note that excessive parking requirements and automobile-oriented design may actually encourage residents to own additional vehicles, simply because there is space to park them.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including more parking on the site. We recommend that the Village and applicant review these *Toolkits* to determine whether 223 parking spaces is truly needed.

We note that an alternative plan was previously submitted with the Environmental Assessment Form that included a commercial structure at the corner of Albany Post Road and Craft Lane. We recommend that the Village consider permitting a future commercial building in this location. This would enhance the streetscape of Albany Post Road with a more pedestrian-scaled environment and leverage this site's location near businesses and a high school campus to promote walking instead of driving.

**4. Pedestrian connections.**

We appreciate that the Village continues to make progress in terms of implementing sidewalks on Albany Post Road and we commend the applicant for including a sidewalk along the site's frontage. We also appreciate that the updated plans indicate a proposed sidewalk along the neighboring frontage of 3119 Albany Post Road, a pathway through the thin portion of the project site that provides secondary frontage along Albany Post Road, and a crosswalk at the intersection of Albany Post Road and Lindsay Avenue. These sidewalk additions will provide safe pedestrian infrastructure for new and existing residents, students at the adjacent school, and employees and visitors to the nearby commercial buildings.

**5. NYS DOT review.**

Albany Post Road (NYS Route 9A) is a State road. The Village should forward a copy of the application to NYS DOT to identify any required permits for the proposed development and to evaluate potential traffic impacts to Albany Post Road, as well as to examine the proposed crosswalk.

**6. Stormwater management.**

We commend the applicant for including permeable pavement for the emergency access driveway, as well as the installation of vegetative rain gardens and a green roof. We note that the plans also indicate the utilization of subsurface stormwater quality and retention infrastructure to manage excess stormwater flow from the increase in impervious surfaces. We point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. We note that a Stormwater Pollution Prevention Plan has been established. The Village should ensure the continued operability of this stormwater management system into the future to prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff into the Village's storm drain system or to the adjacent lake.

**7. Construction within a wetland buffer.**

We note that the proposed development involves the location of stormwater management facilities within the wetland buffer area. While we note that a wetland remediation plan has been included, the County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided.

**8. Bicycle parking.**

We note that previous site plans indicated indoor bicycle parking would be provided, though the current proposal does not include architectural plans that indicate where this storage area would be. We recommend that the bicycle parking area continue to be a part of the site plan, and that it includes electrical outlets to charge e-bicycles. We note that as the popularity of e-bicycles increases, there is a fire risk associated with their batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building. In addition, the applicant should provide bicycle racks for visitors near the building entrance.

**9. Provisions for recycling.**

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

**10. Green building technology and electric vehicle parking.**

We appreciate that the applicant states their intention to include electric vehicle charging stations within the parking lot, as well as a green roof atop the building. We encourage the applicant to include as much additional green, or sustainable building technology as possible within the proposed development.

**11. Universal Design.**

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

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

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive, flowing style.

Blanca P. Lopez  
Commissioner

BPL/MV

cc: Anne Darelus, NYS Department of Transportation, Region 8  
Christopher Lee, NYS Department of Transportation, Region 8



George Latimer  
County Executive

February 26, 2024

Garrett Duquesne, AICP, Commissioner  
Department of Community Development and Conservation  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, New York 10607

**County Planning Board Referral File GRB 24-002 – Ardsley Park Warehouse and Distribution  
410 – 460 Saw Mill River Road  
Site Plan Approval**

Dear Mr. Duquesne:

The Westchester County Planning Board has received site plans (dated January 19, 2024) and related materials for a proposed site plan application to construct a new warehouse and distribution building on a 42.82-acre site located on the east side of Saw Mill River Road (NYS Route 9A) (SBLs 8.430-305-7 and 8.500-350-3 & 4). The site is located within the GI – General Industry district, south of the Westchester County Parks Department office, with the rear of the site facing the New York State Thruway (I-87). Saw Mill River Road forms the boundary between Greenburgh and the Village of Hastings-on-Hudson. The site currently hosts a campus of vacant office buildings and associated parking areas, all of which are to be demolished. An existing cell tower would remain on the property.

The proposed building would be one story, 45 feet in height, with a floor area of 279,900 square feet. The building would face Saw Mill River Road, with a driveway and parking lot fronting the building. Additional automobile parking would be located along both sides of the building, with a total of 298 spaces provided. In addition, the rear of the building would contain 79 truck loading bays, accessed by a loop driveway around the building. An existing driveway that provides access up a hill at the rear of the site would allow the reconfiguration of an abandoned building lot into additional truck parking, with two new lots providing a total of 110 truck parking spaces on the hilltop. Access driveways from the street into the site would be reduced from four to two, with the north and south entrances being reconfigured. A southbound left-turn lane is proposed at the northern entrance to the site, which is a shared driveway utilized by the Parks Department office building.

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

**1. Truck impacts.**

Saw Mill River Road (NYS Route 9A) is a State highway. We note that the applicant has been in discussion with NYS DOT regarding the proposed project and a preliminary traffic impact study has been conducted. We also recognize that the State DOT has, as indicated in a provided letter dated June 20, 2023, established permission for 53-foot tractor-trailers to drive along Saw Mill River Road between Tuckahoe Road in Yonkers to the site location, a distance of almost three miles.

While the preliminary traffic impact study has determined that traffic projections for the development are similar to a no-build scenario, we question how the impact of a new distribution center requiring 79 loading bays and parking spaces for an additional 110 trucks would result in such minimal impacts to the local street network. While the application specifies that the development would not function as a “last mile” fulfillment facility, projected truck access counts or schedules were not indicated in the submission. Furthermore, the preliminary traffic study only analyzed the two site driveways and the Lawrence Street and Jackson Avenue/Ravensdale Road intersections.

As truck traffic would require access to I-87, traffic studies of the ramp intersections should be conducted. Specifically, trucks traveling to and from the south would utilize the ramps connecting the Thruway to Saw Mill River Road a half-mile north of the site. Trucks traveling to and from the north would be required to use the Tuckahoe Road interchange in Yonkers, which we assume is the purpose of NYS DOT allowing tractor-trailers along Saw Mill River Road from the site to Tuckahoe Road. We recommend that the traffic study be broadened to account for the full distribution center use of the site, as opposed to the current analysis as just a warehouse use, as well as include an analysis of the above ramp intersections and Tuckahoe Road at Saw Mill River Road.

## **2. Hilltop parking lot.**

While we understand that the hilltop at the rear of the site contains the remnants of a parking lot and demolished building, we question the location of two large truck parking lots on this portion of the site. The amount of grading necessary for the construction of the two lots would affect existing, and create, new steep slopes while requiring the removal of a large number of trees. These environmental impacts, coupled with the increased impervious surfaces, could cause erosion and stormwater runoff issues if not properly mitigated. We do note that the plans indicate 351 trees would be planted to replace the 304 regulated trees removed.

We also note that there is no dedicated pedestrian access between the building and the truck parking lot, while a small automobile parking lot is proposed as part of the new truck lot. As the hilltop lot would be approximately 150 feet higher than the building, we understand that walking up to the parking area may be difficult, but a suitable means of access up the hill should be established without requiring employees to drive automobiles to and from the truck lots. Such conveyance could include smaller electric trams or golf carts.

Due to these interior access issues, as well as the potential truck traffic that could impair the local street network, we advise the Town to carefully consider whether this large a scale of warehouse distribution use is suitable for this location.

## **3. Pedestrian and transit access.**

We note that while the existing bus stop for Bee-Line Route 5 is noted on the site plans, the current proposal indicates that a retaining wall and fence would separate the bus stop from the building. We also note that there is no sidewalk indicated along Saw Mill River Road, which would thus force pedestrians to walk along the road shoulder to the driveway, then along the interior driveways and parking lots to access the building. We also note that there is no crosswalk in the vicinity, despite the northbound bus stop and apartment buildings located across the street.

The lack of safe pedestrian access in the area is concerning, especially as more truck traffic would be expected under the proposal. The Town should work with the applicant, Village of Hastings-on-Hudson, and NYS DOT to provide a crosswalk and connect the site to the bus stops and apartment buildings, facilitating pedestrian safety and connectivity in the neighborhood. We also recommend that the Town, State DOT, Hastings, and the Village of Dobbs Ferry consider formulating a joint pedestrian plan for the area, as the businesses and residents along Saw Mill River Road could better utilize the revitalized commercial center along Hamilton Street in Dobbs Ferry if a sidewalk is installed along Route 9A and Lawrence Street.

#### **4. Transportation demand management.**

We note that the applicant is proposing 298 automobile parking spaces on the site, when 280 spaces are required. As no reasoning is provided behind the need for an additional 18 parking spaces, which would add to the already considerable number of required spaces, we question whether facilitating alternative means of transportation could promote a less intrusive manner of providing access to the site.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including more parking than necessary on the site. We recommend that the Village and applicant review these *Toolkits* to determine whether additional parking on the site is truly needed. As an example, we recommend that sheltered bicycle parking spaces be provided for the use of employees. Bicycle parking could be an important amenity for employees since the site is located near the South County Trailway. This proximity could promote employees to commute by bike instead of private automobile.

#### **5. Stormwater management.**

As the proposed site plan includes subsurface stormwater quality and retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. To ensure the continued operability of this stormwater management system into the future, the applicant should provide an enforceable maintenance program that will prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff into the Town's storm drain system, or to flow downhill into the Thruway or Saw Mill River. The applicant should also be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the installation of vegetative rain gardens.

#### **6. Recycling.**

As this building is to be used as a distribution center, an influx of waste packaging materials could be anticipated. The Town should request the applicant to verify that sufficient space will be available to store recyclables under the County recycling program, which includes plastics numbered 1 through 7. Regulations for plastic recycling may be found at: <https://environment.westchestergov.com/recycling>. The Town should also be aware that Westchester County has reporting requirements for waste management for businesses with more than 100 employees.

**7. Green building technology.**

We commend the applicant for including solar panels on the roof of the proposed building, and further encourage the applicant to include as much green, or sustainable building technology as possible into the proposed development.

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

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive style with a large, looping "L" at the end.

Blanca P. Lopez  
Commissioner

BPL/MV

cc: Anne Darelus, NYS Department of Transportation, Region 8  
Christopher Lee, NYS Department of Transportation, Region 8  
Charles Minozzi Jr., Building Inspector, Village of Hastings-on-Hudson  
Robert Yamuder, Village Administrator, Village of Dobbs Ferry  
Jaime Martinez, Planning Director, City of Yonkers

George Latimer  
County Executive

March 4, 2024

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

**County Planning Board Referral File WHP 24-001  
One White Plains - Comprehensive Plan**

Dear Ms. Iannetta:

The Westchester County Planning Board has received a draft copy of the One White Plains Comprehensive Plan, which intended to replace the current plan that was adopted in 1997 and updated in 2006 and 2012. The proposed Plan focuses on six elements and corresponding topics:

- Connect WP, including Complete Streets, Transit, Bicycle and Micromobility Infrastructure, Walkability, and Parking.
- Green WP, including Environment, Natural Resources, Open Space, Clean Energy, Decarbonization, and Climate Resilience.
- Live WP, including Housing, Land Use, Zoning, and Commercial Districts.
- Play WP, including Active and Passive Recreation, Entertainment, Arts and Culture, and History and Heritage.
- Strengthen WP, including City Governance and Civic Engagement, Physical Infrastructure and City Services, Social Justice, and Equitable Resources.
- Work WP, including Economic Development, Major Employers, Regional Economic Trends, Small Business Support, and Workforce Development.

Each of the chapters center around three themes that serve as key principles for the City to follow: ensure equity and inclusion, encourage sustainability, and bolster the quality of the public realm. Existing conditions and recommended initiatives are also described within each chapter, and an implementation table is provided to prioritize and allow for tracking of the identified initiatives.

We have reviewed the Comprehensive Plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We commend the City's efforts to update its comprehensive plan and appreciate Commissioner Gomez's presentation to the County Planning Board at our meeting on February 6, 2024. We offer the following comments for the City to consider as it finalizes this important document:

**1. Consistency with County Planning Board policies.**

We appreciate the many recommendations within the Plan that are consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The*

*Land and the People*, adopted December 5, 1995. We recognize the plan's focus on environmental protection, sustainability, equity, and connectivity. We encourage the City to adopt the proposed comprehensive plan and to work towards implementing the various goals and strategies, while considering our suggestions below.

## **2. Affirmatively Furthering Fair Housing (AFFH).**

We recognize that the Plan includes various affordable housing initiatives and that the City has developed its own strategies for increasing housing availability. These strategies include zoning changes to support medium-density housing, permitting transit-oriented development adjacent to the two Metro-North stations within the City, allowing accessory dwelling units, and providing expanded options for supportive and senior housing.

We are supportive of these measures, and are pleased that the Plan includes reference to the County's Accessory Dwelling Unit model ordinance. However, we continue to urge the City to review the County's AFFH [Model Ordinance Provisions](#) for guidance in providing affordable housing. The County developed these Provisions to standardize the affordable housing programs across Westchester to make it easier for municipalities, residents, and developers to understand qualifications and requirements, and to provide fair housing throughout all municipalities. Consistency between municipalities reduces confusion that could be exacerbated by different requirements, and ensures that equitable housing is provided throughout Westchester.

We specifically disagree with the continued usage of a fee-in-lieu of affordable housing provision within the proposed Plan. We understand the City's position that funding provided by the fee has been utilized to establish new affordable housing developments and housing assistance initiatives within White Plains. However, we remain wary of deferring the construction of affordable housing due to the swift changes that updated zoning can facilitate. We note recent major zoning amendments in New Rochelle and Port Chester have led to dramatic development booms in those municipalities that, while providing economic development and tax base increases, can drive the displacement of existing, frequently lower-income, residents. Furthermore, we are concerned that constructing affordable housing developments separately from market rate developments could establish or reaffirm separated clusters of lower-income residents. A principle of the AFFH ordinance is to ensure a mix of income levels within all neighborhoods in order to avoid the negative outcomes that clustering lower-income residents often yields, such as disinvestment, lack of access and opportunity, and segregation. We also note that payments-in-lieu do not take advantage of immediate opportunities to create needed affordable housing while a development is constructed, but only support units that may be part of a theoretical future building.

We continue to strongly advise the City to remove the fee-in-lieu provision from the affordable housing requirements, and consider other means to better align with the County's AFFH Model Ordinance. Should the City continue to permit a fee-in-lieu, we suggest the City include an initiative in the Comprehensive Plan to conduct a study of the effects of the fee-in-lieu. This study should be publically accessible and include an analysis of the number of affordable units constructed utilizing the fee versus the number of units that would have been constructed under a full inclusionary requirement. The study should also indicate the location of developments that paid the fee and the location of units that were constructed using the fee funding, in order to determine whether affordable housing construction has been clustered.

### **3. Climate change, resiliency, and green infrastructure.**

We commend the City for including a substantial discussion of environmental issues and impacts within the comprehensive plan and for providing recommendations regarding environmental protection and resiliency, as climate change is an important issue that will trigger substantial impacts on all Westchester communities. We note that as White Plains lies near the headwaters of both the Bronx and Mamaroneck Rivers, stormwater management within the City plays a key role in the reduction of flooding both within the City and in municipalities downstream. We appreciate that the Comprehensive Plan includes initiatives to limit development on wetlands, floodplains, and other environmentally sensitive sites, as well as measures to reduce impervious surfaces.

We also appreciate the work that the City has conducted in establishing clean energy production and green infrastructure, and note that the Plan indicates measures to improve and grow these initiatives. We agree with the proposed initiatives for an Open Space and Natural Resource Inventory, tree removal permit, sustainable development guidelines, and Battery Energy Storage System regulations.

### **4. Pedestrian and Bicycle infrastructure.**

The proposed comprehensive plan contains a robust discussion regarding bicycle and pedestrian mobility in White Plains, focusing on Complete Streets practices, bicycle infrastructure, parking wayfinding, and walkability. The plan acknowledges that although many of the City's business centers, public spaces, and parks are within walking and biking distance to many of the residential neighborhoods, major connectivity and safety issues are present that dissuade these forms of transportation in favor of private automobiles.

We appreciate the recommendations within the Comprehensive Plan to provide enhanced pedestrian and bicycle infrastructure, including short-term activations and long-term goals. We agree with the suggestions to revert streets within the City to two-way traffic, to include mid-block crosswalks within the Downtown, and to provide more welcoming access pathways from the Downtown to the Train Station, Bronx River Pathway, and Battle Hill. We also agree that the City should include bicycle parking requirements within new commercial and multi-family developments, and recommend that appropriate charging capabilities are included within these parking areas in order to accommodate the rising usage of e-bicycles.

We recognize the proposed initiatives to increase bicycle pathways within the City, though note that while many bike lanes currently exist within the downtown, they are narrow and unprotected and occasionally run in between automobile lanes. Establishing both actual and perceived safety is an important aspect of both pedestrian and bicycle infrastructure design, and should be factored into how the City enhances its cycling program. We recommend that the bicycle initiative be broadened to include additional cycle tracks, coupled with bus lanes that could further separate vehicular traffic from cyclists. We suggest that the City reference the [Transit Street Design Guidelines](#) presented by the National Association of City Transportation Officials (NACTO).



## 5. Bee-Line Bus.

We note that the City is aware of the County's ongoing *Mobility & Transit Plan*, which seeks to redesign the Bee-Line bus system, and has proposed to advocate for increased service within White Plains to promote intra-city bus travel. We also recognize the recommendation for a downtown trolley service, which could provide increased access to downtown from the train station while also promoting "park once" practices.

However, we perceive that references to the Bee-Line bus within the Plan may be downplayed, compared to the discussions of Metro-North connectivity and vehicular parking. We note that within the *ConnectWP* section bus ridership figures are absent. As White Plains serves as a major center of bus activity, with the system designed to radiate many routes from the City, including these statistics in the Plan would provide increased perspective regarding this mode of transportation. We suggest that the City obtain ridership numbers from the Westchester County Department of Public Works and Transportation (WCDPWT) and include these figures in the Plan, in order to study the utilization of the bus system to, from, and within White Plains.

We also note that the 2016 *White Plain Transit District Strategic Plan* recommends developing an improved multi-modal transportation center and improved connections between transit nodes and the downtown. Currently, the existing location of the TransCenter and the one-way street network cause buses to travel a circuitous route around the western side of the downtown in order to access the center, involving many turns, traffic lights, and even U-turns around blocks. These impediments lengthen route times, increase the likelihood of traffic delays, and can be confusing to riders attempting to navigate the system. We suggest that the City include in the Comprehensive Plan a consideration of the possibility of moving the TransCenter from its existing location to one more suitable to the existing transportation network. For instance, relocating the Center to the parking lot block between Hamilton Avenue and Main Street would allow for direct access between the Bee Line and Metro North, while removing the detour required by the current building. This location could also foster bus lane construction along Hamilton Avenue and Main Street as more direct routing could be achieved, improving complete streets design within the downtown.

## 6. Parking regulations.

We appreciate the City including recommendations in the plan for better connecting existing parking lots to the downtown, as we agree there is a mismatch between the perception of parking availability and actual spaces available due to the lack of wayfinding and pedestrian connections. We recommend the City also consider adding a system of credits for parking management practices, instead of using straight parking ratios, when determining parking requirements in the future. One example of this is the "unbundling" of the cost of a parking space from market-rate residential rent, so a tenant only pays for a parking space that they need. Providing parking spaces that are included in market-rate rent incentivizes a tenant to keep additional cars on site, even though they may not need them, because parking is perceived to be "free." (Note that under the County's *Model Ordinance*, unbundling practices should not apply for affordable AFFH units.)

The County Planning Board's policies aim to reduce unnecessary driving of single-occupancy vehicles and to reduce housing costs so that more housing options are affordable to people who live and work in



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

## **7. Historic preservation, arts, and entertainment.**

We recognize that the Comprehensive Plan includes a subsection regarding historic preservation that recommends initiatives to record and preserve the City's heritage, with a specific focus on marginalized and minority groups. We commend the desire to establish protections for historic sites and neighborhoods that provide character and diversity to the City and promote a sense of identity, especially as development pressures are felt across the County. We caution, however, against the possible use of historic landmark and district regulations to entirely prohibit new development within neighborhoods, as infill development and targeted density allowances can be used responsibly to provide needed housing and employment opportunities. We suggest that the City create a design guidelines document in tandem with any historic district designations, in order to provide a means for new development and adaptive reuse to match the established character of the neighborhood while contributing to the healthy growth of the City.

We appreciate that the City has included many initiatives concerning arts and entertainment within the Plan, and commend the detailed study of means to reinforce and reassert the cultural qualities found within White Plains. We agree with the initiatives to create a new intergenerational community center, promote the cross-functionality of major entertainment hubs such as the County Center, Performing Arts Center, and Restaurant Row, and programing and reinvestment in public spaces within the City. We also support the City's wayfinding initiative and the prospect of incorporating a central Green.

## **8. County sewer impacts.**

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

## **9. Universal design.**

We encourage the City to consider the principles of Universal Design in all future development, and to reference universal design standards within the Comprehensive Plan. Universal Design standards allow

all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of allowing household residents to age in place as well as to provide access for persons with mobility issues.

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

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive style with a large, stylized 'B' and 'L'.

Blanca P. Lopez  
Commissioner

BPL/mvv

## **RESOLUTION 24-**

### **WESTCHESTER COUNTY PLANNING BOARD**

#### **Appointing Planning Board Chair as Signatory of Referral Letters**

**WHEREAS**, New York General Municipal Law (GML) requires that certain types of municipal planning, zoning and subdivision projects be referred to County Planning for review prior to local action being taken. The requirement seeks to promote coordination of land use decision-making and to enhance consideration of potential inter-municipal and county-wide impacts. This requirement is outlined in Article 12-b of the GML, §239 l, m and n; and

**WHEREAS**, in accordance with the provisions of the Laws of Westchester County Section 191.31. - Matters referred to Commissioner of Planning by agencies of the county: 2. to advise the County Planning Board in the exercise of its functions; and 3. to advise with the appropriate officials of any of the cities, villages and towns in the county with respect to any matter affecting the orderly development of the county, city, town or village; and

**WHEREAS**, in accordance of the Laws of Westchester County Section 277.61. - Powers and duties of County Planning Board in relation to villages, cities and towns, each municipality shall inform the County Planning Board of public hearings regarding municipal zoning and land use actions, at least 10 days prior to such hearing; and

**WHEREAS**, in accordance with Section 277.62, the County Planning Board may appear at any such hearing and be heard and file a memorandum of its position; now, therefore, be it

**RESOLVED**, the Westchester County Planning Board Chair shall be the signatory of such letters addressing municipal zoning and land use actions, with such letters sent to municipalities after review by the Planning Commissioner and Planning Board Chair.

Adopted this 2<sup>nd</sup> day of April, 2024.

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Richard Hyman, Chair

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



<b>Development:</b>	1005-1017 Lower South Street Peekskill, New York 10566
<b>Applicant:</b>	Parkview Development and Construction, LLC 57 Route 6, Suite 207 Baldwin Place, New York 10505
<b>Development Overview:</b>	<p>Parkview Development and Construction, LLC (the “Developer”), its successors or assigns, propose to construct six (6) four-story buildings with 231 rental units, 3,876 square feet of ground floor commercial space and 271 parking spaces on the approximately 11.59-acre site at 1005-1017 Lower South Street in the City of Peekskill (the “City”), (collectively the “Development”).</p> <p>The Development will include 129 one-bedroom and 102 two-bedroom units. All of the rental units will be available to eligible households that earn at or below 40% and up to 80% of AMI and will affirmatively further fair housing (the “Affordable AFFH Units”). One two-bedroom unit will be an employee unit. The Development will also include a management office, community rooms, lounges, outdoor rooftop seating areas, bike storage, a playground, outdoor seating areas and on-site laundry services. Approximately 271 parking spaces will be constructed on-site with 231 assigned to the Affordable AFFH units. The remainder of the parking spaces will be for use by visitors and for the four commercial spaces totaling 3,876 square feet. High speed broadband and level 2 electric vehicle charging stations will be provided.</p> <p>The Development site, made up of 5 tax lots was purchased by the City between 2010 and 2012 and was formerly used for various commercial and industrial uses. Today, the site sits vacant and underutilized and is a blight on the surrounding area. To stimulate the redevelopment of this property and the surrounding area and to create a new gateway to the Peekskill waterfront, the City Council in 2015 added several permitted uses to the M-2B including residential. The City, through a request for proposals process selected the Developer and as part of their proposal, the Developer has agreed to transform the area through a two phase redevelopment. The first phase of the redevelopment is the affordable housing development and the second phase, to be developed after the housing (Phase 1), will include the development of retail, office and light industrial space. Site plan approval from the City Planning Board was granted in the fall of 2022.</p> <p>To support the creation of the Affordable AFFH Units, Westchester County (the “County”) will provide a total not to exceed amount of \$3,100,000 through Capital Project BPL30 New Homes Land Acquisition II (“NHLA II”). The NHLA funds will be utilized for the acquisition of the publicly owned parcels located at 1005-1017 Lower South Street. The City purchased the Phase I and II sites for approximately \$12,000,000 between 2010 and 2012 and will use the NHLA funds to pay down debt associated with the purchase.</p>

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



In support of this Development, the County will also provide a total not to exceed amount of \$5,000,000 through Capital Project BPL1A Housing Implementation Fund II (“HIF”) to fund a portion of the infrastructure improvements. Approximately \$3,500,000 of the HIF award will be utilized to fund the relocation and replacement of a failing trunk sewer line that serves the entire City and runs across the Development site. Not only will this improve inflow and infiltration, improve environmental conditions and prevent blockages, its replacement and relocation will permit the construction of the development. The City has also received approximately \$750,000 in funding from the State to assist with relocating/replacing this failing trunk line. The total cost of this replacement is slated to exceed \$5,000,000 with the City seeking additional assistance from the state. In addition, approximately \$1,500,000 of the HIF award will mainly be used for new sidewalks and curbing along Louisa and South Streets, repaving along the Development frontage along South Street and pedestrian improvements including new crosswalks, new intersection signalization, signage and striping. These improvements will create an inviting environment for pedestrians and cyclists and provide a walking connection to the Riverfront Green Park and MTA Metro-North Railroad Peekskill Station. Other items that might be included in the HIF work include, but will not be limited to, on-site and off-site paving, curbing, sidewalks, retaining walls, storm water detention, drainage systems, sanitary sewer system, water lines, lighting, signage, landscaping, construction management and county administrative costs.

The Developer also intends to apply for County Housing Flex Funds to fund an additional \$10,800,000 to fill a funding gap for a total County commitment of \$18,900,000.

The site is part of the voluntary New York State Brownfields Tax Credit Cleanup program. Under the Brownfields program administered by New York State Department of Environmental Conservation, all contaminated soils will be removed and disposed of off-site. Prior to the City gaining ownership, the site was used for multiple industrial and commercial uses which contributed to its status as a brownfield. Once a building permit and financing are in place, construction will begin on the six four-story buildings with a total of approximately 283,400 square feet.

The Development will be constructed with energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operations and maintenance costs, minimize energy consumption and conserve natural resources. The Development will provide all electric, high performance heating/cooling/domestic hot water equipment with a rooftop photovoltaic solar array. It will also incorporate the use of high performance envelope insulation and air sealing. The development will also include twenty-three (23) electric vehicle level 2 charging stations with an additional twenty-three (23) spaces that will be

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



	<p>EV ready if demand for these additional spaces exists. The Development will be seeking LEED Gold Certification. The tenants will be expected to pay for their electric usage.</p> <p>The County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed in the Development be marketed and leased pursuant to an approved affirmative fair housing marketing plan to households earning at or below 40% and up to 80% of AMI and will remain affordable for a minimum of 50 years. The average affordability of the units is 60%.</p> <p>The Development is finalizing its financing with the City of Peekskill Industrial Development Authority, and it will likely be funded with an issuance of tax-exempt bonds, federal low income housing tax credits, brownfield tax credits, and Empire State Development Corporation Mid-Hudson Momentum subsidy loans and a contractor's note. The estimated total Development cost is approximately \$132,260,000.</p> <p>The Developer has decades of experience in constructing and managing fair and affordable housing with 2,000 affordable units developed including The Mews at Baldwin Place I and II and Crossroads at Baldwin Place in the Town of Somers, Wynwood Oaks in the Town of Yorktown and Lofts on Main in the City of Peekskill.</p>		
<b>County Funds Requested:</b>	<b>Program</b>	<b>Amount</b>	<b>Per Unit Cost</b>
	BPL30 New Homes Land Acquisition II (NHLA)	<u>\$3,100,000</u>	<u>\$13,420</u>
	BPL1A Housing Implementation Fund (HIF)	<u>\$5,000,000</u>	<u>\$21,645</u>
	BPL42 Affordable Housing Investment Fund	<u>\$10,800,000</u>	<u>\$46,753</u>
	<b>TOTAL:</b>	<u>\$18,900,000</u>	<u>\$81,818</u>

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



<b>Proposed Total Funding:</b>	<b>Sources</b>	<b>Total Project</b>	<b>Per Affordable Unit</b>
	First Mortgage	\$29,270,000	\$126,710
	Federal Low Income Housing Tax Credits	\$47,869,852	\$207,229
	Westchester County NHLA	\$3,100,000	\$13,420
	Westchester County HIF	\$5,000,000	\$21,645
	Westchester County Housing Flex Fund	\$10,800,000	\$46,753
	NYS Mid-Hudson Momentum Fund	\$9,500,000	\$41,126
	NYS Brownfield Tax Credits	\$13,800,000	\$59,740
	Contractor Note	\$1,962,168	\$8,494
	Deferred Developer Fee	\$10,955,911	\$47,428
	<b>Total Sources</b>	<b>\$132,257,931</b>	<b>\$572,545</b>
	<b>Uses</b>	<b>Total Project</b>	<b>Per Affordable Unit</b>
	Acquisition Cost	\$3,140,000	\$13,593
	Hard Construction Costs	\$92,735,153	\$401,451
	Soft Costs	\$19,611,302	\$84,897
	Reserves and Escrows	\$1,031,237	\$4,464
	Developer Fee	\$15,740,239	\$68,140
	<b>Total Uses</b>	<b>\$132,257,931</b>	<b>\$572,545</b>

<b>Universal Design:</b>	The Affordable AFFH Units will comply with the Universal Design Requirements as identified in Board of Legislators Act #2011-93.		
<b>Proposed Rents:</b>	<b>Affordable Units - Income Levels</b>	<b>Number of Units</b>	<b>Expected Monthly Rent/Unit</b>
	1-Bedrooms @ 40% AMI	31	\$1,101
	2-Bedrooms @ 40% AMI	5	\$1,322
	1-Bedrooms @ 50% AMI	6	\$1,376
	2-Bedrooms @ 50% AMI	5	\$1,652
	1-Bedrooms @ 60% AMI	68	\$1,651
	2-Bedrooms @ 60% AMI	68	\$1,982
	1-Bedrooms @ 70% AMI	6	\$1,927
	2-Bedrooms @ 70% AMI	5	\$2,313
	1-Bedrooms @ 80% AMI	18	\$2,202
	2-Bedrooms @ 80% AMI	18	\$2,643
	2 Bedrooms @ 80% AMI Employee Unit	1	\$0

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



	<b>Total Units 40%-80%:</b>	<b>231</b>
<b>Access to Recreation, Shopping, Transportation and Public Schools</b>	<p>The Development site is located within a short distance to retail, government, educational and healthcare facilities. The Development is located near major roadways including U.S. Routes 6, 9 and 202, and the Taconic State Parkway. The Peekskill Train Station, located approximately 0.7 miles from the Development, provides service via the MTA Metro-North Railroad Hudson Line. Local transit throughout the City is provided by the Westchester County Bee-Line Bus System. The following Bee Line bus routes have stops within a quarter mile of the Development: 14, 16, 18 and 31.</p> <p>The City's Department of Parks and Recreation maintains several nearby parks and open spaces and offers a variety of programs for seniors, adults and children. The Kiley Youth Center offers youth programming and gym space. The Riverfront Green Park is located 0.7 miles from the Development and is the site of numerous summer concerts and other events.</p> <p>The Development is located in the Peekskill School District. The district has four elementary schools, one middle school and one high school.</p>	
<b>Tax Map ID:</b>	1005-1017 Lower South Street: Section 32.20: Block 2; Lots: 4, 5, 5.1, 6 & 7.	
<b>Zoning:</b>	The Development sits in the M-2B Design District (encourages the mix of residential and commercial uses in the form of a diversified use development through the issuance of a special permit) Rezoned....	
<b>Variance/Zoning Change:</b>	In December 2015, the City of Peekskill Common Council added several uses permitted under the M-2B zone one of which was residential uses as part of an effort to redevelop this area of the City.	
<b>Site Plan Approval:</b>	The City of Peekskill Common Council granted a special permit on February 14, 2022. The City of Peekskill Planning Commission granted site plan approval on November 16, 2022.	
<b>SEQRA:</b>	The City of Peekskill Planning Commission served as Lead Agency, classified the Proposed Development as an Unlisted Action under SEQR. They issued a Negative Declaration for the Development on January 27, 2022.	
<b>Flood Plain:</b>	This Development is not located in a designated flood zone, per FEMA FIRM Map #36119C0018F, effective September 28, 2007.	
<b>Site Control:</b>	Parkview Development and Construction, LLC is under contract to purchase all five publicly owned parcels.	
<b>Appraised Value:</b>	Lane Appraisals, Inc. has completed an appraisal for the City of Peekskill dated July 10, 2019 valuing the five publicly owned parcels "as is" at \$3,500,000 to \$4,850,000 depending on the permitted mix of uses and size of the future development. A new appraisal has been ordered by the Developer, to be certified to the County, is expected to be completed shortly.	
<b>Purchase Price:</b>	Per the Land Acquisition Development Agreement: \$3,140,000 paid to the City for the land.	



**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**

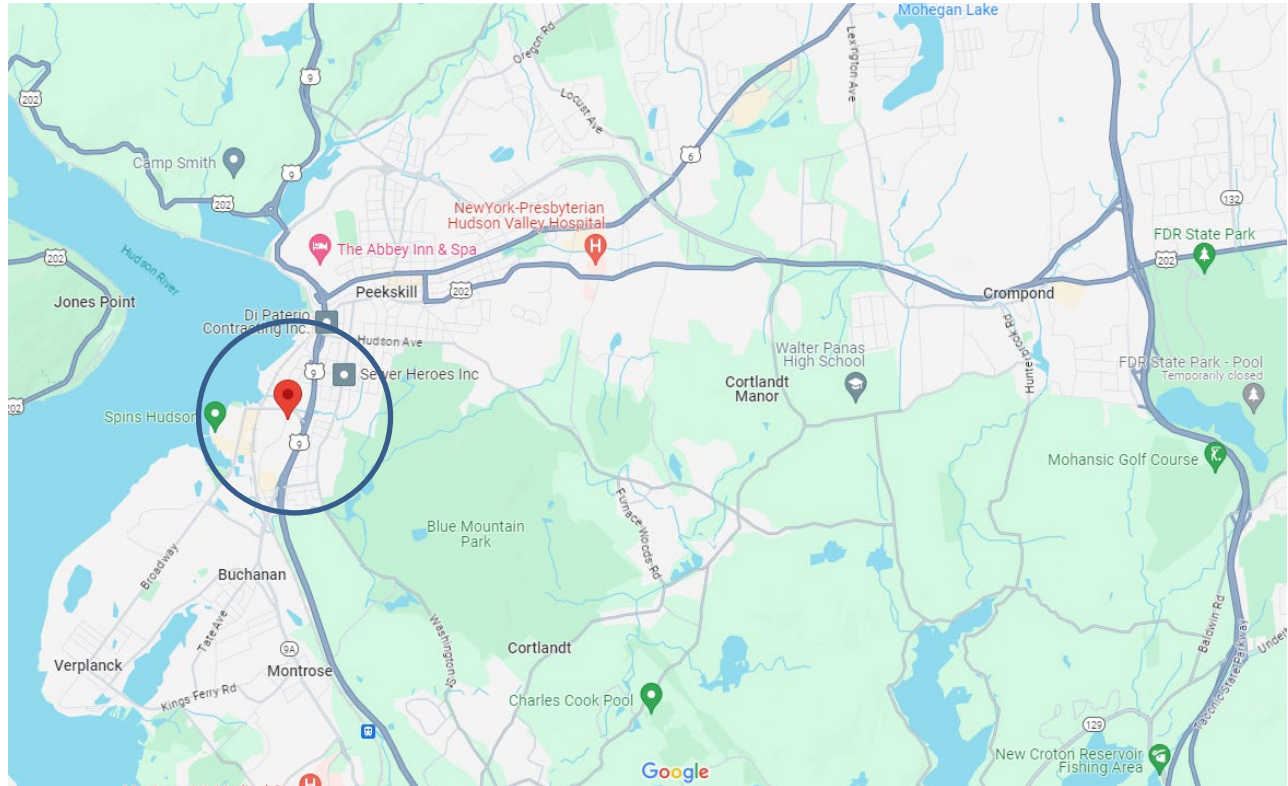


<b>Development Site Owner:</b>	City of Peekskill.	
<b>Development Team:</b>	<b>Developer:</b>	<b>Architect/Engineer:</b>
	Parkview Development and Construction, LLC 57 Route 6, Suite 207 Baldwin Place, New York 10505 914-347-3333	Architect Coppola & Associates 6 Old North Plank Road Suite 101 Newburgh, New York 12550 845-561-3559  Engineer Insite Engineering, Surveying and Landscape Architecture, P.C. 3 Garrett Place Carmel, NY 10512 845-225-9690
	<b>Attorney:</b>	<b>Marketing Consultant:</b>
	Cannon Heyman & Weiss, LLP 54 State St. Albany, New York 12207 518-465-1500	Westchester Residential Opportunities 470 Mamaroneck Avenue Suite 410 White Plains, New York 10605 914-428-4507

**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



**Location Map**



**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



**Neighborhood Map**





**Executive Summary**  
**1005-1017 Lower South Street**  
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**Site Photographs**





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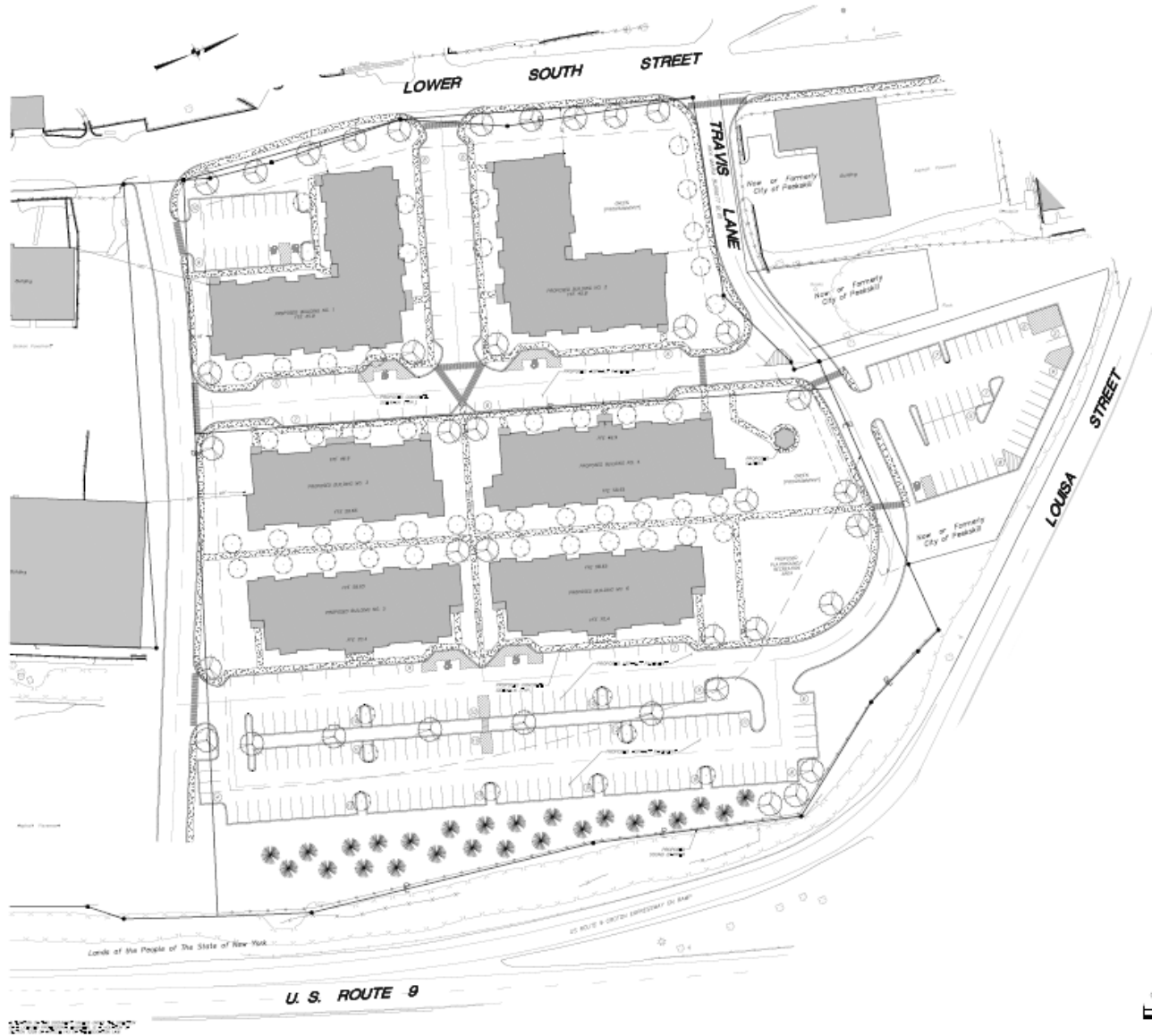
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**Site Plan**





**Executive Summary**  
**1005-1017 Lower South Street**  
**Peekskill, New York 10566**



**Rendering**



**RESOLUTION 24-\_\_\_\_\_**

**WESTCHESTER COUNTY PLANNING BOARD**

**Housing Implementation Fund II  
Capital Project Funding Request  
1005-1017 Lower South Street, City of Peekskill**

**WHEREAS**, the County has established Capital Project BPL1A Housing Implementation Fund II (“HIF”) to assist municipalities with the cost of construction of public infrastructure improvements associated with the development of fair and affordable housing; and

**WHEREAS**, Parkview Development and Construction, LLC (the “Developer”), its successors or assigns, desire to develop the real property located at 1005-1017 Lower South Street in the City of Peekskill (the “City”), identified on the City tax maps as Section 32.20, Block 2, Lots 4, 5, 5.1, 6 & 7 (the “Property”) to create 231 affordable residential rental units in four buildings which will affirmatively further fair housing (“AFFH”, collectively the “Affordable AFFH Units”);

**WHEREAS**, the Developer desires the County to fund infrastructure improvements to support the construction of six four-story buildings, with 231 affordable residential rental units and 271 parking spaces (the “Development”); and

**WHEREAS**, 230 rental units will be available to households who earn at or below 40% and up to 80% of Westchester County’s Area Median Income (“AMI”). One unit will be an employee unit restricted at 80% of the AMI; and

**WHEREAS**, the Affordable AFFH Units will be leased to eligible households pursuant to an approved Affirmative Fair Housing Marketing Plan and remain affordable for a minimum of 50 years; and

**WHEREAS**, a not to exceed amount of \$5,000,000 is requested from Capital Project BPL1A Housing Implementation Fund II to fund eligible expenses that include, but will not be limited to, on-site and off-site paving, curbing, sidewalks, retaining walls, storm water detention, drainage systems, sanitary sewer system, water lines, lighting, signage, landscaping, striping, construction management and county administrative costs. Specifically, it is intended that approximately \$3,500,000 of the HIF award will be utilized to fund the relocation and replacement of a failing trunk sewer line that serves the entire City of Peekskill and runs across the Development site and approximately \$1,500,000 of the HIF award will be intended for new sidewalks and curbing along Louisa and South Streets, repaving along the Development frontage along South Street and pedestrian improvements; and

**WHEREAS**, the Development proposes to include green technology such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to maximize energy efficiency, reduce heating and cooling costs and conserve natural resources; and

**WHEREAS**, the Development is subject to approvals by the City of Peekskill; and

**WHEREAS**, the funding to support the development of the Affordable AFFH Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels,” and

**WHEREAS**, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with the construction of the infrastructure improvements; and

**RESOLVED**, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Development, supports the request to provide a not to exceed amount of \$5,000,000 for infrastructure improvements for the Development under the terms of the HIF Program, which will support the creation of 231 Affordable AFFH Units which will be available to households who earn at or below 40% and up to 80% of AMI, one employee unit restricted at 80% of AMI and 271 parking spaces, located at 1005-1017 Lower South Street in the City of Peekskill; and

**RESOLVED**, that the Westchester County Planning Board amends its report on the 2024 Capital Project Requests to include 1005-1017 Lower South Street in the City of Peekskill, as a new component project in Capital Project BPL1A under the heading of Buildings, Land and Miscellaneous.

Adopted this 2<sup>nd</sup> day of April, 2024.

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Richard Hyman, Chair

**RESOLUTION 24-\_\_\_\_\_**

**WESTCHESTER COUNTY PLANNING BOARD**

**New Homes Land Acquisition II  
Capital Project Funding Request  
1005-1017 Lower South Street,  
City of Peekskill**

**WHEREAS**, the County of Westchester (the “County”) has established Capital Project BPL30 New Homes Land Acquisition II (“NHLA”) to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

**WHEREAS**, Parkview Development and Construction, LLC (the “Developer”), its successors or assigns, desires to develop the real property located at 1005-1017 Lower South Street in the City of Peekskill (the “City”), identified on the tax maps as Section 32.20, Block 2, Lots 4, 5, 5.1, 6 & 7 (the “Property”) to create 231 affordable residential units that will affirmatively further fair housing (“AFFH”; collectively the “Affordable AFFH Units”) including one employee unit and approximately 271 parking spaces (collectively the “Development”); and

**WHEREAS**, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$3,100,000 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land; and

**WHEREAS**, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed on the Property be leased to households who earn at or below 40% and up to 80% of the Westchester County Area Median Income (“AMI”); and

**WHEREAS**, the County will transfer ownership of the Property to the Developer to construct a mix of one- and two-bedroom apartments to be leased to eligible households, pursuant to an approved Affirmative Fair Housing Marketing Plan, for a minimum of 50 years; and

**WHEREAS**, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL30 NHLA II to add the Property, 1005-1017 Lower South Street; City of Peekskill, and authorize bonding in a not to exceed amount of \$3,100,000 to develop the Property; and

**WHEREAS**, the Development is subject to approvals by the City of Peekskill; and

**WHEREAS**, the funding to support the development of the Affordable AFFH Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels”; and

**WHEREAS**, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

**RESOLVED**, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable AFFH Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$3,100,000 from BPL30 NHLA II for property acquisition; and be it further

**RESOLVED**, that the Westchester County Planning Board amends its report on the 2024 Capital Project requests to include 1005-1017 Lower South Street in the City of Peekskill, as a new component project in Capital Project BPL30 under the heading of Buildings, Land and Miscellaneous.

Adopted this 2<sup>nd</sup> day of April 2024.

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Richard Hyman, Chair

## B0128 Mental Health Clinic, 112 East Post Road, White Plains

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	1,000							1,000
Less non- County Shares								
Net	1,000							1,000

#### PROJECT DESCRIPTION:

This project provides funding for design, construction management, and construction for alterations of building interiors and infrastructure to accommodate the new Pilot Safety Net Mental Health Clinic at 112 East Post Road, White Plains.

#### APPROPRIATION/FUNDING REQUESTS:

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

#### JUSTIFICATION:

The COVID-19 pandemic has exacerbated the need for community mental healthcare services and existing community mental healthcare facilities are currently at or exceeding their capacity for patients.

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

#### Planning Board Analysis:

**PL2:** The Planning Board supports the proposed improvements. Existing community mental healthcare facilities are currently at capacity, and the COVID-19 pandemic has only increased the need for more such facilities.



## RESOLUTION 24-\_\_

### WESTCHESTER COUNTY PLANNING BOARD

#### **Amendment of Planning Board Report on 2024 Capital Project Requests B0128 Mental Health Clinic, 112 East Post Road, White Plains**

**WHEREAS**, the COVID-19 pandemic has exacerbated the need for community mental healthcare services and existing community mental healthcare facilities are currently at or exceeding their capacity for patients, and

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators which would authorize amending the 2024 Capital Budget to include **Mental Health Clinic, 112 East Post Road, White Plains**, to include funding in the amount of \$1,000,000 for design and construction, and

**WHEREAS**, this project provides for the design and construction of interior and infrastructure alterations to the County-owned building at 112 East Post Road to create the new Pilot Safety Net Mental Health Clinic for the provision of additional outpatient mental healthcare services for residents of Westchester County, and

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

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

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the attached report on Capital Project **Mental Health Clinic, 112 East Post Road, White Plains**, located at the 112 East Post Road, White Plains in the amount of \$1,000,000.

Adopted this 2<sup>nd</sup> day of April, 2024

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Richard Hyman, Chair

## RPA04 General Infrastructure Program – Pathways and Trails II

### Briarcliff-Peeckskill Trailway Improvements

#### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	2,100			1,770				330
Less non- County Shares								
Net	2,100			1,770				330

#### PROJECT DESCRIPTION:

This project funds the repairs and rehabilitation to the County parks trail system in various locations throughout the County including the Briarcliff-Peeckskill, Hutchinson River, Twin Lakes, Nature Study Woods, Playland Parkway, and other pathways and trails. The work will include grading and drainage, surface material, footbridges and boardwalks, site furniture, signage, fencing and barrier rails, landscaping, pavement markings and other related site work.

#### APPROPRIATION/FUNDING REQUESTS:

2025: Construction

Under Review: Design, Administration, Construction Management (note: will be moved to 2024 upon approval of CBA.)

#### JUSTIFICATION:

Walking, hiking and biking trails continue to be the most popular recreation facility according to a recent resident recreation preference survey of County residents. Usage of the trail system increased dramatically during the Covid-19 Pandemic period. While some trailways have been recently improved within the past 10 years under other capital projects, other sections of the trailway system are deteriorated and in need of repair. This project will address the need to restore these trails.

The existing boardwalk crossing the Furnace Brook Stream on the Briarcliff-Peeckskill Trailway was damaged during recent flooding events and has fallen into disrepair. Since there is no alternative way around the boardwalk, it has become critically important to reconstruct this segment of the trailway so that local County residents can continue to use and enjoy this recreation facility.

#### CONSISTENCY WITH PROGRAMS OR PLANS:

This project is consistent with the County's Open Space Policies which identifies the provision of active recreation as a County policy. "Westchester 2025", the County's long-range planning policy document, recommends the continued protection of cultural resources while enhancing the use of passive and active recreation facilities.

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

#### Planning Board Analysis:

**PL2:** The Planning Board supports this and other projects with the goal to keep park facilities in a well-maintained state. Performing physical improvements on a priority basis reflects a comprehensive approach to undertaking capital improvements.

**RESOLUTION 24-\_\_**

**WESTCHESTER COUNTY PLANNING BOARD**

**Amendment of Planning Board Report on 2024 Capital Project Requests  
RPA04 General Infrastructure Program – Pathways and Trails II  
Briarcliff-Peekskill Trailway Improvements**

**WHEREAS**, **RP04 General Infrastructure Program – Pathways and Trails II** project funds the repairs and rehabilitation to the County parks trail system in various locations throughout the County including the Briarcliff-Peekskill, Hutchinson River, Twin Lakes, Nature Study Woods, Playland Parkway, and other pathways and trails, and

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators which would authorize amending the 2024 Capital Budget to include the **RPA04 General Infrastructure Program – Pathways and Trails II Briarcliff-Peekskill Trailway Improvements**, to include funding in the amount of \$330,000 for design, administrative review, and construction management, and

**WHEREAS**, the existing boardwalk crossing the Furnace Brook Stream on the Briarcliff-Peekskill Trailway is in disrepair and is in need of replacement and approximately 40’ extensions on each end. This boardwalk is approximately 380’ feet long and is located between Watch Hill Road and Furnace Brook Dock, just south of the entrance to the Sportsmen Center and just north of the Town of Cortlandt’s Charles Cook Pool, and

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

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

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the attached report on Capital Project **RPA04 General Infrastructure Program – Pathways and Trails II**, with a specific project location at the Briarcliff-Peekskill Trailway in the amount of \$330,000.

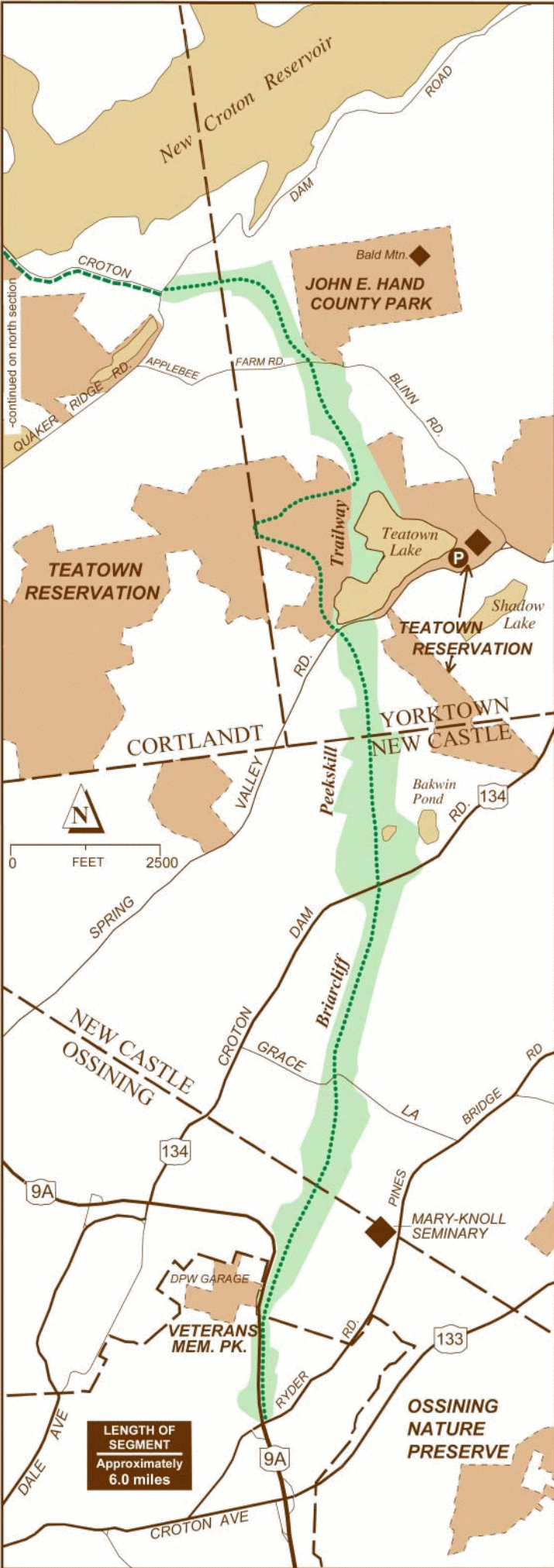
Adopted this 2<sup>nd</sup> day of April, 2024

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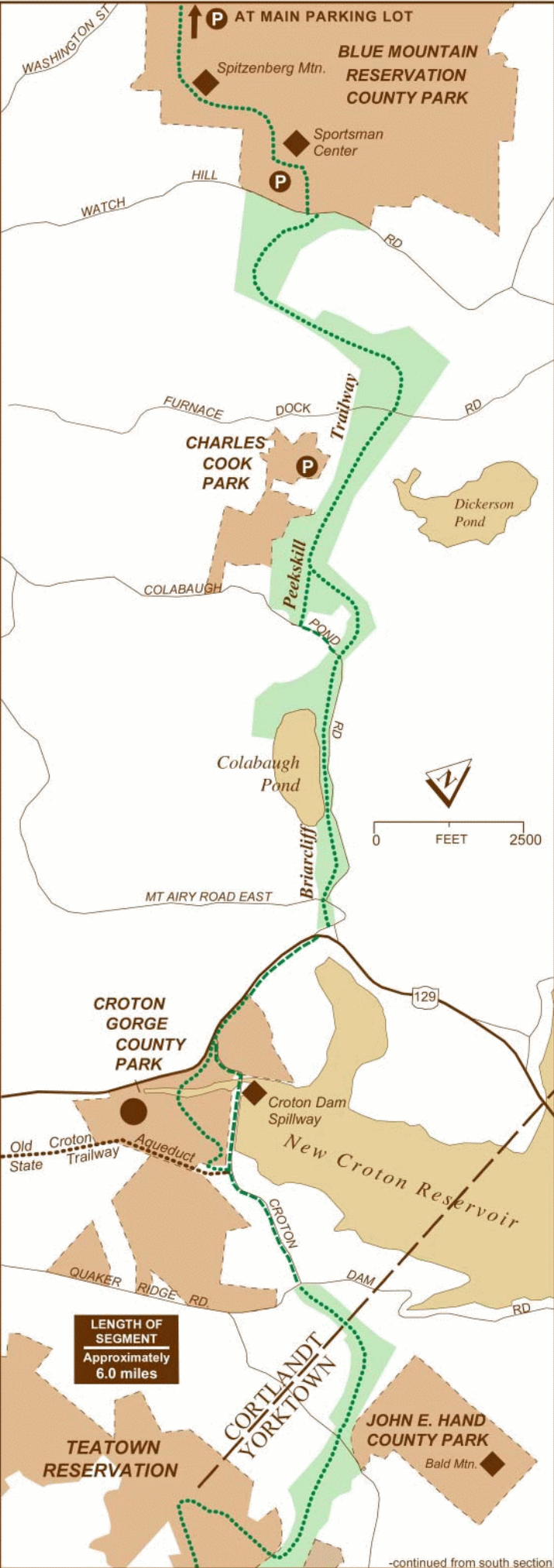
Richard Hyman, Chair

# BRIARCLIFF PEEKSKILL TRAILWAY

## Ossining - New Castle - Yorktown - Cortlandt



**SOUTH SECTION**



**NORTH SECTION**

- BRIARCLIFF PEEKSKILL TRAILWAY THROUGH PARKLAND
- TRAILWAY ALONG ROADWAY
- MUNICIPAL BOUNDARY

- COUNTY AND MUNICIPAL PARKS AND OPEN SPACE
- POINTS OF INTEREST
- PARKING AREAS

**ACCESS POINTS**  
Access to the trailway is through one of the parks shown on the map or along one of the roads that lead into or across the trailway. The trailway meanders throughout the parkland and is marked with green diamond blazes.

## BLA1A Parkland and Historical Preservation Program

Fernbrook Waterfront Park, City of Yonkers

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated							
	Ultimate	Approp-						Under
	Total Cost	riated	2024	2025	2026	2027	2028	Review
<b>Gross</b>	32,227	27,227						5,000
<b>Less non-County Shares</b>								
<b>Net</b>	32,227	27,227						5,000

### Project Description

This project continues Capital Project BLA01 Parkland Acquisition/Westchester Legacy Program. The Legacy Program is designed to aggressively pursue land acquisition for three major objectives:

1. Purchase parkland for active recreation such as baseball and soccer fields, trailways, and bike paths.
2. Preserve green space, protect natural habitats and protect rivers, streams, and lakes.
3. Preserve land for historic preservation and protection of our cultural landscape.

The project will provide funding for the construction of upland site work improvements to create a riverfront park in the Ludlow neighborhood in the City of Yonkers. The 2024 capital budget amendment (CBA) is to move \$5 Million in Under Review to this project. The project has \$10 Million in existing appropriations from 2021 for this project. The total county contribution will be \$15 Million. The project also includes an Act to approve conveyance of County property to the City for open space, with the County accepting an easement for access over such property.

### Appropriations/Requests

2020: Funding for acquisition of properties for parkland and historic preservation (\$1,000,000)  
 2021: Creation of a new park in Ludlow Park, Yonkers (\$10,000,000); 4<sup>th</sup> Street Playground, Mt. Vernon (\$2,000,000); RiverWalk Improvements, Yonkers (\$5,000,000)  
 2022: Funding for environmental reviews for the design and construction of RiverWalk trail connections in Tarrytown (\$1,300,000)  
 2023: Funding for a True Linear RiverWalk Park in Yonkers (\$5,000,000) and Flint Park Turf Field, Larchmont (\$1,000,000), Habirshaw County Park (2020 appropriations)  
 2024: \$1,000,000 for Improvements to RiverWalk in Tarrytown. BOL add of \$2,000,000 for Silliman Park in Ardsley <sup>1</sup>; BOL add of \$427,000 for Rye Town Interior Bathhouse <sup>2</sup>. \$500,000 was added for general purposes and cost inflation,  
 Under Review: \$5,000,000 additional funding for parkland preservation

### Justification

The Westchester County park and open space system has contributed greatly to the quality of life in the County. Municipal officials and residents throughout Westchester have indicated that open space preservation remains a top priority. The acquisition and protection of lands for environmental protection helps to build on this legacy. The County has played an important role in expanding opportunities for active recreation; traditionally it was municipalities and school districts that developed athletic fields.

<sup>1</sup> This Board of Legislator late addition to the Capital Plan 2024-2028 has not yet been reviewed by the County Planning Board.

<sup>2</sup> This Board of Legislator late addition to the Capital Plan 2024-2028 has not yet been reviewed by the County Planning Board.

The 1999 Open Space Policies were adopted by both the Planning and Parks Boards. These policies have goals for a continued County park and open space acquisition program that includes:

1. Provision of opportunities for active and passive recreation, with emphasis on locations close to concentrations of the County's population;
2. Establishment of a series of open space linkages to provide a connected system of parklands;
3. Preservation of significant amounts of the Hudson River waterfront;
4. Protection of environmentally significant properties; and
5. Preservation of properties considered to be of historic significance.

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

### **Planning Board Analysis:**

**PL2:** The Planning Board supports this project to improve parkland in the densely populated City of Yonkers. The Planning Board supports projects with the goal to keep park facilities in a well-maintained state. Performing physical improvements on a priority basis reflects a comprehensive approach to undertaking capital improvements.

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





**RESOLUTION 24- \_\_\_\_**

**WESTCHESTER COUNTY PLANNING BOARD**

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

**WHEREAS**, BLA1A Parkland and Historical Preservation Program funds will be used for the construction of upland site work improvements to create a riverfront park in the Fernbrook-Ludlow neighborhood in the City of Yonkers, for use by all county residents, in the amount of \$15,000,000; and

**WHEREAS**, the County will accept an easement for access over such property and the County will lease City-owned property; and

**WHEREAS**, the County will convey property to the City of approximately 0.4 acre of undeveloped land adjacent to the County's Wastewater Treatment Plant, which the County desires to use as park and recreational purposes; and

**WHEREAS**, the proposed Land Conveyance Act will authorize the sale of the County Property to the City for \$1.00 to be used as a parking lot by all County residents who would use the Fernbrook-Ludlow Park for park and recreation purposes; and

**WHEREAS**, the park will be open and accessible to all Westchester County residents; and

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators which would authorize an amendment adding this site to the 2024 Capital Budget requests utilizing appropriated funds in **BLA1A Parkland and Historical Preservation Program**; and

**WHEREAS**, the project is consistent with the policies of *Westchester 2025*, in that it will enhance the quality of Westchester's parks and recreation facilities; be it

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its report on the 2024 Capital Budget to add \$5,000,000 to this project as well as use of \$10,000,000 from already appropriated funds from **BLA1A Parkland and Historical Preservation Program** for the construction of upland site work improvements to create a waterfront park in the City of Yonkers.

Adopted this 2<sup>nd</sup> day of April 2024

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Richard Hyman, Chair



**RESOLUTION 24-  
WESTCHESTER COUNTY PLANNING BOARD**

Ferris Avenue, White Plains  
**Disposition of Residual Parcel**

**WHEREAS**, the County Executive will be submitting legislation to the County Board of Legislators which would authorize the County of Westchester to sell a property totaling approximately 0.36 acres owned by Westchester County, located at the southeast corner of Ferris Avenue and Cemetery Road, White Plains, New York, also being part of Lot No. 125.34-2-1; and referred by the County of Westchester as White Plains Residual Parcel D; and

**WHEREAS**, the County, acting by and through the Westchester County Park Commission, purchased certain real property for the purposes of constructing the Tarrytown-White Plains Parkway; and

**WHEREAS**, the subject Property, although purchased for the purpose of the construction of the Tarrytown-White Plains Parkway, was never used for this purpose or ever used as a park; and

**WHEREAS**, the Parcel is not needed for any County purpose; and

**WHEREAS**, on November 6, 2023, the Common Council of the City of White Plains adopted a resolution authorizing the purchase of the Property, for use in perpetuity for park and municipal recreation purposes, for the sum of One (\$1.00) Dollar.; and

**WHEREAS**, by letter, dated November 21, 2023, the City of White Plains, by and through its Corporation Counsel, formally advised the County that the City wished to accept the County's offer to sell the City the Property for the sum of One (\$1.00) Dollar for use in perpetuity for park and municipal recreation purposes; and

**NOW, THEREFORE BE IT**

**RESOLVED**, that the Westchester County Planning Board supports the disposition of parcel owned by Westchester County, in accordance with Section 249.111(1) of the Laws of Westchester County, and that the County Board of Legislators authorize the sale of the real property known as part of Lot No. 125.34-2-1 in the City of White Plains, Westchester County, NY, in accordance with the provisions of the County Charter and Administrative Code.

Adopted this 2<sup>nd</sup> day of April, 2024.

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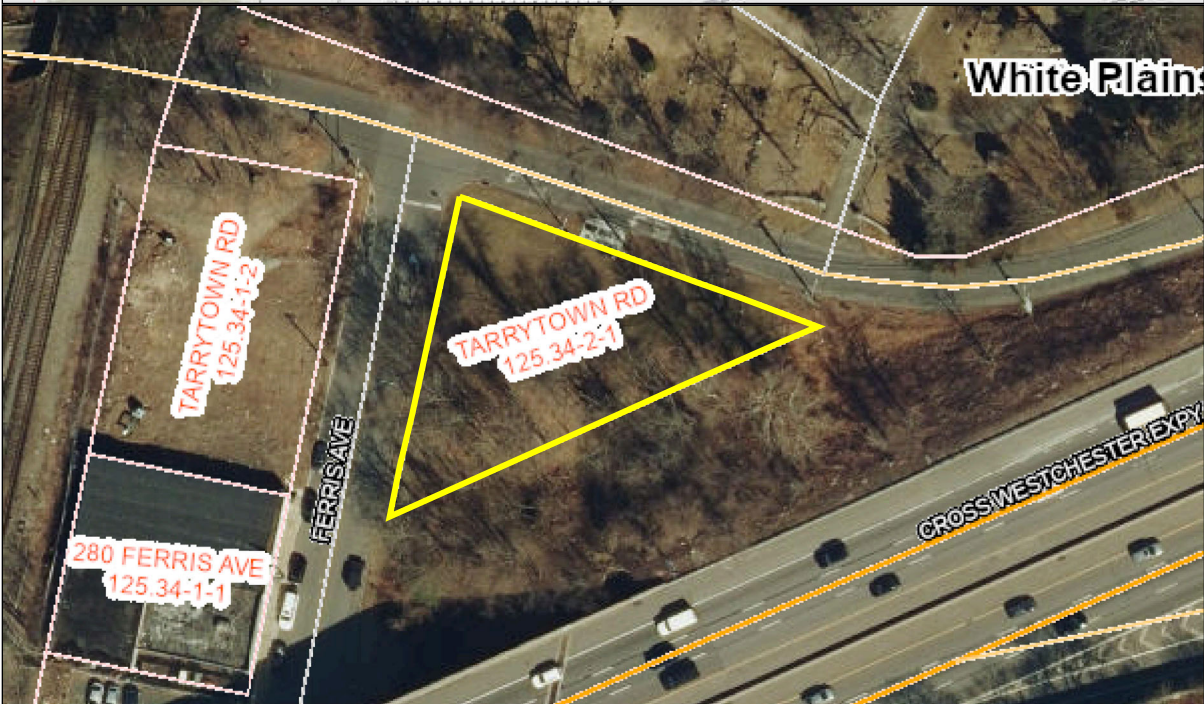
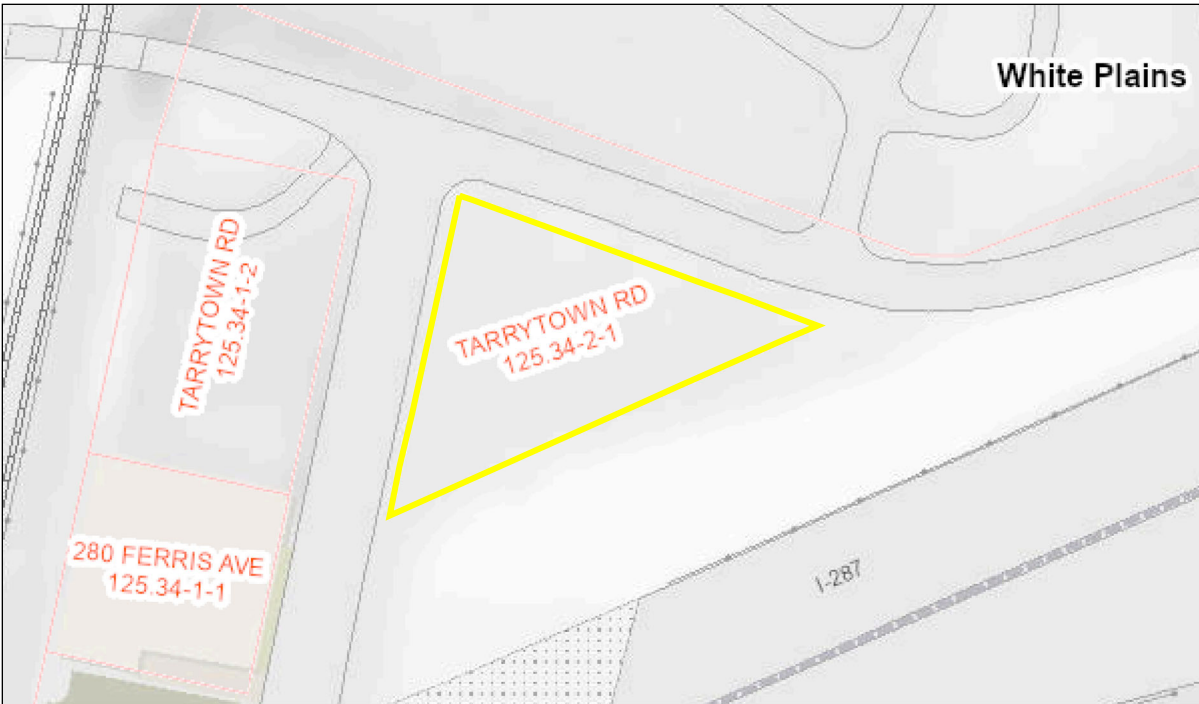
Richard Hyman, Chair

# Tax Parcel Maps

**Address:** TARRYTOWN RD

**Print Key:** 125.34-2-1

**SBL:** 12503400020010000000



**Disclaimer:**

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.



Memorandum

**Department of Planning**

432 Michaelian Office Building  
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

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

Date: March 22, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – SMO33 Mamaroneck WRRF Primary Settling Tank Rehabilitation (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to modify the funding of the above project. Capital project **SMO33 Mamaroneck WRRF Primary Settling Tank Rehabilitation (2024 CBA)** will fund the structural and mechanical rehabilitation of the primary settling tanks at the Mamaroneck Water Resource Recovery Facility.

The capital budget amendment is needed because the construction management portion is short funds from the original estimate. Construction management is needed to overlook the project while it is under construction. The 2023 appropriation was \$2.5M. The additional request is for \$750,000.

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

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

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



Memorandum

**Department of Planning**

432 Michaelian Office Building  
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

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

Date: March 25, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – BLA1A Parkland and Historical Preservation Program, Tarrytown Riverwalk Improvements (2024 CBA)**

The County Executive is requesting an amendment to the 2024 Capital Budget to utilize funding for this non-site specific capital funding project. Capital project **BLA1A Parkland and Historical Preservation Program, Tarrytown Riverwalk Improvement (2024 CBA)** will fund the design and construction management of RiverWalk trail improvements to the section in the Village of Tarrytown. The project will utilize funds appropriated for 2024.

This project was classified as a PL2, *“a project approved in concept, subject to review when more detailed studies or plans are prepared”* in the 2024 Planning Board Report on the Capital Project Requests adopted July 11, 2023.

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

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

## COMMUNITY NEEDS ASSESSMENT



HOUSING IS AFFORDABLE WHEN IT COMPRISES NO MORE THAN 30% OF THE FAMILY'S BUDGET.

FAMILIES SPENDING MORE THAN THIS ON HOUSING ARE COST-BURDENED.

THE FAIR HOUSING ACT PROTECTS AGAINST HOUSING DISCRIMINATION BASED ON RACE, COLOR, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION, SEX, DISABILITY

## LET'S HEAR FROM YOU!



OR GO TO THE LINK BELOW:

## PURPOSE

*Westchester County, NY is developing its Consolidated Plan to assess affordable housing needs & community development goals that will help prioritize decisions for the federally funded programs.*

*The County is also completing the Analysis of Impediments to Fair Housing Choice to identify and address fair housing issues within our community.*

*Your feedback is crucial to this process!*



## ***Necesidades de la comunidad Evaluación***



EL PROGRAMA DE SUBVENCIONES HUD CDBG IMPULSA A LAS COMUNIDADES A TRAVÉS DE FONDOS PARA VIVIENDAS ASEQUIBLES, SERVICIOS PÚBLICOS Y DESARROLLO ECONÓMICO PARA ABORDAR LAS NECESIDADES DE LA COMUNIDAD.

LA LEY DE VIVIENDA JUSTA PROTEGE CONTRA LA DISCRIMINACIÓN EN LA VIVIENDA POR MOTIVOS DE RAZA, COLOR, ESTADO FAMILIAR, ORIGEN NACIONAL, RELIGIÓN, SEXO, DISCAPACIDAD

### **OBJETIVO**

*El Condado de Westchester, NY está desarrollando su Plan Consolidado para evaluar las necesidades de vivienda asequible y los objetivos de desarrollo comunitario que ayudarán a priorizar las decisiones para los programas financiados con fondos federales.*

*El Condado también está completando el Análisis de Impedimentos para la Elección de Vivienda Justa para identificar y abordar los problemas de vivienda justa dentro de nuestra comunidad. ¡Sus comentarios son cruciales para este proceso!*

**¡ESCUCHEMOS DE USTED!**



**O IR AL ENLACE DE ABAJO:**