

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, January 5, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Andrea Carapella Rendo (Town)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

PLANNING BOARD MEMBERS ABSENT:

Village (Vacant)

STAFF PRESENT:

Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Lukas Herbert, Associate Planner
Katherine Eisenman, Planner
Megan Flannigan, Planner
Ellen Brief, Program Specialist

GUESTS:

Robert Astorino, County Executive
Kevin Plunkett, Deputy County Executive
Eileen Mildenerger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Acting Director of Real Estate
Michael Camoia, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Victoria Bruno, Kings Capital Construction

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:00 a.m. He remarked that Ms. Drummond would be stepping in for Mr. Buroughs, who is out of town.

Deputy County Executive Kevin Plunkett stopped by and thanked the board members for their service to the County and the Department of Planning staff for their work.

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II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesday February 2, March 1 and April 5.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes. Mr. Lauro requested a correction in the top paragraph on page three – to remove a comma between the words capacity and assurance. Ms. Brief noted that Mr. Sullivan was listed twice on page one, and said she would remove his name under the listing of Members Present. Mr. Lynch called for a vote, Mr. Rosen made the motion to adopt the minutes; Ms. O'Connor seconded. The minutes of the December 1, 2015 meeting of the Planning Board were unanimously adopted. Mr. Pisco was not in the room for the vote.

IV. Chairman's Remarks

As some members had to leave the meeting early, Mr. Lynch asked Ms. Drummond to wait and address the board after the Action Items were presented.

As this was the first meeting of the year, Mr. Lynch moved that Mr. Douglas continue serving as Vice Chair of the Westchester County Planning Board. His motion was seconded by many; Mr. Douglas' appointment was enthusiastically approved by the entire board.

V. Commissioners' Remarks

(Presented after the vote on Capital Project RP047)

Ms. Drummond updated the board on the Housing Settlement. She reported that by the end of December 2015, 649 affordable housing units had financing in place; 101 additional units are needed to meet the December 31, 2016 benchmark. She said that 581 units received building permits; 169 additional units would be needed to meet the December 31, 2016 benchmark.

Answering a question from Mr. Arndt, Ms. Drummond said that, to date, the affordable housing units are located in all but four of the 31 eligible municipalities. She said that there is very little land left to develop in Bronxville and Pelham Manor, and the high taxes in Tuckahoe are prohibitive. Ms. Drummond noted that 50 affordable housing units have been proposed in the Town of Lewisboro. She noted that additional units are in the pipeline.

Mr. Lynch asked Mr. Natarelli to present Matters for Board Information, Playland Pathway, Status Update.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board November 16, 2015 to December 31, 2015.

Mr. Lynch invited comment on the referrals report. Mr. Douglas, referring to referral PKS 15-004B, the 148-unit Abbey at Fort Hill market-rate apartment project, noted that the City of Peekskill already has an abundance of affordable housing units, and there are other municipalities that have also exceeded their fair-share of affordable housing. He asked the

board, going forward, consider adding a comment to the appropriate referral to acknowledge this.

Mr. Starr noted that the City of New Rochelle did not respond to the Board's comment on NRO-15-012C, Downtown Overlay Zone-FGEIS about the need for Bee Line Bus service. Mr. Natarelli said that department staff would follow up on this with the City; he noted that the comment is part of the official record which is circulated to all interested agencies, including the County's Department of Public Works and Transportation. Mr. Natarelli stated that it is the responsibility of the City to follow up on all comments and concerns.

Mr. Douglas moved to approve the referrals report; Mr. Lauro seconded the motion. The referral report dated November 16, 2015 to December 31, 2015 was unanimously approved.

County Executive Robert Astorino stopped by, briefly spoke and thanked the board members for their service to the administration and to the County.

Referrals of Interest

None.

Mr. Lynch asked Mr. Natarelli to present on the Playland Park action items.

VII. Matters for Planning Board Action

As an introduction, Mr. Natarelli said that the capital projects for Playland Park before the board will facilitate the management agreement with Standard Amusements, the organization scheduled to agree to assume management of the historic park in March. He noted that five of the projects before the board for consideration are new or contain scope changes that require a County Planning Board report and resolution.

Some of the capital projects, already reviewed by the board, require additional funding. However, because the project scope and location have not changed, these six projects for Playland Park do not require any board action.

A. Capital Project RP23F – Playland Park: Tower Rehabilitation, City of Rye – Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Natarelli, accompanied by a PowerPoint slide presentation, presented the first project for the board's consideration, Tower Rehabilitation (RP23F). Mr. Natarelli said that the colonnade and towers are the visual connecting elements throughout the park site. He noted that some damaged columns, especially in the northern part of the park were removed. The towers, over 90 years old, have deteriorated and are in need of repair. The estimated cost for the project's design and construction for the historic towers is \$9.99 million.

(The vote on RP23F was conducted after the final action item E was presented.)

Mr. Douglas made the motion to approve the resolution to amend the County Planning

Board Report on the 2016 Capital Project Requests to include the report on the new Capital Project RP23F Tower Rehabilitation in concept, subject to review when more detailed studies or plans are prepared. Mr. Sullivan seconded the motion; the resolution was unanimously adopted.

Mr. Lynch read a portion of the resolution aloud. Ms. Mildenberger noted that, as the resolution is already part of the public record, a reading of the resolution at the meeting is not required.

**B. Capital Project RP025 – Playland Park: Playland Shoreline Improvements, City of Rye
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Mr. Natarelli stated that the scope of the shoreline improvement project had changed, and that additional work is need at the south bathhouse. He stated that the project will create seven storefronts in the bathhouse to entice visitors to this area.

In addition to the bathhouse work, the shoreline improvements would include 50,000 square feet of boardwalk replacement using Brazilian hardwood, reconstruction of the seawall behind the Ice Casino to divert waves from shore back into the sound and the removal of large rocks beneath the water line along the beaches. The estimated total cost for RP025 is \$3.475 million.

(The vote on RP025 was conducted after the final action item E was presented.)

Mr. Douglas made a motion to adopt the resolution; Mr. Arndt seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the report on Capital Project RP025 Playland Structural Restoration in concept, subject to review when more detailed studies or plans are prepared, was unanimously adopted.

**C. Capital Project RP028 – Playland Park: Playland Structural Restoration, City of Rye
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Mr. Natarelli said that there is a change in the scope and increase in funding (\$2.3 million) for Capital Project RP028. The Playland structural restoration project will facilitate the phased rehabilitation and/or relocation of approximately 85 park buildings which include arcades, restrooms, employee areas, food structures and games. The cost to repair the decaying roofs, foundations and facades of these smaller buildings is not provided for in any other capital project. The estimated cost of this capital project totals \$13.298 million.

Mr. Douglas made a motion to adopt the resolution; Ms. O'Connor seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the report on Capital Project RP028 Playland Structural Restoration in concept, subject to review when more detailed studies or plans are prepared, was unanimously adopted.

D. Capital Project RP042 – Playland Park: Playland Site Improvements, City of Rye
– Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Natarelli said that the change in scope for this project would provide a phased approach for the design reconfiguration and construction work in the Fountain Plaza and entrance area, and for the removal of the miniature golf course and pool, which is less costly to demolish than to restore. The project would fund the replacement of the iron railings, fence, trees, benches and light poles throughout the park. There would be a \$4 million increase in the capital project's funding. The estimated total appropriation would be \$5.95 million.

Mr. Pisco made a motion to adopt the resolution; Mr. Arndt seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the report on Capital Project RP042 Playland Site Improvements in concept, subject to review when more detailed studies or plans are prepared, was unanimously adopted.

E. Capital Project RP047 – Playland Park: Playland Parking Lot Drainage Improvements, City of Rye – Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Natarelli said that the scope of this project would change to allow for the redesign and resurfacing of the existing main parking lot, for the resurfacing of the bathhouse lot, the relocation of the ticket booths and for improving the lighting. There would be an increase of \$6.99 million in funding. The estimated total cost would be \$9.99 million.

Mr. Arndt made a motion to adopt the resolution; Ms. O'Connor seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the report on Capital Project RP047 Playland Parking Lot Drainage Improvements in concept, subject to review when more detailed studies or plans are prepared, was unanimously adopted.

Mr. Natarelli briefly described the six Playland Projects previously reviewed by the board that do not require any board action. Funding already allocated for these projects may be advanced, or was appropriated for use in past years and not utilized. They are:

- RP006 Various Rides and Components: Provides for restoration and preservation of Playland's historic rides and structures; estimated total cost of \$7.3 million.
- RP010 Playland Storm Reconstruction: Provides funding for the reconstruction of systems and structures at Playland that were damaged or destroyed by the October 2012 Storm know as Sandy; estimated total cost of \$7.575 million.
- RP23B Colonnade Rehabilitation: Provides for the repair of the colonnades and colonnade pavilions framing the mall; estimated total cost of \$6.2 million. Formerly titled "Colonnade and Music Tower Rehabilitation," the Music Tower portion of the project has been completed.
- RP031 Playland Switchgear Building: Provides for the replacement of the switchgear building and mechanisms at Playland; estimated total cost of \$5.125 million.

- RP033 Playland Fire Suppression System: Provides for improvements and replacement of the fire suppression and sprinkler systems; estimated total cost \$1.35 million.
- RP040 Administration Building Restoration: Provides for a two-phase rehabilitation of the Administration Building and offices; estimated total cost \$3.52 million.

Answering a question from Mr. Lynch, Mr. Natarelli said that the five action items are all part of the agreement with Standard Amusements. Ms. O'Connor noted that the projects are needed to maintain the structural integrity of the park. Answering a question from Mr. Sullivan on preparing for storms, Ms. O'Connor said that to assist in the resistance to storm-damage, the boardwalk's understructure will be replaced with cement. Answering a question from Mr. Lynch on the projects' timeframe, Ms. O'Connor said that the capital projects would be sent to the Board of Legislators for consideration in time for the January 19 meeting, that Standard Amusements is scheduled to take over the park in 2017 and that, ideally, construction would not require the park to close for a season.

Answering a question from Mr. Douglas, Mr. Natarelli said that only the existing towers would be rehabilitated; the missing north towers would not be recreated. Answering a question from Mr. Starr, Ms. O'Connor stated that attendance this season at Playland Park was over 500,000. She noted that attendance is weather driven, as it is at the County's golf courses. She noted that, due to good weather, there were 17,000 more rounds of golf played this year than last.

Answering a question from Mr. Lynch about the Children's Museum plans being considered for the park, Mr. Natarelli said that there is a museum in Boston that it could be modeled on. Ms. O'Connor remarked that it is up to the Children's Museum Organization to fund and move the museum project forward.

Answering a question from Mr. Starr, Mr. Natarelli said that there is approximately a total \$39 million requested for appropriation for the Capital Budget Amendments, that most of this amount was already included in the five-year Capital Budget program and are funds that are being advanced from future years. The amount that would be needed for bonding, which includes prior appropriations that have not already been bonded, is approximately \$49 million.

Mr. Natarelli summarized the dollar amounts of the funding action items being voted on:

- | | |
|---|--------------------------------------|
| A. Capital Project RP23F Tower Rehabilitation | \$9.99 million. |
| B. Capital Project RP025 Playland Shoreline Improvements | \$3.475 million |
| C. Capital Project RP028 Playland Structural Restoration | \$13.298 million
(+\$2.3 million) |
| D. Capital Project RP042 Playland Site Improvements | \$5.95 million
(+\$4 million) |
| E. Capital Project RP047 Playland Parking Lot Drainage Improvements | \$9.99 million
(+6.99 million) |

Mr. Natarelli noted that there was \$2 million additional funding needed for RP006, and \$4.2 million additional for RP040 which would be advanced from an outer year in the five year capital program.

Mr. Sullivan asked if remote parking was considered for park visitors. Mr. Herbert said that weekend parking was free at the Rye Metro-North train station and that Bee-Line buses connect with the trains. Ms. O'Connor remarked the parking fee collection would be reconfigured to require payment at departure.

Answering a question from Mr. Lynch, Ms. O'Conner stated that there is a marketing plan for the park in place. Mr. Starr said that Playland Park advertised on the New York City subways. Mr. Douglas asked if any of the projects required review or approval by the City of Rye. Mr. Natarelli said that this was a legal question that he could not answer.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

A. Playland Pathway, City of Rye – Status Update

Mr. Natarelli, illustrating his presentation with a PowerPoint slide show, spoke about the plans for expanding and rehabilitating the bicycle and pedestrian shared pathway which would connect the Rye Metro-North train station to Playland Park. He said that the Department of Planning first envisioned this shared pathway connection in 2008 and that the plans have progressed slowly due to the pace of the New York State Department of Transportation review process. The costs for completing the project have increased over the years.

The path of portions of the planned route would be shared with roadways. He described the three segments of the connecting pathway:

- The first segment would be a shared roadway with sidewalks beginning at the Rye Metro North Station, through the Rye business district, along the Theodore Fremd Avenue to North Street. This would include new sidewalk segments, crosswalk striping and signage.
- The second segment would connect North Street, to Old Post Road, to the bridge over Playland Parkway then connect to the northern side of the Parkway to Boston Post Road. Improvements would include a shared bike and pedestrian use pathway, sidewalk reconstruction, signage, and along the parkway: ramps, stone retaining walls, guiderails and fencing.
- The third segment would connect the second segment to Playland Parkway. Improvements would include the repaving and widening of the existing pathway, a new pedestrian bridge spanning Blind Brook, interpretive signage, crosswalk striping, plantings and needed guide rails. Improvements at the entry to the park will include: signage, a connection to the boardwalk and bus stops, refurbishment of the bus

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shelters, bicycle racks, and interpretive materials showcasing the history of Playland.

Answering a question from Ms. Mildenberger, Mr. Natarelli said that the pathway distance would span three or four miles.

Answering a question from Mr. Lynch on the anticipated timeframe for the project, Mr. Natarelli stated that the Capital Budget Amendment would be introduced in 2016, the design of the project is planned for that same year and construction would begin in 2017.

Mr. Arndt asked if Citi Bikes could be approached to provide bicycle rentals to use from the train station along the pathway. Mr. Lynch suggested that charity fund-raising walks or runs be considered by the park.

Ms. O'Connor reported that there was an overwhelming positive response to the *Winter Wonderland* event in Valhalla and that, despite some bad weather, revenues covered the expenses. Answering a question from Mr. Starr, she replied that economic sponsorship of *Winter Wonderland* is critical to its success.

Mr. Lynch requested that an update on the county parks be added as future agenda item.

X. Other Business

None.

XI. Adjournment

Mr. Douglas made a motion for adjournment; Mr. Lauro seconded. The meeting ended at 9:25 a.m.

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PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Michael Camoia (Village)
Andrea Carapella Rendo (Town)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Jay Pisco, Commissioner, Department of Public Works and Transportation

PLANNING BOARD MEMBERS ABSENT:

Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director of Urban Design
Kim Holland, Program Administrator
Susanne Marino, Program Administrator
Megan Flannigan, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Director of Real Estate
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Westchester Community College:
Dr. Belinda Miles, President
Pat D'Imperio, CPA, Vice President and Dean of Administrative Services
Dr. Peggy Bradford, Interim Vice President and Dean of Academic Affairs
Tony Scordino, Vice President of Information Technology
Teresita Wisell, Vice President and Dean of Continuing Education
Dawn Gillins, Controller and Director of Fiscal Operations
Robert Cirillo, Director of the Physical Plant

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I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:00 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesdays March 1, April 5 and May 3.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes; none were made. He called for a vote. Mr. Lauro made the motion to adopt the minutes; Mr. Douglas seconded. The minutes of the January 5, 2016 meeting of the Planning Board were adopted. Ms. Carapella Rendo and Ms. Hasbrouck were not present for the vote.

IV. Chairman's Remarks

Mr. Lynch welcomed Mr. Camoia, newly appointed to the Planning Board, to his first meeting. He noted that Mr. Camoia resides in the Town/Village of Harrison. Mr. Camoia said that he was employed by a non-profit real estate developer in Brooklyn. Mr. Lynch asked Mr. Burroughs to speak.

V. Commissioners' Remarks

Mr. Burroughs invited board members to attend the upcoming February 11 public meeting at the White Plains Public Library and join the discussion on the Downtown White Plains Transit District, a project with the goals of integrating transit services at the Metro-North and Bee-Line stations, creating a more active and walkable pedestrian experience for the area, improving connections to the downtown core and identifying future land use and design. He noted that a flyer with details of the event is in the day-of-meeting folders.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board December 31, 2015 to January 15, 2016.

Mr. Lynch invited comment on the referrals report. Ms. Hasbrouck asked for clarification of the amendment to the "Schedule of Dimensional Regulations" for the CB-1 Zoning District in referral WHP 16-01 The Esplanade which would eliminate the minimum square footage per dwelling unit requirement. Mr. Burroughs said that this zoning text amendment is needed to advance the plan to change the existing senior living facility into apartments, retail and office space. Mr. Arndt noted that the current residents would need to be relocated.

Mr. Sullivan moved to approve the referrals report; Mr. Douglas seconded the motion. The referral report dated December 31, 2015 to January 15, 2016 was unanimously approved. Ms. Carapella Rendo was not present for the vote.

Referrals of Interest

None.

Mr. Lynch invited the representatives from Westchester Community College to speak next.

VII. Matters for Planning Board Action (*Presented after VIII. Matters for Board Discussion*)

A. BPL50 Fair and Affordable Housing *and* BPL30 New Homes Land Acquisition II –
164 Phyllis Court, Town of Yorktown – Amendment of Planning Board Report on 2016
Capital Project Requests
(*Presented after Action Item C.*)

Ms. Drummond said that 164 Phyllis Court, a four-bedroom, two bathroom, single-family house in Yorktown Heights, will be sold for \$225,000 to a qualified household earning up to 80% of Westchester's Annual Median Income (AMI). She said a total of \$404,302 in capital project funding is being requested: \$385,000 in New Homes Land Acquisition funds for acquisition and \$19,320 in Fair and Affordable Housing funds to be used for settlement, property management and marketing costs. The 1,317 square-foot home is near Bee-Line Bus route #16 and #77 and located three miles from the Jefferson Valley Mall. The home is in the Lakeland Central School District.

Answering a question from Mr. Lynch, Ms. Drummond said the lot size is .36 acres.
Answering a question from Mr. Arndt, Ms. Drummond replied that the County will not have to advance funds for rehabilitation, that rehab is part of the deal.

Ms. Carapella Rendo asked if municipal agencies are informed when a purchase by the County for affordable housing is pending, as it would be good for communities to get a "heads up." Ms. Drummond said that the County Executive's Chief of Staff usually informs the town's supervisor. Mr. Lynch suggested that the supervisors be encouraged to share information on prospective unit purchases by the county with their communities.

Mr. Lynch read a portion of the resolution. Mr. Camoia made the motion to accept the resolution; Mr. Douglas seconded. The resolution to amend the Planning Board Report on the 2016 Capital Project Requests to include 164 Phyllis Court in the Town of Yorktown in Capital Projects BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II was adopted. Mr. Sullivan voted no.

B. BPL50 Fair and Affordable Housing *and* BPL30 New Homes Land Acquisition II –
104 Pine Street, Town of Cortlandt – Amendment of Planning Board Report on 2016
Capital Project Requests
(*Presented before Action Item A.*)

Ms. Drummond said that there are three affordable homes before the board today for consideration, all with negotiated offers with the homeowners. She stated the first she would present is an existing three-bedroom single family ranch-style house located at 104 Pine Street in Cortlandt Manor, Town of Cortlandt. Ms. Drummond said that the rehabilitation of this 1,200 square-foot house will be undertaken by the current owner. The funding request is for a total \$374,825, comprised of \$353,000 in New Homes Land Acquisition funds for

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acquisition and \$21,825 in Fair and Affordable Housing funds to be used for settlement, marketing and property management costs. She said the home will be sold for \$235,000 to an eligible household earning up to 80% of the Westchester County AMI. The house is located in the Lakeland Central School District.

Mr. Lynch read a portion of the resolution. Mr. Arndt made the motion to accept the resolution; Mr. Douglas seconded. The resolution to amend the Planning Board Report on the 2016 Capital Project Requests to include 104 Pine Street in the Town of Cortlandt in Capital Projects BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II was adopted. Mr. Sullivan voted no.

C. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II – 27 Walden Court, Unit #M, Town of Yorktown – Amendment of Planning Board Report on 2016 Capital Project Requests
(Presented after Action Items B & A.)

Ms. Drummond said that this recently renovated, 800 square-foot, one-bedroom condominium would be sold for \$145,000 to an eligible household earning up to 80% of Westchester's AMI. In response to a question, she noted that all the condominium boards the County has so far approached have had a right of first refusal. She said a total of \$215,000 is being requested: \$197,000 of New Homes Acquisition II funds for acquisition and \$18,306 in Fair and Affordable Housing funds for settlement, marketing and management costs. The unit is part of the Jefferson Village condominium complex for active adults age 55 and older. The complex, with tennis courts, a pool and clubhouse is located near the Jefferson Valley Mall. The Bee-Line bus route #16, connecting Peekskill to Jefferson Valley, and the #77 to White Plains make stops at Jefferson Village. The condominium is in the Lakeland Central School District.

Mr. Lynch read a portion of the resolution. Mr. Douglas made the motion to accept the resolution; Mr. Camoia seconded. The resolution to amend the Planning Board Report on the 2016 Capital Project Requests to include 27 Walden Court, Unit #M in the Town of Yorktown in Capital Projects BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II was adopted. Mr. Sullivan voted no.

D. RBR02 Bronx River Reservation-Scout Field, Village of Bronxville/City of Yonkers – Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Natarelli said that the project to make improvements to the ball field on the west side of the Bronx River at Scout Field in the City of Mount Vernon, the Village of Bronxville and the City of Yonkers, has been expanded from a youth soccer field to an adult soccer field. He said a revised report, with the funding change, was included in the board member's day-of-meeting folders.

Mr. Zaino said that the turf soccer field project would include earthwork and grading, the placement of topsoil, and the installation of a sub-surface drainage and irrigation system. He said the Town of Eastchester will add the goal posts and maintain the field.

Mr. Lynch asked if this project appropriation of \$1.682 million was in the budget prior to this time. Mr. Natarelli replied that a smaller amount had been appropriated and this new amount was in response to the town's request to upgrade the project. Answering a question from Ms. Hasbrouck, Mr. Natarelli said that the field is a part of the Bronx River Parkway Reservation and would continue to be owned by the County.

Mr. Lynch read a portion of the resolution. Mr. Rosen made a motion to approve the resolution; Mr. Pisco seconded. The resolution to amend the Planning Board Report on the 2016 Capital Project Requests to include the project RBR02 Bronx River Reservation – Scout Field was unanimously adopted.

Mr. Douglas noted that although the field was located in Yonkers or Mount Vernon, the Inter Municipal Agreement was with the Town of Eastchester. He asked if the residents of Mount Vernon would be able to use the field. Mr. Burroughs said that the field would be open to all Westchester residents and scheduling would be arranged through the Town of Eastchester.

Mr. Sullivan asked about the status of the Memorial Field project in the City of Mount Vernon, which he noted serves a less affluent community. Mr. Natarelli said that the scope of the project has been changed by the City several times through the years and that the City needed to provide a current plan and documentation on funds spent to date. Mr. Lauro stated that the fill material placed on the field was contaminated, does not meet standards, and needs to be removed.

(Note: The meeting adjourned after this presentation.)

VIII. Matters for Board Discussion *(Presented after item VI. Referrals)*

A. Westchester Community College – 2016-2017 Proposed Capital Budget

Dr. Miles noted that this, her second presentation to the Planning Board, almost coincides with her one-year anniversary serving as President of the College. She invited the team from Westchester Community College (WCC) to introduce themselves, and they did so.

Dr. Miles asked Pat D'Imperio to begin the presentation. Mr. D'Imperio said that the WCC PowerPoint presentation would focus on the five project proposals for the 2016/2017 fiscal year and offer an update on the off-campus locations in Peekskill, Yonkers, Ossining, Mount Vernon and the WCC Center for the Arts in White Plains. Mr. D'Imperio introduced Tony Scordino who spoke about the proposed technology upgrades.

WCC-75 Technology Upgrade Off-Campus:

Mr. Scordino said that the \$100,000 being requested for WCC-75 in 2016/2017 would complete the five-year (total \$506,000) cycle for off-campus technology. He noted that in addition to purchasing computer equipment and peripherals for faculty, staff and

administrators, WCC-75 would fund the enhancement of wireless access at the extension centers.

WCC-76 Technology Upgrade On-Campus:

Mr. Scordino reported that the \$1 million being requested for WCC-76 for 2016/2017 would continue to fund the five-year (total \$5.484 million) replacement cycle for on-campus technology. He noted that over 20,000 credit students, and equally as many non-credit students, attend WCC each year and need technology support. WCC-76 will provide funds to purchase computer equipment and peripherals and will also fund the enhancement of the Network Access Control, which bars unauthorized equipment from connecting to the college's network. In addition, funds will be used to expand the digital signage project and for new technology initiatives that would enhance services.

Answering questions from Mr. Lynch, Mr. Scordino said that the college assesses which services are good for storing on the Cloud and which would be better stored locally. He said that their system provides multiple levels of security and one of the project funding requests would upgrade the wireless security. Answering a question from Mr. Douglas about the merit of a five-year cycle of review for technology upgrades, Mr. Scordino said that the college purchases technology with a life-span of more than three years and that a five-year review cycle does not necessarily equate to the life span of the technology.

WCC-79 Roof Replacement – Various Buildings:

Mr. D'Imperio stated that the funding requested for 2016/2017 for WCC-79, the project to replace the roofs of the Technology and Administration buildings at the Valhalla Campus, is \$1.886 million. The total cost for all the phases to replace the roofs on campus, as their warranties and expected life spans expire, is \$8.722 million.

WCC-80 Planning Studies:

Mr. D'Imperio noted that the 2016/2017 funding requested for the WCC-80 Planning Studies is \$75,000 (total \$375,000). He said that the proposals for building expansion at the college will be reviewed to see if better utilization of current space could reduce the need for new space. Mr. D'Imperio remarked that the funding allocated for studies is not always completely used, but these capital budget allocations ensure that funds are available when studies are required. WCC-80 would fund a campus-wide tree survey, a Veterinary Technician Program space requirement study, a campus buildings space utilization study and an IT feasibility study.

Mr. Lynch asked about trends in the field of education. Dr. Miles noted that if President Obama's "American Promise" to provide free tuition at community colleges advances, expansion to accommodate increased enrollment would need to be addressed. She said that, to fund free tuition, federal grants would have to be issued to assist the states in the funding for the expansions. Dr. Miles said that the college is also examining course fill ratios and student on-line needs to make the best use of available space, as Mr. D'Imperio had mentioned.

She noted that Mr. Lynch had issued a challenge to WCC's at last year's presentation to the board to look into technical education programs. She said the college had researched the middle-skills industries and is expanding programs to address needs for teaching skills that may be satisfied with an associate degree.

Mr. D'Imperio stated that capital projects for WCC are funded 50% by the County and 50% by New York State. He remarked that, although the state usually will not fund technology, in past years the college has had success in defending the need for their technology requests, and hopes to succeed, in this fourth-year of their appeals to the state, and obtain funds for WCC technology projects.

WCC-83 Infrastructure Upgrade – Various Buildings:

Mr. D'Imperio noted that the first phase of the plan to upgrade campus infrastructure needs would be the work to the Physical Education Building. This would make the building ADA compliant. The 2016/2017 request of \$786,000 (total \$2.85 million) would be used to replace the building's carpeting with non-porous flooring, update the bathrooms and investigate and mitigate water infiltration into the building.

Mr. Sullivan asked if the physical education facilities are made available to Westchester residents. Mr. D'Imperio replied that interior space is sometimes rented out to clubs and that the athletic fields are available to residents. Dr. Miles said the study on space occupancy could address this. Answering a question from Mr. Lynch, Mr. D'Imperio remarked that the new athletic director could address the possibility of hosting a sport tournament to showcase the college's state-of-the-art athletic fields.

Overview of Extension Centers:

Mr. Cirillo advanced the PowerPoint presentation to the Overview of the WCC Extension Centers. Dr. Mills stated that WCC is a pathway to a four-year college. She said the extension centers extend access to education by locating learning throughout the county. She remarked that the college actively keeps in touch with employer needs, and that the information gathered from employers informs the college's space planning. She noted that the expansion of the English as a Second Language (ESL) programs is a response to the diverse populations of communities. Dr. Mills asked Ms. Bradford and Ms. Wisell to speak.

Ossining Extension Center:

Ms. Bradford said that the Ossining Extension Center is in its 15th year of offering classes in in the life sciences and healthcare. Located in the Arcadian Shopping Center, it has a fully equipped biology lab and a health career training lab. The Center also offers an ESL program. Ms. Wisell noted that the Ossining Center, open seven days a week, offers healthcare professionals refresher and continuing education courses and partners with hospitals and nursing homes, the local Chamber of Commerce and the Ossining High School.

Mount Vernon Extension Center:

Ms. Bradford remarked that the Mount Vernon Extension Center is located in the city's Empire Development Zone and offers courses in business and entrepreneurship, in the liberal arts and an ESL program. Ms. Wisell noted that the college partners with the school district and community organizations, such as the Chamber of Commerce and the Mount Vernon Youth Bureau, and is an integral part of the city.

Peekskill Extension Center:

Ms. Bradford said that the Peekskill Extension Center, at 22-years, was the college's first extension site. The center offers general education and ESL classes, and courses in computer arts technology such as 3D printing and animation, digital filmmaking, graphic arts and Web and game design. Ms. Wisell remarked that the Center is a vital part of the downtown artist-district of the City of Peekskill.

Center for the Arts:

Ms. Bradford said that the Center for the Arts, located at the Westchester County Center in White Plains, offers credit and non-credit programs in the visual arts and design. Ms. Wisell said that the Center has an innovative gallery exhibition program, and offers evening lectures, seminars and free public art events. The Center also provides teachers with training on integrating technology into the classroom and on professional development in the arts.

Yonkers Extension Center:

Ms. Bradford said that the Yonkers Extension Center, located in the Cross County Shopping Center, offers classes in a wide variety of academic disciplines and in ESL. Ms. Wisell noted that 10% of the students who attend commute from the north Bronx. She stated that the college is a vibrant part of the City of Yonkers.

Mr. Sullivan suggested the college negotiate a student discount with the gym located in the adjacent mall. Ms. Wisell thought this a good idea.

Dr. Miles concluded the presentation. She remarked that WCC appreciates the County's continued support said that the college will put these resources to good use. She noted the high market value of a WCC Associate's Degree, as graduates can now transfer to a four year institution. Ms. Bradford said that the agreements with four-year institutions were being upgraded.

Mr. Lynch echoed the comments of Mr. Sullivan, who had lauded the economic value of community colleges. Mr. Lynch noted that employers ask what institution prospective employees graduated from - not where they spent the last four years. Mr. Douglas remarked that WCC functions as a business development tool in a community, as it spurs economic development. He said that the Westchester Arts Workshop had encouraged business development in the City of Peekskill.

Mr. Lynch thanked Dr. Miles and the representatives of WCC for their presentation and remarked that the college is an asset to both the county and the state.

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IX. Matters for Board Information

A. None.

X. Other Business

None.

XI. Adjournment

Mr. Pisco made a motion for adjournment; Mr. Sullivan seconded. The meeting ended at 9:40 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, March 1, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Michael Camoia (Village)
Andrea Carapella Rendo (Town)
Dwight Douglas, Vice Chair (City)
Mark Rosen (Town)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities
Joseph Nicoletti for Jay Pisco, Commissioner, Department of Public Works & Transportation

PLANNING BOARD MEMBERS ABSENT:

Holly Hasbrouck (Town)
Dennis Starr (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Susanne Marino, Program Administrator
Megan Flannigan, Planner
Lukas Herbert, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Rose Noonan, Executive Director, Housing Action Council

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:05 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesday April 5, May 3 and June 7.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes; none were made. He noted

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that a large proportion of the minutes were allotted to reporting on the Westchester Community College presentation. Mr. Lynch called for a vote. Mr. Arndt made the motion to adopt the minutes; Ms. Carapella Rendo seconded. The minutes of the February 2, 2016 meeting of the Planning Board were adopted. Mr. Nicoletti was not present for the vote.

IV. Chairman's Remarks

Mr. Lynch asked Mr. Buroughs to speak.

V. Commissioners' Remarks

Mr. Buroughs remarked that a flyer for the Westchester Municipal Planning Federation's (WMPF) Land Use Training Institute (LUTI) on the evening of March 16 was included in the member day-of-meeting folders. He said that the first LUTI program event will be held at Westchester Community College's Gateway Center and was free for Planning Board members. He noted that a second program titled *Millennials and Empty Nesters: The Demographic Key to Downtown Revitalization* is scheduled for April 13 and that the third LUTI program, the Land Use Law Update, is scheduled for May 18. Mr. Buroughs said that the Annual Planning Awards Dinner will be held on June 2 and that Planning Board members are welcome to attend as guests of the Department of Planning. He said that members would receive announcements of the upcoming WMPF events. Answering a question from Mr. Lynch, Mr. Buroughs answered that training hour credits could be earned by attending a LUTI event.

Mr. Buroughs reported that an open house for the White Plains Transit District study was held on February 11 and that a follow up public meeting is scheduled for the evening of June 15 at the White Plains Library. He said that the city wants the planning process concluded by the fall. Mr. Buroughs noted that White Plains' approach to planning for the Transit District is different from that taken by the City of New Rochelle for its downtown which selected a designated developer. He said that there is no designated developer in White Plains; it is up to the taskforce and the residents to develop the vision and the framework for the future of the Transit District and better connections. Mr. Buroughs said that some ideas put forth included a public plaza and better pedestrian pathways through the city.

Answering a question from Mr. Lynch, Mr. Buroughs replied that information on the public meeting is posted on the Internet. Ms. Carapella Rendo, who attended the open house, said it is a good idea to develop storefronts along the corridor and that this would generate business and jobs.

Mr. Buroughs reported that Eric Zamft, a former intern at the Department of Planning is now the Planning Commissioner in the Village of Port Chester and that Gina D'Agrosa, a former staff member, is now Senior Real Estate Development Manager in the City of New Rochelle.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board January 16, 2016 to February 15, 2016.

Mr. Lynch invited comment on the referrals report. Answering a question from Ms. Carapella Rendo, Mr. Herbert said the Brightview Senior Living in Harrison would be located at the granite Quarry on Lake Street and that parking would be provided for 101 vehicles. Answering a question from Mr. Douglas, Mr. Herbert replied that the reason the Burger King in the City of Mount Vernon was referred to the Board was because the project called for site disturbance that is greater than 10,000 square feet.

Mr. Douglas moved to approve the referrals report; Mr. Arndt seconded the motion. The referral report dated January 16, 2016 to February 15, 2016 was unanimously approved.

Referrals of Interest

Mr. Lynch noted that there were no referrals of interest to be addressed and invited Ms. Flannigan to speak on the first action item.

VII. Matters for Planning Board Action

A. 2016/2017 Westchester Community College Capital Project Requests – Adoption of Planning Board Report

Ms. Flannigan said that she would provide a quick review of the information that was presented by representatives from Westchester Community College at the February Planning Board meeting. Her PowerPoint presentation noted that:

- The \$100,000 being requested in WCC-75 for technological upgrades would complete the five-year (*total \$506,000*) cycle for off-campus technology, would fund the purchase of computer equipment and peripherals, and the enhancement of wireless access at the community college's extension centers.
- The \$1 million being requested for WCC-76 would continue to fund the five-year (*total \$5.484 million*) replacement cycle for on-campus technology, would provide funds to purchase computer equipment and peripherals, and would replace the campus' firewall and routers.
- The \$1.886 million in funding requested this year in WCC-79 is based on the roof replacement study and would be used to replace the roofs of the Technology and Administration buildings at the Valhalla Campus. The study calls for roof replacement of Maintenance Building Three in 2017/2018, and of the Academic Arts Building, the Library and the Science Building in 2019/2020.
- The \$75,000 in funding requested this year for WCC-80 is a portion of the total \$375,000 Planning Studies allocation. It would be used for a campus-wide tree survey, a Veterinary Technician Program space requirement study, a campus buildings space utilization study and an IT feasibility study.
- The \$786,000 requested in WCC-83 would be used for infrastructure upgrades to the Physical Education Building. Ms. Flannigan noted that this project would complete the remaining components of the 2012 funding upgrades, which replaced the pool. She said that plans call for infrastructure upgrades to the Library in 2019/2020, to the

Knollwood and Children's Centers in 2020/2021 and to Hartford Hall, the Student Center and the Bookstore in 2023/2024.

Mr. Natarelli noted that the ambitious expansion plans for WCC in 2012 were scaled back due to a more modest than projected student enrollment. He said that the Department of Planning has been supportive of the growth of the satellite campuses.

Mr. Sullivan asked that a sentence be added to page four of the report that addresses the pedestrian safety issues on the perimeter of the Valhalla Campus. Ms. Flannigan said that it will be added. Ms. O'Connor asked if the lighting on the roadways could be brighter. Mr. Nicoletti noted that lighting and sidewalks are the local municipality's responsibility. She said the lighting in the bus stops needs improvement. Mr. Nicoletti said the County could address that through the next contract with the vendors. Mr. Lynch suggested the construction of small kiosks along the road in which mobile lighting devices for pedestrians are provided. Mr. Arndt asked what needs to be done to get action to make these improvements. Ms. Mildenberger said that the issue could be raised with New York State, as the road is under state jurisdiction. Ms. O'Connor said that the matter could be raised at the Capital Committee meeting.

Mr. Natarelli said a letter could be sent to NYS Department of Transportation, and other interested municipal agencies could be copied. Mr. Douglas said that a resolution to the issue could be delayed if it is only approached at the state level. Mr. Natarelli suggested approaching the WCC administration and asking them to communicate the pedestrian safety hazard to students. Ms. O'Connor said that she would contact the WCC President and speak with her about this. She remarked that as Greenburgh's Town Supervisor Paul Feiner is an avid bicyclist, she could also speak with him.

Mr. Burroughs stated that the Department of Planning would draft a letter about the issues after researching who the interested parties are and presented it to the Board at the April meeting for possible action.

Mr. Lynch read a section of the resolution. Mr. Douglas made a motion to accept the resolution; Mr. Rosen seconded. The resolution to adopt the Planning Board Report on the Westchester Community College 2016/2017 Capital Project Requests was unanimously adopted.

Mr. Lynch noted that members had received hardcopy of some of the housing action items in the U.S. mail and that additional hardcopy information was in the member day-of-meeting folders. He asked Ms. Drummond to present on the affordable housing action items.

B. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II – 9 Watson Street, Town of Cortlandt – Amendment of Planning Board Report on 2016 Capital Project Requests

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Ms. Drummond said that there are six affordable housing items before the Board today for consideration. Ms. Drummond illustrated her talk with a PowerPoint slideshow. She said one item, 10 Byron Place in the Town of Mamaroneck, was presented to the Planning Board at last month's meeting; as there were some changes, it is being presented again.

Answering a question from Mr. Lynch, Ms. Drummond said that the Federal Housing and Urban Development's income limits are expected to increase slightly when new guidelines are issued, which should be at any time now.

Ms. Drummond spoke about the three-bedroom, two-bathroom, 1,500 square foot single-family raised ranch style home in the Town of Cortlandt. The home is in the Lakeland Central School District, is five-miles from the Peekskill Metro-North train station and one-third mile from Bee Line bus route #16.

Ms. Drummond reported that the funding request for the home is for \$417,380 which is comprised of \$400,220 in BPL30 New Homes Land Acquisition II (NHLA II) funds, and \$17,160 of BPL50 in Fair and Affordable Housing (FAH) funds to be used for marketing and property management costs. The home will be sold to an eligible household earning up to 80% of Westchester's Annual Median Income (AMI) for \$250,000. The amount of the County subsidy is \$167,380. As is the case for all the housing action items presented today, the house will be deed restricted as affordable for 50-years.

Mr. Arndt noted that the house was being "flipped" at a dollar loss.

Ms. Noonan remarked that when marketing the first group of affordable housing approved by the Planning Board, there was great interest in single detached housing.

Ms. Carapella Rendo noted that neighbors were surprised by the two recent affordable houses for sale in the Town of Lewisboro. She said that although the Town Supervisor was informed, the residents were not aware. She suggested that a more seamless transition might better assimilate the new families into the community. Ms. Noonan noted that the Lewisboro Housing Committee had received a presentation on these lake community homes. Mr. Rosen noted that the affordable home sales are just like any other real estate transaction, the only difference being the deed restriction. Mr. Lynch said that he did not know what else, under the jurisdiction of the Planning Board, could be done to address these concerns.

Mr. Douglas asked that another "Resolve" be added to the resolution that would note that the proceeds of the sale would be returned the County. Ms. Drummond said she would add a paragraph to the resolution that reads: "*RESOLVED, that after an expected sale of approximately \$250,000, the proceeds will be returned to the county ...*"

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to accept the resolution as amended; Mr. Arndt seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the AFFH unit 9 Watson Street

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in the Town of Cortlandt as a new project in Capital Project BPL30 NHLA II and Capital Project BPL 50 FAH was adopted. Mr. Sullivan voted no.

C. BPL50 Fair and Affordable Housing and BPL10 New Homes Land Acquisition – 10 Byron Place, Town of Mamaroneck – Amendment of Planning Board Report on 2016 Capital Project Requests (*Rescinds Resolution #15-25*)

Ms. Drummond said that land use approval was granted in 2006 for 139 one- and two-bedroom units in the seven-floor Cambium Condominium complex located in the Town of Mamaroneck. In 2010, a new developer asked for an increase to 149 units, which increased the number of affordable units required by the Town of Mamaroneck to ten. Ms. Drummond reported that nine of the units will be sold to economically qualified households at-or-below 65% AMI. The purchase price for these eight one-bedroom units would be approximately \$112,500; the estimated monthly common charge would be \$1,229. The one two-bedroom unit offered at-or-below 65% AMI would be priced at \$113,000; the estimated monthly common charge would be \$1,500. The two-bedroom unit offered at-or-below 80% AMI would be priced at \$142,000 and have a monthly common charge of \$1,639. Amenities include a doorman, concierge services, a fitness center, storage space, below level parking and Wi-Fi in the common areas.

The condominium units are in the Mamaroneck Union Free School District and near to Bee Line bus routes #60, #61, #66, #70 and #71. The Larchmont Metro-North train station is walking distance from the site.

A total of \$2.84 million is being requested: \$2.78 million from BPL10 FAH for acquisition and settlement costs and \$60,000 from BPL50 FAH for the marketing costs. Approximately \$1.155 million of the sales proceeds will be returned to the County. Ms. Drummond noted that the amount initially requested for the project had not changed from the amount in the adopted Resolution #15-25. However, the proportion of dollar amounts from the two funding sources has been modified and, for one of the two- bedroom units, the AMI had changed from 65% to 85%.

Answering a question from Mr. Arndt on the location of the affordable units in the complex, Ms. Drummond said that they would not be clustered but would be located approximately one on each floor. She stated that, for consistency, the same language would be added to this resolution as was requested by Mr. Douglas to be added to the resolution for the home at 9 Watson Street – that after the sale of the 10 units, approximately \$1.155 million in proceeds will be returned to the County.

Mr. Lynch read a portion of the resolution. Mr. Arndt moved to approve the resolution as amended; Mr. Camoia seconded. The resolution to rescind Resolution #15-25 adopted on September 1, 2015 and to amend the County Planning Board Report on the 2016 Capital Project Requests to include the 10 affordable AFFH units located at 10 Byron Street in the Town of Mamaroneck as a new project in Capital Project BPL 50 FAH and BPL10 New Homes Land Acquisition was adopted. Mr. Sullivan voted no.

D. BPL50 Fair and Affordable Housing and BPL10 New Homes Land Acquisition –
57 Route 6, Town of Somers – Amendment of Planning Board Report on 2016 Capital
Project Requests

Ms. Drummond said that the 10.34-acre site was a golf driving range in the hamlet of Baldwin Place. The affordable rental unit development would consist of four two-story buildings, one of which will have commercial uses. The other three buildings will contain 62 affordable rental apartments, 52 of which will be available to seniors who qualify at 50%-60% AMI. The site, in the Somers Central School District, is located near the Somers Commons shopping center and is near to Bee Line bus routes #16 and #77.

Of the apartments available for seniors, 48 are one-bedrooms and, depending on the AMI percentage, will have monthly rentals of \$822 or \$1,079. Four are two-bedrooms with monthly rental costs of \$1,048 or \$1,279. There would be 10 two-bedroom apartments available for income qualified families. Six would be available to families at 60% AMI with a monthly rent of \$1,279. Two would be available to families at 90% AMI with a monthly rent of \$1,795.

Ms. Drummond noted that new New York State regulations governing tax credits begin in June and said that the developer is trying to advance the project prior to this deadline.

Answering a question from Mr. Douglas, Ms. Drummond replied that the Town Planning Board is reviewing the site plan and that Board of Legislators approval will be needed for adding the property to the Peekskill sewer district.

Ms. Drummond noted that the developer would pay the costs for non-residential portion of the project. The total amount of funding requested is \$6.562 million: \$3 million from BPL10 NHLA to purchase the residential portion of the property, and \$ 3.562 million from BPL50 FAH for construction costs.

Mr. Lynch read a portion of the resolution. Mr. Douglas moved to approve the resolution; Mr. Arndt seconded. The resolution to amend the County Planning Board Report on the 2016 Capital Project Requests to include the 58 AFFH units and the four fair and affordable units located at 57 Route 6 in the Town of Somers as a new project in Capital Project BPL10 NHLA and to include the 58 AFFH units in Capital Project BPL50 FAH was approved. Mr. Sullivan voted no.

E. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II –
5 Stanley Avenue, Town of Ossining – Amendment of Planning Board Report on 2016
Capital Project Requests.

Ms. Drummond said that the 763 square foot, two-bedroom, two-bathroom stone house located in a residential neighborhood in the Town of Ossining would be sold for approximately \$160,000 to an economically qualified (80% AMI) household. The house, on

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0.09-acres, is in the Ossining Union Free School District and has a full basement, patio and shed. The nearest Bee Line bus routes are the #17 and #14. The funding requested is \$210,800 from BPL30 NHLA II: \$200,000 for the property's acquisition and \$10,800 for settlement costs. The marketing and property management cost of \$15,010 is requested from BPL50 FAH. The total capital project funding requested is \$225,810. The county subsidy would be \$65,810.

Ms. Drummond said that additional wording would be added to the resolution stating that after the sale, the proceeds of approximately \$160,000 will be returned to the County.

Mr. Lynch read sections of the resolution. Mr. Douglas made the motion to advance the resolution as amended; Mr. Arndt seconded. The resolution to amend the County Planning Board Report to include the AFFH unit located at 5 Stanley Avenue in the Town of Ossining as a project in Capital Project BPL30 NHLA II and in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

- F. PBL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II – 18 Minkel Road, Town of Ossining – Amendment of Planning Board Report on 2016 Capital Project Requests.

Ms. Drummond stated that the four-bedroom, two-bathroom single-family house at 18 Minkel Road would be sold for \$115,000 to a household with annual income of 80% of Westchester's AMI. She said that the appraisal was not yet done and the sales price will not exceed the appraised value. The 1,434 square foot Colonial-style home with a finished basement and attached two-car garage is in the Ossining Union Free School District. The Bee Line bus route #17 is located one mile from the 0.49-acre site. It is a ten minute drive to the Metro-North's Ossining train station.

A total of \$240,487 in capital project funding is requested: \$219,050 from Capital Project BPL30 NHLA II (\$210,000 to purchase the property and \$9,050 for settlement costs) and \$21,437 from BPL50 FAH for marketing and property management costs. Ms. Drummond said the sales proceeds of \$115,000 will be returned to the County and words stating this will be added to the resolution.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to advance the resolution as amended; Mr. Camoia seconded. The resolution to amend the County Planning Board Report to include the AFFH unit located at 18 Minkel Road in the Town of Ossining as a project in Capital Project BPL30 NHLA II and in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

- G. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition II – 112 Village Road, Unit #F, Town of Yorktown – Amendment of Planning Board Report on 2016 Capital Project Requests.

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Ms. Drummond remarked that the 1,200 square foot two-bedroom condominium in the Town of Yorktown is restricted in that one resident must be age 55-years and older. The unit is part of the Jefferson Village complex which offers the amenities of a clubhouse, an exercise room, a pool and tennis courts. She said that children are allowed to live in the complex, which is in the Lakeland Central School District. The complex is walking distance to the Jefferson Valley Mall, near to Bee Line bus routes #16 and #77, which provides express service to White Plains.

Ms. Drummond said a total of \$246,374 in capital project funding is requested: \$228,800 from Capital Project BPL30 NHLA II (\$220,000 to purchase the property and \$8,800 for settlement costs) and \$17,574 from BPL50 FAH for marketing and property management costs. The sales proceeds of \$164,000 will be returned to the County and words stating this will be added to the resolution. The amount of the County subsidy is \$82,374.

Answering a question from Mr. Arndt, Ms. Drummond said that the monthly carrying cost is built into the sales price.

Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to advance the resolution as amended; Mr. Arndt seconded. The resolution to amend the County Planning Board Report to include the AFFH Unit #F located at 112 Village Road in the Town of Yorktown as a project in Capital Project BPL30 NHLA II and in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

VIII. Matters for Board Discussion

A. None.

IX. Matters for Board Information

A. None.

X. Other Business

None.

XI. Adjournment

Mr. Sullivan made a motion for adjournment; Mr. Arndt seconded. The meeting ended at 9:35 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, April 5, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Michael Camoia (Village)
Andrea Carapella Rendo (Town)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Joseph Nicoletti for Jay Pisco, Commissioner, Department of Public Works & Transportation

PLANNING BOARD MEMBERS ABSENT:

Dennis Starr (City)

STAFF PRESENT:

Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director Natural Resources Planning
Anthony Zaino, Director of Urban Design
Kim Holland, Program Administrator
Katherine Eisenman, Planner
Megan Flannigan, Planner
Lukas Herbert, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Donna Maiello, Divney Tung Schwalbe
Jerry Schwalbe, Divney Tung Schwalbe

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:05 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesday May 3, June 7 and July 12.

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III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes. Mr. Lauro noted that the name Douglas needs to be substituted for the word Dwight on page four.

Mr. Lynch called for a vote. Mr. Arndt made the motion to adopt the minutes as amended; Mr. Sullivan seconded. The minutes of the March 1, 2016 meeting of the Planning Board were adopted. Ms. Carapella Rendo was not present for the vote.

IV. Chairman's Remarks

Mr. Lynch said that Deputy Commissioner Drummond would fill in for Mr. Burroughs; he invited her to speak.

V. Commissioners' Remarks

Ms. Drummond remarked that WMPF would be holding a Land Use Training Institute on April 13, beginning at 6:30 p.m. Mr. Lynch asked that members be sent an email reminder about the evening which is titled "Millennials & Empty Nesters: The Demographic Key to Downtown Revitalization."

Mr. Lynch asked that the order of the Agenda be modified; that the Tree Removal Permit, for the New Office/Medical Building at the Westchester Medical Center in the Town of Mount Pleasant be addressed next.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2016 to March 15, 2016.

Addressed after agenda item B. RLAS5 Lasdon Park, Buildings, Conservatory and Associated Site Work.

Mr. Lynch invited comment on the referrals report. Answering a question from Mr. Douglas, Mr. Herbert said that referral PCH 16-002B Port Chester Main Street zoning code revision was a matter of local determination and may come back before the Planning Board at a later date, when the site plan for the retail and office space redevelopment of the two lots on North Main Street site plan is presented.

Mr. Douglas moved to approve the referrals report; Mr. Lauro seconded the motion. The referral report dated February 16, 2016 to March 15, 2016 was unanimously approved.

Referrals of Interest

None.

Agenda item IX, Army Corps of Engineers Flood Mitigation Study of the Mamaroneck and Sheldrake Rivers was presented next.

VII. Matters for Planning Board Action

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A. BPL50 Fair and Affordable Housing – 34 Lockwood Road, Town of Cortlandt –
Amendment of Planning Board Report on 2016 Capital Project Requests
*Presented after agenda item C. Tree Removal Permit, Westchester Medical Center, New
Office/Medical Building.*

Ms. Drummond, illustrating her talk with a PowerPoint slide presentation, said that the U.S. Department of Housing and Urban Development (HUD) income limits had changed and are slightly higher this year. She said that the 1.28-acre lot is located on the border of Putnam County and is in the Putnam Valley Central School District.

Ms. Drummond said the \$90,000 subsidy from the County would purchase the land, which was appraised at \$95,000. She said that the non-profit housing agency, Community Housing Innovations, Inc. (CHI), would build a 1,493 square foot, 3-bedroom, 2-bathroom home which would be sold for \$246,954 to a qualified household with income at 80% of the Westchester County Annual Median Income; it would be deed restricted as affordable for 50 years.

Answering a question from Ms. Hasbrouck, Ms. Drummond said the construction for 34 Lockwood Road would be modular and that CHI hoped to have the home completed by mid-June. She said that no proceeds of the sale would be returned to the County.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 4 Lockwood Road, Town of Cortlandt as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

B. RLAS5 Lasdon Park, Buildings, Conservatory and Associated Site Work, Town of Somers – Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Natarelli remarked that a Capital Budget Amendment to advance \$1.35 million in funds to construct a 40'x60' glass conservatory at Lasdon Park in the Town of Somers was before the board for consideration. Ms. Flannigan showed slides of the park and an aerial view of the proposed site for the conservatory. Ms. Flannigan said the conservatory would be pre-fabricated construction.

Ms. O'Connor remarked that the park was the summer estate of a wealthy family prior to its purchase by the County in 1986. She noted that events, which generate revenue, are currently held in the main house. Once the conservatory is completed, events such as weddings could be held in the larger space of the conservatory. She stated that the Friends of the Lasdon Park had raised \$70,000 for the project.

Mr. Lynch remarked that this park improvement would be an asset to the County. He read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Sullivan seconded. The resolution to amend the Planning Board Report on the 2016 Capital Project

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Requests to include the Capital Project RLAS5 Lasdon Park Building report in concept, subject to review when detailed plans are prepared, was unanimously adopted.

Item VI. Referrals Report was discussed next.

C. Tree Removal Permit, Westchester Medical Center, New Office/Medical Building,
Town of Mount Pleasant

This item was addressed after Item V. Commissioner's Remarks.

Mr. Natarelli stated, to accommodate the construction of the Ambulatory Care Pavilion and associated parking lot proposed by the Westchester Medical Center at Westchester County's Valhalla Campus, eight specimen trees 24 inches or larger and 109 trees with a diameter of six inches or greater would need to be removed. Mr. Natarelli showed slides of the existing buildings on the site and indicated the area where the new building would be located. Slides of renderings of the pavilion building and a birds-eye view rendering of the site were presented to illustrate his and Mr. Zaino's presentation. Mr. Zaino noted that the width of the parking alleys would be increased to improve traffic circulation, to meet current regulation standards and to facilitate passenger drop offs to the buildings.

Mr. Natarelli introduced the Ms. Maiello and Mr. Schwalbe from the project's consulting firm. Mr. Schwalbe said that trees needed to be removed in order to gradually landscape the low-level of the new building to meet the higher grade of the roadways and parking lot.

Mr. Sullivan asked if pedestrian use had been taken into account in the plans. Mr. Schwalbe answered that there would be a five-percent -or-less grade so the area would be accessible and would not need ramps; he added that LED lighting would be used throughout so the site would be well illuminated and that passengers could be dropped off at the front entrance.

Mr. Zaino said that 117 trees would be removed, mostly from where the building will be located, and would be replaced with 176 trees at the site. He said that the County requested that the caliper of the circumference of the replacement trees be increased and that the 3.5"-4" caliper replacement trees are a significant size.

Answering a question from Mr. Douglas on the type of trees to be planted, Mr. Zaino said a wide-pallet of mostly native varieties would be planted. He cited numerous varieties of the replacement trees including Red Maple, Red Cedar, Hawthorne, Crab Apple and Star Magnolia.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Mr. Rosen seconded. The resolution to approve the issuance of a tree removal permit for the proposed construction of an Ambulatory Care Pavilion at the Westchester Medical Center was unanimously adopted.

Mr. Lynch asked that action item BPL50 Fair and Affordable Housing – 34 Lockwood Road in the Town of Cortlandt be presented next.

VIII. Matters for Board Discussion

A. None.

IX. Matters for Board Information

A. Army Corps of Engineers Flood Mitigation Study Mamaroneck and Sheldrake Rivers
Presented after agenda item VI. Referrals.

Mr. Kvinge, illustrating his talk with a PowerPoint slide show, reported that the six-year, \$6.9 million US Army Corps of Engineers (USACE) Flood Mitigation Study of the Mamaroneck and Sheldrake Rivers was presented to the residents of Mamaroneck on February 25. He said that, at the meeting, the residents expressed concerns about the reevaluation report.

Mr. Kvinge noted that flooding has been a problem in the Village for decades. After the extensive flooding damage caused by the 2007 storm, the USACE initiated a reevaluation of the alternatives proposed in the initial plan. He said the funding mechanism, for the plan and construction, is the federal Water Resources Development Act. The March 2010 agreement with the NYS Department of Environmental Conservation provides for the federal government to fund 75% of the study costs and 65% of the construction costs. The State, County and Village fund the remaining costs.

Mr. Kvinge reviewed some of the items in the preferred proposal which includes the deepening and widening of channels along the two rivers, removal of the Ward Avenue Bridge and two footbridges and the removal and replacement of the Waverly Avenue Bridge. He noted that the Ward Avenue Bridge is heavily traveled and is used by residents to reach the downtown area. He noted that, at the meeting, reasons for removing this bridge were not clearly cited and the advantage to removing the bridge was not addressed by the USACE. He remarked that he hoped the USACE will subsequently respond to this concern.

Answering a question from Mr. Lynch, Mr. Kvinge said that residents are supportive of a solution to flooding in the Village of Mamaroneck but had legitimate concerns. He said that the February meeting was the first time the public was presented information on the plan. Mr. Lynch requested that a link to the report be emailed to board members. Mr. Kvinge invited members to contact him if they had any questions or concerns.

Answering a question from Mr. Rosen, Mr. Kvinge said that no rationale was presented for the Ward Avenue Bridge removal. He said that the bridge was rated a 500-year storm bridge and the report only addressed a 50-year storm. Answering a question from Mr. Douglas about how the maps from different agencies compare, Mr. Kvinge replied that the FEMA flood maps and the USACE flood maps use different methodologies. Answering a question from Mr. Lynch, Mr. Kvinge said that, yes the USACE are essentially the project contract manager – they do the studies in-house and bid out the design and construction.

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Mr. Douglas asked how long the comment period is. Mr. Kvinge replied that it had ended, that the County had responded to the plan throughout the process. He said that the USACE's timeframe is to finalize the plan by the end of the year and submit the plan to Congress in the spring to obtain funding.

Mr. Kvinge noted that the channel improvements would require many property easements, and the amount of easement fees budgeted is underestimated. He said that an accurate cost analysis is needed. Answering a question from Mr. Douglas, Mr. Kvinge said that the USACE planned to handle changes to the plan in the design phase and that it is advisable to get additional studies prior to this. Mr. Kvinge noted that questions at the meeting about what the culverts would look like were not well answered, and residents had concerns about visual impacts to their property. Answering a question from Mr. Sullivan, Mr. Kvinge said that he had a good point, that a number of adaptation strategies - such as sandbag use and purchasing lowland property - can be effective in mitigating flood damage.

Mr. Kvinge noted that there is a list of non-federal responsibilities, such as land easement acquisition costs and the identification and remediation of hazardous materials, which raise questions about the true costs of the project.

X. Other Business
None.

XI. Adjournment
The meeting was adjourned at 9:50 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, May 3, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Michael Camoia (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Joseph Nicoletti for Jay Pisco, Commissioner, Department of Public Works & Transportation

PLANNING BOARD MEMBERS ABSENT:

Andrea Carapella Rendo (Town)

STAFF PRESENT:

Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Edward Hoffmeister, Associate Planner
Kim Holland, Program Administrator
Megan Flannigan, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
John McCaffrey, CIO Information Technology
Justin Adin, Department of Law

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:05a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They are scheduled for 8:00 a.m. on Tuesday July 12 and August 2. He asked if an alternate date for the initially scheduled June 7 meeting, one that would better coordinate the advancement of approved affordable housing resolutions with the meeting schedule of the Board of Legislators, was acceptable to board members. [Although a new date of June 1 was agreed upon at this point, at the end of the meeting the date for the June meeting was changed to Thursday, June 2.]

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III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the draft minutes. None were made. Mr. Arndt made the motion to adopt the minutes; Mr. Lauro seconded. The minutes of the April 5, 2016 meeting of the Planning Board were adopted.

IV. Chairman's Remarks

Mr. Lynch invited Mr. Buroughs to speak.

V. Commissioners' Remarks

Mr. Buroughs reported that the public-private partnership for Playland Park was adopted by the Board of Legislators last night.

He said that an Open House, sponsored by the New York State Department of Transportation, would be held in the White Plains library on Monday, May 16 from 6 p.m. to 8 p.m. to present information to the public about the Lower Hudson Transit Link project to serve the 1-287 corridor between Suffern in Rockland County and White Plains.

Mr. Buroughs noted that the County's Campaign for Diversity was being promoted with posters in the County airport and in County bus shelters.

Ms. Hasbrouck thanked Mr. Buroughs for including the flyer for the Urban Land Institute's May 11 tour of Hudson Park in Yonkers in the mailing to board members.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board March 16, 2016 to April 15, 2016.

Mr. Lynch invited comment on the referrals report; none were made. Mr. Sullivan moved to approve the referrals report; Ms. O'Conner seconded the motion. The referral report dated March 16, 2016 to April 15, 2016 was unanimously approved.

Referrals of Interest

A. Referral File No. YTN 16-001 – Town of Yorktown Affordable Housing Local Law

Mr. Buroughs said that a copy of a proposed letter to be sent to the Supervisor of the Town of Yorktown is in the members' day-of-meeting folders. He said that the draft letter from the Planning Board to Yorktown Supervisor Michael Grace notes that a May 3 public hearing is scheduled in Yorktown on a new law that would repeal the town's Local Law Chapter 102 on affordable housing. The law that proposed Chapter 102 was referred to the Planning Board in June 2011 and the board responded with strong support for the adoption as it would implement the County's *Affordable Affirmatively Furthering Fair Housing Model Ordinance Provisions*. The draft letter states that the law to repeal Chapter 102 was not referred to the County Planning Board but that the County had become aware of it. Mr. Buroughs called attention to the letter that he had sent to

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Supervisor Grace a few days earlier that describes the situation. The proposed letter to be sent by the Planning Board encourages retention of Chapter 102.

Mr. Lynch asked for a minute for the Board to read and to consider the draft letter. Mr. Douglas made a motion for the County Planning Board to approve the contents and send the letter to the Supervisor; Mr. Arndt seconded. The action to send the letter was unanimously approved.

Mr. Lynch invited Ms. Drummond to present.

VII. Matters for Planning Board Action

**A. BPL50 Fair and Affordable Housing – 194 Ketchum Drive, Village of Buchanan –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that there are a total of 23 affordable units for the Board to consider today consisting of one 14-unit new development in Pleasantville and seven purchases of single lots. Ms. Drummond presented a PowerPoint slide show.

She reviewed the new, March 2016, Department of Housing and Urban Development's Median Income (AMI) limits, which have increased. The 100% AMI for a one person household is now \$76,500 (\$60,400 @ 80%) and \$107,800 (\$86,250 @ 80%) for a four person household.

Ms. Drummond said that the three-bedroom single-family 1,742 square foot house, located on 0.21-acres in the Village of Buchanan, is in the Hendrick Hudson School District. A total of \$390,200 is being requested from BPL50. She stated that \$330,000 is being requested for property acquisition and settlement costs. The rehabilitation cost would be \$45,000; the marketing and property management cost \$15,200. The house would be sold for \$245,000 to an income eligible (80% AMI) household; this amount would be returned to the County. The County's subsidy for 194 Ketchum Drive would be \$145,200.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 194 Ketchum Drive in the Village of Buchanan as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**B. BPL50 Fair and Affordable Housing – 22 Pierce Avenue, Town of Cortlandt
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that a one-acre lot in the Putnam Valley Central School District would be purchased for \$370,000 and a 1,600 square foot, three-bedroom, two-bathroom house would be constructed and then sold to an income eligible (80% AMI) household. The \$245,000 sales proceeds would be returned to the County; the County subsidy would be \$144,000. The total request for funding from BPL50 is \$389,000 and includes \$6,000 in settlement costs and \$13,000 for marketing and property management.

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Ms. Hasbrouck asked if there was a photo of what the house would look like. Ms. Holland noted that it was not clear enough to include in the PowerPoint slideshow. A photocopy image of the proposed house was distributed by Ms. Holland.

Mr. Lynch read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 22 Pierce Avenue in the Town of Cortlandt as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

C. BPL10 New Homes Land Acquisition and BPL50 Fair and Affordable Housing – 98 Washington Avenue, Village of Pleasantville – Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond noted that the site for this development had been looked at numerous times. She said the existing shell of the building, located in downtown Pleasantville, does not meet building codes and that the existing structure would need to be demolished. She said that 14 rental units are planned (*10 one-bedrooms and four two-bedrooms*) and would be offered to income-eligible households who qualify at 50%-60% AMI. The site is walking distance to the Metro-North train station, down the street from the Burns Movie Theater and is in the Pleasantville Union Free School District. The monthly rental for the one-bedroom apartments would be \$1,011 - \$1,214; the two bedrooms \$1,457. Ms. Drummond stated that the developer, Marathon Development Group, Ltd. has done other work for the County including the Fairview Manhattan Apartments and the Peekskill Plaza Apartments. She remarked that because the costs associated with demolition are high, and because 14 units is too small a number to qualify for tax credits, the cost to subsidize this project is relatively high.

Mr. Lauro said that he hoped the developer would recycle the materials from the demolition.

Answering questions from Mr. Starr, Ms. Drummond replied that the contract of sale states that the purchase price will be adjusted to match the dollar amount of the appraisal. She said that the resolution stipulates a “not-to-exceed” amount to allow for this and other contingencies. Mr. Douglas noted that there is no line in the executive summary for the costs of demolition. Ms. Drummond said that Mr. Kelly, the staff member who prepared the report, likely included it in the amount listed for construction. Answering a question from Mr. Douglas, Ms. Drummond replied that the land use approvals are in place. Mr. Douglas said that the Village must be grateful to the County for rehabilitating a building in decline located in their commercial center.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH development to be located at 98 Washington Avenue in the Village of Pleasantville as a project in Capital Project BPL50 FAH and BPL10 NHLA was adopted. Mr. Sullivan voted no.

D. BPL50 Fair and Affordable Housing – 5 Liberty Way, Town of Somers – Amendment of Planning Board Report on 2016 Capital Project Requests

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Ms. Drummond said that an existing three-family house would be sold for \$185,000 to an eligible household earning up to 80% of Westchester's AMI. The owner, as is required in the deed, would occupy one of the three two-bedroom, one-bathroom units. The two other units, also two-bedrooms, would rent for approximately \$840-\$1,275 per month to households with incomes at-or-below 50%-60% AMI. The house, in the Amawalk neighborhood, is in the Somers Central School District. Ms. Drummond said that a not-to-exceed amount of \$630,000 in funding is requested: \$595,000 for acquisition, \$6,000 for settlement costs and \$29,400 in marketing and property management costs. The proceeds of the sale will be returned to the County; the subsidy for this property is \$445,400.

Mr. Douglas asked if the existing tenants would be evicted. Ms. Drummond said that the one remaining tenant is on a month-to-month lease and that the County does not look to displace residents. Mr. Douglas noted that, despite this intent, they would be displaced.

Mr. Lynch read a portion of the resolution. Mr. Nicoletti made a motion to adopt the resolution; Mr. Arndt seconded. The resolution to amend the 2016 County Planning Board Report to include the three AFFH unit house to be located at 5 Liberty Way in the Town of Somers as a project in Capital Project BPL50 FAH was adopted. The resolution was approved. Mr. Douglas abstained; Mr. Sullivan voted no.

**E. BPL50 Fair and Affordable Housing – 6 Myrtle Drive, Town of Somers –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that the three-bedroom, two-bathroom 1,219 square foot house on 0.23-acre in the Lincolndale Lake neighborhood is in the Somers Central School District. The home will be sold for \$245,000 to an eligible household earning 80% of Westchester's AMI. A total of \$395,000 is being requested: \$37,000 for acquisition, \$6,000 for settlement costs and \$14,000 for marketing and property management costs. She said the home will be purchased in "turnkey" condition after renovations. The proceeds of the sale would be returned to the County; the County subsidy would be \$150,000.

Mr. Lauro noted that septic systems have been a problem in this area. Ms. Drummond said that staff, as a matter of routine, inspects for problems with lead, asbestos, the boiler and the septic system. Mr. Douglas asked if a mention of purchasing the property after the rehabilitation should be added to the wording of the resolution. Ms. Drummond noted that the County's Law Department was comfortable that the current wording covered this.

Mr. Lynch read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 6 Myrtle Drive in the Town of Somers as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**F. BPL50 Fair and Affordable Housing – 20 Tighe Road, Town of Somers –
Amendment of Planning Board Report on 2016 Capital Project Requests**

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Ms. Drummond said that this two-bedroom, single-family house on 0.12-acre in the Lake Shenorock neighborhood of Somers will need minor renovations. The home, in the Somers Central School District, will be sold for \$220,000 to an eligible household earning 80% of Westchester's AMI. The sales proceeds will be returned to the County. The total funding requested is \$288,500: \$240,000 for acquisition, \$6,000 for settlement costs, \$30,000 for rehabilitation costs and \$12,500 for marketing and property management. The County subsidy is \$68,500.

Answering a question from Ms. O'Connor, Ms. Drummond said that the existing tax levy would be paid in the first year and then the tax rate would be reassessed based on maximum resale value.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Douglas seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 20 Tighe Road in the Town of Somers as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**G. BPL50 Fair and Affordable Housing – 3271 Lincoln Drive, Town of Yorktown –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that this 1,827 square foot, three-bedroom, single-family home in the Lakeland Central School District is near Route 6 in the Mohegan Lake area. The total funding being requested is \$383,000: \$310,000 for acquisition, \$6,000 for settlement costs, \$24,300 for property management and marketing costs and \$40,000 for rehabilitation. Ms. Drummond said that a drainage problem on the roof of the garage and the stonework need to be addressed. The home would be sold for \$245,000 to an eligible household earning 80% of Westchester's AMI. The proceeds of the sale would return to the County. The County subsidy would be \$135,300.

Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 3271 Lincoln Drive in the Town of Yorktown as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**H. BPL50 Fair and Affordable Housing – 3771 Valleyview Street, Town of Yorktown –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that the final affordable housing item on today's agenda is a 1,400 square foot single-family house located in the Mohegan Lake section of Yorktown. The four-bedroom, two-bathroom home is in the Lakeland Central School District. She said that the house needs some interior refinishing and has an unusual layout. The home is being marketed as a three-bedroom home because one of the bedrooms is small. Ms. Drummond said that the total funding being requested is \$363,000: \$290,000 for acquisition, \$6,000 for settlement costs, \$40,000 for rehabilitation and \$27,000 for marketing and management costs. The home will be sold for \$200,000 to an eligible household earning 80% of Westchester's AMI. The purchase price will be returned to the County. The subsidy is \$136,000.

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Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit to be located at 3771 Valleyview Street in the Town of Yorktown as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

Ms. O'Connor asked if HUD would continue to keep the affordable housing issue active in the courts. Mr. Buroughs said that the County will likely exceed the 750-unit benchmark required in the housing settlement and has completed other key items stipulated in the settlement. Mr. Arndt said that he credits the Commissioner, the Deputy Commissioner and Department of Planning staff for moving the affordable housing forward. Ms. Drummond said that there is a great deal of work involved, that 14 documents need to be prepared for each housing property whether it is one unit or a multiple-unit development. Mr. Buroughs added that the Department of Planning appreciates the rehabilitation work being overseen by the Department of Public Works on several housing units.

Mr. Douglas noted that, going forward grants such as HOME and CDBG funding will be limited. Ms. Drummond reported that \$5 million is proposed to be added to the New Homes Land Acquisition Fund capital project for 2017.

I. BIT39 Telecommunication Replacement – Amendment of Planning Board Report on 2016 Capital Project Requests

Chief Information Officer McCaffrey spoke on Capital Budget Amendment BIT39. He said that the County is planning to switch services and would begin to use Cisco Unified Communications Manager (CUCM) and would terminate its association with the current provider, Cablevision Lightpath. The requested allocation of \$1.9 million would fund a new project to acquire new equipment and replace old telecommunications equipment at locations throughout Westchester so that the equipment would be compatible with the CUCM. Mr. McCaffrey stated that some old phone lines would be maintained for emergency use.

Mr. McCaffrey stated that by using County staff to install and maintain the equipment, the County would save \$5-\$6 million over a five-year period. He said that some funds would be used to hire a consultant to assist with the implementation.

Mr. Lynch stated that he would read the resolution and did so. Mr. Camoia made the motion to approve the resolution; Mr. Douglas seconded. The resolution to amend the Planning Board Report on 2016 Capital Projects Requests to include the new Capital Project BIT39 Telecommunications Replacement was adopted. Mr. Nicoletti and Mr. Rosen were not present for the vote.

VIII. Matters for Board Discussion

A. None.

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IX. Matters for Board Information

A. Status of 2017 Capital Project Requests

Mr. Natarelli reported that staff would present the preliminary draft of the Planning Board Report on the 2017 Capital Project Requests at the June meeting of the Planning Board to for review and consideration of the Board. Comments will then be incorporated in a final draft to be voted on at July meeting.

He stated that last year's appropriation was for \$233 million and that this year's would be about \$279 million. He remarked that the project requests would primarily go towards rehabilitation of existing facilities and that information on the major project proposals would be presented to the Board in June.

X. Other Business

Mr. Buroughs noted that the Commissioners who serve on the Board may have a conflict with the earlier agreed to June meeting date, as there is an emergency safety drill scheduled for June 1. He suggested that the next meeting of the County Planning Board be held on Thursday, June 2 at 8 a.m. As no one objected, Mr. Lynch said that the next meeting of the Planning Board will be on Thursday, June 2. He requested that notification of this date change be emailed to members.

Ms. O'Connor extended an invitation to member s to attend opening day at Playland Park on Saturday, May 7. She said the rain date would be Saturday, May 11. Mr. Lauro said that Earth Day will be held at Kensico Plaza on May 7, rain-or-shine.

Ms. O'Connor announced that the 30-year-old blue folding chairs from the County Center are being replaced and are now being offered for free to persons willing to pick them up.

XI. Adjournment

The meeting was adjourned at 9:30 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Thursday, June 2, 2016

PLANNING BOARD MEMBERS PRESENT:

James Arndt (City)
Michael Camoia (Village)
Dwight Douglas, Vice Chair (City)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Paul Reitano for Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Joseph Nicoletti for Jay Pisco, Commissioner of Department of Public Works & Transportation

PLANNING BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)
Andrea Carapella Rendo (Town)
Holly Hasbrouck (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Director of Real Estate
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Rosemary Noonan, Executive Director, Housing Action Council
Catherine Parker, Westchester County Board of Legislators, District 7
Erick Zamft, Director of Planning and Economic Development, Village of Port Chester
Lucy Wildrick, Street Works
Anthony Gioffre, Cuddy and Feder
David Smith, Planning & Development Advisor, Starwood Capital Group

I. Call to Order

In the absence of Chairman Lynch, Vice Chair Douglas called the meeting of the Planning Board to order at 8:05 a.m.

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II. Meeting Dates

Mr. Douglas announced the upcoming dates of the Planning Board meetings. They are scheduled for 8:00 a.m. on Tuesdays July 12, August 2 and September 7.

III. Adoption of Minutes

Mr. Douglas said he had reviewed the minutes and asked if members had any comments on the draft. None were made. Mr. Arndt made the motion to adopt the minutes; Mr. Lauro seconded. The minutes of the May 3, 2016 meeting of the Planning Board were adopted. Mr. Nicoletti was not in the room for the vote.

IV. Chairman's Remarks

Mr. Douglas invited Mr. Buroughs to speak.

V. Commissioner's Remarks

Mr. Buroughs noted that the Westchester Municipal Planning Association's annual awards dinner was being held this evening. He suggested that item VI. *Referrals* be addressed after all the action items are voted on. Mr. Douglas asked members if they agreed to this and they did.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board April 16, 2016 to May 15, 2016.

(Due to time restraints, this item was not voted on at the meeting.)

Referrals of Interest

A. Referral File No. PCH 16-004, United Hospital Redevelopment – PFEIS, Village of Port Chester. *(Presented after the Action Items A-K)*

Mr. Buroughs introduced Mr. Zamft who, along with representatives from Starwood Capital Group, presented a PowerPoint slide show on the proposed United Hospital Redevelopment. A zoning change is being requested. The Planned Mix Use (PMU) zoning would be amended to allow additional density in order to accommodate Starwood Capital's development plans for the site.

The site currently contains nine structures, including an affordable residential apartment building, which would be demolished. The development proposal calls for the reconstruction of the site as mixed-use to contain 730 residential apartments, 90,000 square feet of retail space and a 135-room hotel. The site would also contain 217,000 square feet of medical office space. All the buildings would be six stories in height except for the medical office building which would be eight stories. Parking spaces would be provided for a total of 1,380 vehicles.

Mr. Zamft reviewed the history of the review process. In July 2015 the Port Chester Board of Trustees accepted the draft EIS (EIS) and held public hearings with the comment period ending October 30, 2015. Workshops on traffic, economics and zoning were held in April 2016. A public hearing was held on the preliminary final EIS June 1, 2016 and the public comment period is open until June 17.

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Mr. Zamft said that the applicant will submit a final FEIS to the Village and to the Planning Board to review. There would then be SEQR and zoning determinations followed by site plan review. Mr. Zamft introduced Ms. Wildrick who continued the PowerPoint presentation.

Ms. Wildrick said that it is time to put together an immersive mixed-use neighborhood that matches the vision articulated in the Village of Port Chester's Comprehensive Plan. She said this would appeal to seniors and millennials. She noted that plans for the United Hospital site are modeled after great places: Blue Black Square in West Hartford, Connecticut; Santana Row in San Jose, California; Bethesda Row in Maryland; and Mizner Park in Boca Raton, Florida. Ms. Wildrick said the project would offer its residents a dynamic urban style and would be walkable and would be priced well, relative to the New York City housing market. There would be 500 housing units designed for millennials that would trade square footage for finishes and detail. There would be 230 units for the age 55-year+ community, who would want to age in place near to wellness facilities. Ms. Wildrick said that there would be an appealing street-focused retail environment with a Whole Foods store as the anchor and wide sidewalks that would encourage outdoor dining. Ms. Wildrick stated that the site is located 0.6 mile from the Rye train station and about 0.75 mile from the Port Chester train station.

Answering a question from Mr. Ntarelli, Ms. Wildrick replied that Starwood is not yet ready to share the dollar price that would be charged to the public for the housing units. Answering his second question, she said that a three-year build-out is anticipated.

Mr. Starr noted that New Rochelle's development projects will also be targeting millennials. Ms. Wildrick said that people have different reasons for choosing one area over another. Mr. Douglas remarked that it will be a challenge to integrate the site into the Village of Port Chester.

Answering a question from Mr. Sullivan about the possibility of restricting cars and using adult tricycles and golf carts for transportation in the center, Ms. Wildrick said that a fully pedestrian area would not facilitate people's easy access to services. Answering a question from Mr. Nicoletti, Ms. Wildrick said that no internal traffic signals are planned, only stop signage. Ms. Wildrick said that there would be multi-level above ground shared parking behind the buildings. She remarked that the building heights would be human-scaled and showed slides of locations in Port Chester, such as 141 Abendroth Avenue and 16 and 30-34 North Main Street for comparison.

Mr. Starr asked if the parking spaces would be adequate, as there are 730 housing units planned. Ms. Wildrick said that valet parking and nested parking would help, that there was no need for parking at night for the medical facilities, and that the parking needs would be managed through operations.

Ms. Parker, the legislator who represents Harrison, Larchmont, Mamaroneck, New Rochelle and the City of Rye stated that she was concerned about traffic mitigation, which was not addressed in the FEIS and of the impacts of the increased ridership on the Rye Metro-North train station. She noted that traffic already impacts the area due to the close proximity of Rye to Interstate 95 and Boston Post Road.

Ms. Wildrick stated that three meetings had been held with the NYS Department of Transportation, that a fair share of the roadway improvements Rye had requested would be incorporated into the plan and that a rush hour weekday jitney service would be provided to connect to the train station. Mr. Gioffre remarked that this application is for rezoning and so does not address traffic, which would be addressed in the site plan review.

Mr. Smith spoke about the engineering aspects of the proposed project- the planned stormwater management and sewer and inflow and infiltration improvements. He mentioned the Payment In Lieu Of Taxes (PILOT) aspect of the project which calls for an annual payment of \$3,349,942 of which \$1,993,529 would go to the Port Chester Rye Union Free School District; \$286,063 to Westchester County; \$4,432 to Town of Rye; \$102,941 for Port Chester Sewer District and \$43,138 towards Solid Waste disposal.

Mr. Lauro noted that the cumulative impacts of multiple projects and the resulting increased levels of nitrogen into the treatment plants is a concern. He said that stormwater may need to be treated before it flows from the site.

Mr. Buroughs thanked Mr. Zamft, Ms. Wildrick, Mr. Gioffre and Mr. Smith for their presentation.

As most members had left the meeting, the meeting was adjourned.

VII. Matters for Planning Board Action

A. BPL50 Fair and Affordable Housing – 7 Ridge Street, Town of Bedford
– Amendment of Planning Board Report on 2016 Capital Project Requests
(Presented after Commissioner’s Remarks)

Ms. Drummond said that she anticipated that, after the Westchester County Board of Legislators vote this coming Monday evening; the County would have 753 affordable housing units with financing in place. She said that these units are in 29 of the 31 communities deemed “eligible” in the Housing Settlement. She noted that although there were numerous efforts to identify affordable housing opportunities in Tuckahoe and Bronxville, due to high real estate taxes in these communities, these efforts have not been successful. She noted that most of the housing items before the board for consideration today were single units. However two are multiple unit projects: the development in the Town of Lewisboro would provide 46 rental units and a development in the Village of Rye Brook would offer eight affordable home ownership units.

Ms. Drummond said that 7 Ridge Street is a 760 square foot, two-bedroom, one-bathroom, single family house with a one-car garage on 0.24 acres in Katonah. It is located within walking distance to the center of town and the Katonah Metro North station. The home, in the Katonah-Lewisboro Union Free School District, would be sold for \$185,000 to an income eligible household earning \$80% of Westchester’s Annual Median Income (AMI). The total funding request is for \$351,000: \$325,000 for property acquisition, \$6,000 in settlement costs, and \$20,000 towards marketing and property management. The sales proceeds would be returned to the county; the amount of the county’s subsidy would be \$166,000.

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Mr. Douglas read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Starr seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 7 Ridge Street in the Town of Bedford as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**B. BPL50 Fair and Affordable Housing – 3 Fowler Avenue, Town of Cortlandt
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that a 0.53-acre parcel in Cortlandt Manor would be purchased for \$35,000, or the appraised value, and sold for \$1.00 to Community Housing Innovations, Inc. to construct a 1,175 square-foot two-bedroom, 1.5-bathroom, single-family home. The construction cost would be \$75,000. The house would be sold for \$210,000 to an income eligible household earning 80% of Westchester's AMI. The county's subsidy for the affordable home would be \$110,000. The property is in the Lakeland School District, five miles from the Peekskill Metro-North train station.

Answering a question from Mr. Camoia, Ms. Drummond replied that this would be a modular construction. Answering a question from Mr. Douglas, Ms. Drummond said that she thought there was a link to a sewer system on the property. Mr. Douglas asked if there would be landscaping. Ms. Drummond replied, yes, that the lot is covered with vegetation.

Mr. Douglas read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 3 Fowler Avenue in the Town of Cortlandt as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**C. BPL10 New Homes Land Acquisition and BPL50 Fair and Affordable Housing - Route 22, Town of Lewisboro
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that this would be a 46-unit affordable rental development consisting of five buildings on 35.4-acres in the hamlet of Goldens Bridge along NYS Route 22. The site is located 0.8 miles south of the Goldens Bridge Shopping Center, one mile from the Metro-North train station and is in the Katonah-Lewisboro Union Free School District. The site straddles two zoning districts; the buildings will be located in the western portion of the site which is zoned Campus Commercial and allows for multi-family housing.

Ms. Drummond reported that three one-bedroom units would be available to income eligible households earning 50% of the Westchester County AMI; 11 one-bedrooms would be offered at 60% AMI. Twenty-two of the two-bedroom apartments will be offered to households at 60% AMI; six two-bedroom units would be offered at 50% AMI. One, three-bedroom apartment will be offered at 50% AMI and two three-bedroom units will be offered at 60% AMI. The monthly rental fee, minus a utility allowance, will range from \$980-\$1,182 for the one-bedroom units, \$1,172-\$1,415 for the two-bedroom units and \$1,350-\$1,631 for the three bedroom units. There will be an apartment set aside for the superintendent. Ms. Drummond said that a total \$9.89

million is being requested: \$2.99 million from BPL10 NHLA for land acquisition and \$6.9 million from BLP50 FAH towards construction.

Mr. Douglas asked if a “whereas” should be added to the resolution stating that development is subject to the developer obtaining site plan approval from the Town of Lewisboro. Ms. Drummond stated that the language should be consistent in all the resolutions, and that the resolution does state that advancement of the development is subject to appropriate town approvals. When asked, no one objected to the existing language in the resolution. Answering a question from Mr. Starr, Ms. Drummond said that the developer will seek a mortgage after obtaining the town approvals.

Mr. Douglas read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at Route 22 in the Town of Lewisboro as a project in Capital Project BPL50 FAH and BPL10 NHLA was adopted. Mr. Sullivan voted no.

**D. BPL50 Fair and Affordable Housing – 734 Warren Avenue, Town of Mount Pleasant
– Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that the County would like to purchase a three bedroom, two bath single-family home on a 0.17-acre lot in the hamlet of Thornwood. She noted that home had hardwood floors and a fireplace. She said that a total of \$349,500 in funding is requested: \$319,900 to purchase the property, \$6,000 for expected settlement costs and \$23,600 for marketing and property management costs. The sales proceeds of \$195,000 would be returned to the County. The subsidy for the affordable house would be \$155,400. The home is in the Mount Pleasant Central School District and 1.2 miles from the Hawthorne Metro-North train station.

Mr. Douglas asked if this if the first affordable home the County is subsidizing in Mount Pleasant. Ms. Drummond replied that the County had looked at over 60 properties in Mount Pleasant and that this is the first that has moved forward.

Mr. Douglas read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Mr. Lauro seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 734 Warren Avenue in the Town of Mount Pleasant as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

**E. BPL50 Fair and Affordable Housing – 23 General Heath Avenue, Town of North Castle
- Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said that this 1,008 square foot, three-bedroom home is located in North White Plains in the Valhalla School District and is 0.4 miles from the Metro North train station. She said a total of \$388,000 in funding is requested: \$359,900 to purchase the property, \$6,000 for settlement costs and \$22,100 for marketing and property management costs. The sales proceeds of \$245,000 will be returned to the County after the property is sold.

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Ms. Drummond, answering a question from Mr. Douglas, replied that no repairs are need on the house.

Mr. Douglas read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 23 General Heath Avenue in the Town of North Castle as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

F. BPL50 Fair and Affordable Housing – 914 Wynnewood Road, Unit #2R, Village of Pelham Manor – Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond noted that very few properties come on the market in the Village of Pelham Manor. She said the County would purchase a one-bedroom unit located in the Fairways condominium complex in the Village of Pelham Manor to sell as an affordable homeownership apartment. She said the condominium is 880 square feet and has views of the golf course. It is in the Pelham Central School District. The unit would be sold for \$125,000 to a household earning up to 80% of the Westchester's AMI. A total of \$298,000 in funding is requested: \$270,000 to purchase the property, \$6,000 for settlement costs and \$22,000 for marketing and property management costs. The sales proceeds of \$125,000 would be returned to the County after the property is sold. The County's subsidy for this unit would be \$173,000.

Ms. Drummond introduced Rosemarie Noonan, Executive Director of Housing Action Council who answered a question from Mr. Arndt. She replied that the condominium's board has not yet approved the purchase. She said the interest for affordable housing in Southern Westchester is great, so finding a buyer would not be a problem.

Mr. Douglas read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 914 Wynnewood Road, Unit #2R in the Village of Pelham Manor as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

G. BPL50 Fair and Affordable Housing – 256 Westchester Avenue, Town of Pound Ridge
- Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond said this 2,180 square foot four-bedroom, three bathroom home on 0.18 acres was built in 1790 and was listed with the Pound Ridge Historic District and the NY Registry of Historic Places. She noted that, in Pound Ridge, the availability of houses for sale that are adaptable for affordable housing was rare. She said that the home is located in Scotts Corner in the center of town, is in the Bedford School District and that a one car garage is on the property. Ms. Drummond said the County would purchase the property and sell it for approximately \$275,000 to a household earning up to 80% of the Westchester's AMI. A total of \$465,000 in funding is being requested: \$435,000 to purchase the property, \$6,000 for expected settlement costs and \$24,000 for marketing and property management costs. The sales proceeds of \$275,000 will be returned to the County. The County subsidy would be \$190,000.

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Ms. Noonan, answering a question from Mr. Lauro, said that the costs associated with maintaining a historic house were taken into account when assessing the budget.

Mr. Douglas read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Mr. Lauro seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 256 Westchester Avenue in the Town of Pound Ridge as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

H. BPL50 Fair and Affordable Housing – 259 North Ridge Street, Village of Rye Brook
– Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond remarked that the Executive Summary and Resolution for these new construction homeownership condominiums are in the day-of-meeting folders. She said that this development is in the Blind Brook School District. A 1.39-acre lot would be subdivided. Two market rate single-family homes would be built on two of the lots; eight two-bedroom, two-bathroom affordable condominiums would be constructed in two building on the third. The site is located 2.3 miles outside of downtown Port Chester and the Metro-North railroad station. Ms. Drummond stated that the outside units would be priced higher at a selling price of \$227,000. The inner units would be sold at \$217,000. The total development cost for the affordable housing would be \$1,335,802.

Answering a question from Mr. Starr, about the role of the housing consultant, Ms. Drummond said that the consultant works on the applications and helps the developer with the financing aspects of the project.

Mr. Douglas read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 259 North Ridge Street in the Village of Rye Brook as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

I. BPL50 Fair and Affordable Housing – 1633 Strawberry Road, Town of Yorktown
– Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond said that the four-bedroom two-bathroom single-family house is on a 0.42-acre lot in the hamlet of Mohegan Lake about 2.6 miles from the Jefferson Valley Mall. The house is in the Lakeland Central School District. The home would be sold for \$210,000 to a household earning up to 80% of the Westchester's AMI. She said a total of \$335,000 in capital project funding is requested: \$305,000 to purchase the property, \$6,000 for settlement costs and \$24,000 for marketing and property management costs. The sales proceeds of \$210,000 will be returned to the County. The County's subsidy for this homeownership unit would be \$125,000.

Mr. Douglas read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 1633 Strawberry Road in the Town of Yorktown as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

J. BPL50 Fair and Affordable Housing – 3758 Old Jefferson Valley Road, Town of Yorktown –
Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond said that single-family home on a a two-acre lot in Shrub Oak would be purchased and sold for \$165,000 as an affordable home to a household earning up to 80% of Westchester’s AMI. The house is in the Lakeland Central School District. Ms. Drummond said a total of \$342,000 in funding is requested: \$310,000 to purchase the property, \$6,000 for settlement costs, and \$26,000 for marketing and property management costs. The sales proceeds of \$165,000 would be returned to the County. The County’s subsidy would be \$177,000.

Mr. Douglas read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Mr. Nicoletti seconded. The resolution to amend the 2016 County Planning Board Report to include the AFFH unit located at 3758 Old Jefferson Valley Road in the Town of Yorktown as a project in Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

Ms. Drummond noted that the County would reach the court mandated 750 affordable housing units with financing in place after the Board of Legislators session this coming Monday. She said that the multiple-unit affordable housing discussed today in the Town of Lewisboro and in Rye Brook are not included in this count.

K. BLR11 Alternative Energy Systems, Labs and Research Building, Valhalla Campus at Grasslands, Town of Mount Pleasant – Amendment of Planning Board Report on 2016 Capital Project Requests

Mr. Nicoletti spoke about this new project for the Board’s consideration. The project would install an internal heat recovery system, a geothermal system and a solar photo-voltaic system to work with the various HVAC and electrical building systems at the Labs and Research building on the Valhalla Campus at Grasslands in the Town of Mount Pleasant. He reported that he was working with the New York Power Authority on this project to recover internal heat by capturing the heat-energy from the air before exhausting it outside the building. Mr. Nicoletti noted that the Heat and HVAC systems had not been comprehensively designed. The project plans to reduce the energy consumption of the facility by incorporating various alternative energy systems. The geothermal system will use the free energy from the ground to assist in heating the facility. The solar photovoltaic system will convert the energy from the sunlight to electricity and reduce electrical costs.

Answering a question from Mr. Douglas, Mr. Nicoletti said that the funding would primarily be for design of the project. Mr. Douglas asked that the resolution be revised to clarify this point. Mr. Buroughs said that the resolution and the corresponding Report would be revised to read “planning and design.”

Mr. Douglas read a portion of the resolution, Mr. Sullivan made a motion to adopt the resolution after the changes; Mr. Lauro seconded. The resolution to amend the Planning Board’s Report on 2016 Capital Project Requests to include Capital Project BLR11 Alternative Energy Systems, Labs and Research Building, Valhalla Campus at Grasslands, Town of Mount Pleasant was unanimously adopted.

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As planned, Mr. Douglas had to leave the meeting. Mr. Buroughs asked that Referral File No. PCH 16-004, United Hospital Redevelopment – PFEIS, City of Port Chester be presented next.

VIII. Matters for Board Discussion

A. None.

IX. Matters for Board Information

A. Draft Planning Board Report on the 2017 Capital Project Requests
(Due to time restraints, this item was not presented.)

X. Other Business

None.

XI. Adjournment

The meeting was adjourned at 10:05 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, July 12, 2016

PLANNING BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
Michael Camoia (Village)
Mark Rosen (Town)
Dennis Starr (City)
Holly Hasbrouck (Town)
Peter Tartaglia for Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Lou Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities
Thomas Lauro, Acting Commissioner of Department of Public Works & Transportation

PLANNING BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Andrea Carapella Rendo (Town)
Neil Sullivan (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
Lukas Herbert, Associate Planner
Ted Leimbach, Planner
Meghan Miller, Planner

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Director of Real Estate
Justin Adin, Senior Assistant County Attorney
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Rosemary Noonan, Executive Director, Housing Action Council

I. Call to Order

In the absence of the Chair, Vice Chair Douglas called the meeting of the Planning Board to order at 8:02 a.m.

II. Meeting Dates

Mr. Douglas announced the upcoming dates of the Planning Board meetings. They are scheduled for 8:00 a.m. on Tuesday August 2, Wednesday September 7 and Tuesday October 4. Mr. Douglas

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noted that the August meeting may be canceled if there are no action items for the Board to consider.

III. Adoption of Minutes

Mr. Douglas said he had reviewed the minutes and asked if members had any comments on the draft. None were made. Mr. Lauro made the motion to adopt the minutes; Mr. Starr seconded. The minutes of the June 2016 meeting of the Planning Board were adopted unanimously.

IV. Chairman's Remarks

Vice Chair Douglas remarked on the recent passing of Lawrence Salley, who had served as Commissioner of the County Department of Transportation for ten years and previously worked for many years in the Department of Planning, including serving as Deputy Commissioner. Mr. Douglas noted that Mr. Salley was responsible for preparing the County's first application for the Community Development Block Grant program and he then led the initiative to bring municipalities into the program through signing the consortium agreement. He spent many years working with Ms. Drummond identifying and advancing local projects for funding. Mr. Douglas expressed deep appreciation for Mr. Salley's efforts that made a difference in revitalizing areas of Westchester County and advancing the availability of affordable housing.

V. Commissioner's Remarks

Mr. Buroughs thanked Mr. Douglas for his comments.

VI. Referrals

[Presented after Action Items.]

Mr. Buroughs requested Board Action on two referral reports:

- A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board April 16, 2016 to May 15, 2016
- B. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board May 16, 2016 to June 15, 2016

Mr. Douglas asked if there were further ability to comment on NOC 16-003 Park Place at Westchester Airport – DSEIS. Mr. Herbert responded that it is unclear if the project will proceed to construction as with each iteration in the review process the parking capacity has been reduced. Further, he noted that the airport parking program at Purchase College appears to be successful. He said that the only advantage of the automated garage would appear to be shielding from weather.

Mr. Douglas asked about potential sewage treatment plant capacity issues in New Rochelle and whether the proposed development NRO 16-010 RXR 587 Main Street Tower would present problems. He asked if large development projects should not have to pay a fee rather than the entire district having to pay for sewer capacity expansion projects. Commissioner Lauro noted that this capacity question has been raised previously and continues to be an issue as other cities within the same sewer district are encouraging new development.

Mr. Douglas asked if most of the new development proposals are for rentals or condominiums, noting that since the recession many people are rethinking the idea that ownership is always the best option. Mr. Herbert added that since the recession, multi-family residential proposals are generally rental.

Ms. Hasbrouck moved to approve the referrals reports; Mr. Camoia seconded. The referral reports dated April 16, 2016 to May 15, 2016 and May 16, 2016 to June 15, 2016 were approved unanimously.

Referrals of Interest

None.

VII. Matters for Planning Board Action

Ms. Drummond began by noting that the average cost of the County subsidy per housing unit for the proposed Route 22 development in Lewisboro, that was reviewed by the Board at the May meeting, has been brought down from \$215,000 per unit to \$178,000 per unit due to the developer receiving a boost in tax credits to be provided by New York State. The boost was a result of the site being designating as within a “difficult to develop area.” She also noted that appraisals came in lower than previous estimates for two other house purchases. She said she wanted to bring these matters to the Board’s attention as the dollar figures in the resolutions before the Board are always not-to-exceed amounts and that the final County subsidy often will be lower.

Ms. Drummond stated that the five affordable AFFH developments before the Board at this meeting will yield 40 units. Rentals will be targeted to households earning 50-60% of Westchester’s Area Median Income (AMI) and ownership properties will be targeted to households earning 80% of AMI.

A. BPL50 Fair and Affordable Housing – 124 Lake Kitchawan Drive, Town of Lewisboro – Amendment of Planning Board Report on 2016 Capital Project Requests

The property on Lake Kitchawan Drive is a 2-bedroom single-family homeownership unit, located in a desirable area near Lake Kitchawan. The current owner is rehabilitating the property including the kitchen. The total requested is \$350,000 and the property would sell for \$190,000, leaving a total subsidy of \$160,000. Mr. Douglas asked if the property is on a septic system and Ms. Drummond answered that it is.

Mr. Douglas read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 124 Lake Kitchawan Drive in the Town of Lewisboro as a component of Capital Project BPL50 FAH was adopted unanimously.

B. BPL50 Fair and Affordable Housing – 142 Stone Meadow Drive, Town of Lewisboro – Amendment of Planning Board Report on 2016 Capital Project Requests

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Ms. Drummond stated that the property on Stone Meadow Drive is a 1-bedroom condominium homeownership unit. Mr. Douglas noted that this was a lower cost unit. Commissioner Burroughs said that Oakridge, the development in which this property is located, was built in the early 1980s and included at that time over 40 units that were restricted to be affordable in perpetuity. He said the units were a result of amendments made in the Town of Lewisboro zoning ordinance in 1979 to encourage the development of affordable housing. He noted that the affordable guidelines are based on the average town employee salary.

Mr. Douglas read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 142 Stone Meadow Drive in the Town of Lewisboro as a component of Capital Project BPL50 FAH was adopted unanimously.

**C. BPL50 Fair and Affordable Housing – 3 Maryland Avenue, Town of North Castle –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said the total requested \$458,600 for the 3-bedroom single-family home on Maryland Avenue in the Town of North Castle will yield one homeownership unit that will be sold for \$276,321, leaving a subsidy of \$182,279. Mr. Starr inquired as to whether someone qualifying for the housing could afford the purchase price. Ms. Noonan answered that the selling price works based on 5% down-payment and 30% of income. Taxes and carrying costs vary by unit and are taken into consideration. This property is targeted toward a three-person household, which means that 80% of AMI is \$77,650. This translates to \$1,941 a month in allowable housing expenses. The mortgage, taxes and insurance would be below this amount. Ms. Hasbrouck noted that the location of the house is desirable in a nice neighborhood. Ms. Drummond said that there has been a lot of demand for the previous affordable units in the Armonk area.

Mr. Douglas asked whether there were any properties for which the County has had difficulty finding buyers. Ms. Noonan answered that finding buyers is not the difficult part; qualifying the applicants and helping them to choose which property they want is often what holds up the process.

Mr. Douglas read a portion of the resolution. Ms. Hasbrouck made a motion to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 3 Maryland Avenue in the Town of North Castle as a component of Capital Project BPL50 FAH was adopted unanimously.

**D. BPL50 Fair and Affordable Housing – 162 Bedford Road, Town of North Castle –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond stated that the requested action at this time is land acquisition only. The owner of the site has land use approvals for the construction of 36 units. The County is proposing to purchase the property from the owner and then find a developer who will build in accordance with the approved plans. At that time, it will be decided whether the units will be owner or renter occupied. The property has been appraised at \$7,560,000. Mr. Starr questioned whether it was prudent to spend this much on land alone. Mr. Adin noted that development opportunities of this

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size are not common. Mr. Rodriguez noted that the purchase would be conditioned on the owner obtaining building permits prior to closing. Ms. Drummond added that the actual development costs should be low as the site is flat and already cleared and infrastructure is nearby.

Mr. Douglas read a portion of the resolution. Ms. Drummond clarified that the heading of the resolution needed to be corrected to reflect BPL50 rather than BPL30. Mr. Douglas added that the resolution should read “subject to local approvals being in place.” Mr. Camoia moved to adopt the resolution as amended; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units located at 162 Bedford Road in the Town of North Castle as a component of Capital Project BPL50 FAH was adopted unanimously.

**E. BPL50 Fair and Affordable Housing – 3841 Valleyview Street, Town of Yorktown –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond stated that the project is a 4-bedroom single-family home with new appliances and the total requested amount of \$325,000 which includes the County Department of Public Works performing \$10,000 in rehabilitation to replace the deck. The subsidy after sale would total \$153,000.

Mr. Lauro motioned to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 3841 Valleyview Street in the Town of Yorktown as a component of Capital Project BPL50 FAH was adopted unanimously.

**F. Capital Project RKD02 Kensico Dam Plaza Storage Building
Amendment of Planning Board Report on 2016 Capital Project Requests**

Mr. Ntarelli began with an overview of Kensico Dam Plaza, stating that it is one of the County’s most popular parks and is the location for a number of festivals. Ms. Miller discussed the storage building and the need for a new maintenance facility. Mr. Tartaglia explained that currently staff is working out of the concession building, which is not ideal as the use of the park has increased. He said that the addition of the ice rink in the winter will place additional demands on storage. The park is now open after dark with the addition of more lighting, resulting in more use. Mr. Camoia asked whether the new building will result in a loss of parking. Mr. Tartaglia responded that the total parking after all projects would actually increase.

**G. Capital Project RKD03 Kensico Dam Plaza Concession Building
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Miller explained that the concession building is too small to provide the services needed at the park and needs to be replaced. She added that the new building will include vastly improved restroom facilities. She said that the CBA will amend the project scope and advance funds from 2017 to the current year. Mr. Tartaglia stated that new services at the new building will be management of ice skate rental equipment when the rink is in operation. Ms. Hasbrouck asked if there was any rink on the site at the present; Mr. Tartaglia stated that there is not.

H. Capital Project RKD04 Kensico Dam Plaza Infrastructure/Site Work II
Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Miller stated that this project will include paving, drainage and piping to make the site functional both when the rink is operating and when it is not. Mr. Douglas clarified whether the space would be used during the rink's off-season. Mr. Tartaglia stated that it would, which is why design of the space is important.

I. Capital Project RKD05 Kensico Dam Plaza Reflecting Pool Restoration
Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Miller stated that this project would restore the reflecting pool and water circulation system. Ms. Hasbrouck asked if there were other outdoor rinks in the region. Mr. Tartaglia responded that there are not many outdoor rinks, but they are popular. Mr. Douglas asked if the rink would include chillers to keep frozen and asked when the season for operation would be. Mr. Tartaglia responded that it would be open through the "Winter Wonderland" event at the park and probably be open from Thanksgiving through March, noting that weather will be a factor. Mr. Rosen asked if skate rental would be a concession. Mr. Tartaglia answered that this would be explored in the future. Ms. Hasbrouck asked whether hockey equipment would be rented; Mr. Tartaglia responded that it would. He added that netting, pucks and other equipment will all need space to be stored.

Mr. Douglas read a portion of the resolution on RKD02. Mr. Rosen motioned to adopt the resolutions; Mr. Camoia seconded.

Mr. Douglas read a portion of the resolution on RKD03. Mr. Starr motioned to adopt the resolutions; Mr. Camoia seconded.

Mr. Douglas read a portion of the resolution on RKD04. Mr. Rosen motioned to adopt the resolutions; Mr. Starr seconded.

Mr. Douglas read a portion of the resolution on RKD05. Mr. Camoia motioned to adopt the resolutions; Mr. Starr seconded.

The resolutions to amend the 2016 County Planning Board Report to include the four Kensico Dam Plaza capital projects were adopted unanimously.

VIII. Matters for Board Discussion and Possible Action

A. Draft Planning Board Report on the 2017 Capital Project Requests

Mr. Natarelli introduced the draft Planning Board Report on the 2017 Capital Project Requests that has been prepared by staff. He stated that the revised report does not include projects concerning Playland as they are being advanced to 2016. Mr. Natarelli explained that the bulk of the capital project requests from all County departments are for rehabilitation and replacement of existing infrastructure and facilities, reflecting Westchester's status as a mature county.

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He said that the dollar amount for capital project requests are much higher in the first two years of the five-year budget and drop off in the last three years. He explained that this should ideally be “smoothed out” over the five years which would also allow projects to be completed in a timely manner with consistent project work load year to year. Mr. Douglas expressed strong support for that position and said it should be a recommendation of the Planning Board. Mr. Natarelli responded that the draft report includes this recommendation.

Mr. Douglas asked for clarification on what caused the decrease in the non-County share of total project costs. Mr. Natarelli responded that the immediate past years included large single projects that were eligible for significant federal funding, in particular the Crane Road Bridge replacement project. Mr. Natarelli noted that the tax levy appropriations do not include Westchester Community College, the County Airport or County refuse districts.

Utilizing a PowerPoint presentation, Ms. Miller highlighted proposed projects that the staff believed that the Board would have the most interest. She discussed P0027 and P0028, which are requests to repair bridges on the Bronx River Parkway over the Bronx River at Greenacres Ave. and the County Center, respectively. P0027 will reconstruct a heavily used bridge but incorporate the original stonework that dates from 1920 so as to maintain the historic character. P0028 would rehabilitate an original BRP bridge on the northbound Parkway. Mr. Tartaglia stated that the Bronx River Parkway is the County’s first park and an important historic county asset. Ms. Miller also discussed RB03Y, rehabilitation for minor deterioration of a bridge over the Bronx River and Parkway and BCR53, which would bring a maintenance garage up to meet safety regulations and add restrooms.

Ms. Miller discussed BES13 for work on the County’s Fire Training Center, used by a number of fire and rescue crews. She said that several projects will address new flood hazard mitigation measures to be added to the scope in response to Hurricane Sandy. She said these include SMO75 and SMO95 covering work on the Mamaroneck Sanitary Sewer District Pump Station and SPS05 and SNY95 for the Yonkers SSD Pump Station. She noted that BIT32 covers replacing radio communication equipment used by first responders. Mr. Natarelli added that Chief Information Officer John McCaffrey had presented the importance of this project to the Planning Board several meetings ago.

Ms. Miller described BIT40 which will update aerial photography of the county. Mr. Douglas asked when this was last done; Mr. Natarelli responded that it had been a few years. Ms. Miller continued presenting with RPA03 which will provide for rehabilitation of the North and South County Trailways. The thin level of asphalt on the North County Trailway would be replaced with a thicker layer which will last longer. Mr. Tartaglia added that drainage will be improved.

Ms. Miller used a map to illustrate the location of the Tarrytown-Kensico Bikeway proposed under BPL13, which would connect Kensico Dam Plaza and the Bronx River pathway with the North/South County and Old Croton Aqueduct trailways. She said that RBM03 would provide bicycle pathway improvements in Blue Mountain and that RKP01 would provide for rehabilitation of Kingsland Point Park. Mr. Tartaglia noted that it is the County’s responsibility for major

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rehabilitation of that park's facilities while the Village of Sleep Hollow is responsible for maintenance. He added that the developer at the former GM site may be donating parkland as part of the project that will connect to the park. Mr. Douglas noted that it was good to see rehabilitation of parks getting a focus in the budget.

Mr. Natarelli noted that the County's Capital Projects Committee will meet in August and that Planning Board action on the draft report must occur before that meeting so that the Committee will have the recommendations of the Planning Board before it. He added that if the Board takes action to adopt the draft report at this meeting, it may allow the August meeting to be canceled. Mr. Douglas responded that there would be no gain in waiting until August to vote.

Mr. Douglas read a portion of the resolution, noting the recommendation that there should be a focus on spreading project funding requests over the full five years of the budget. Mr. Camoia motioned to adopt the resolution; Mr. Starr seconded. The Planning Board Report on the 2017 Capital Project Requests was adopted unanimously.

IX. Matters for Board Information

None.

X. Other Business

None.

XI. Adjournment

The meeting was adjourned at 9:40 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Wednesday, September 7, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Michael Camoia (Village)
Andrea Carapella Rendo (Town)
Dennis Starr (City)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Joseph Nicoletti for Thomas Lauro, Acting Commissioner of Department of Public Works & Transportation
Lou Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities

PLANNING BOARD MEMBERS ABSENT:

Holly Hasbrouck (Town)
Mark Rosen (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
Lukas Herbert, Associate Planner
Meghan Miller, Planner
Kay Eisenman, Planner

GUESTS:

Peter Tartaglia, Deputy Commissioner, Department of Parks, Recreation and Conservation
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Nina Arron, Director of Planning & Sustainability, City of New Rochelle
Frank Fish, Principal, BFJ
Rosemary Noonan, Executive Director, Housing Action Council

I. Call to Order

Jeremiah Lynch, Chair, called the meeting of the Planning Board to order at 8:10 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They are scheduled for 8:00 a.m. on Tuesday, October 4, Tuesday, November 1, and Tuesday December 6.

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III. Adoption of Minutes

Mr. Lynch said he had reviewed the minutes and asked if members had any comments on the draft. Mr. Starr said that at the last meeting he asked, if the County was close to attaining the number of units required under the Housing Settlement, why were additional new units being brought before the Planning Board for recommendation for acquisition? Ms. Drummond confirmed that he asked that question and that she responded, it was advisable to have some extra units in the pipeline in the event that one or more developments do not proceed. Mr. Starr asked that this exchange be reflected in the minutes.

Mr. Douglas made the motion to adopt the minutes; Mr. Arndt seconded. The minutes of the July 2016 meeting of the Planning Board were adopted, as amended, unanimously.

IV. Chairman's Remarks

Chairman Jeremiah Lynch welcomed members back and hoped that everyone had a good summer.

V. Commissioner's Remarks

None.

VI. Matters for Planning Board Action

Ms. Drummond began by noting that the County is doing well with its efforts to accomplish the benchmark of having financing and building permits in place for 750 units of fair and affordable housing by December 31, 2016. She reported that, as of this meeting, the County has 762 units with financing in place and 634 units with building permits. Ms. Drummond stated that the four affordable AFFH developments before the Board at this meeting will yield nine units. She reminded the Board that the income criteria for households in these units are up to 50% or 60% of the Westchester Area Median Income (AMI) for rental units and up to 80% of AMI for ownership properties.

A. BPL50 Fair and Affordable Housing – 70 West Street, Unit #A8, Town of Harrison –
Amendment of Planning Board Report on 2016 Capital Project Requests

The property at 70 West Street is a one-bedroom condominium. It is the second unit in the complex to be purchased by the County. It is relatively small but it is located in a desirable area, close to transportation and services. The total requested funding is \$224,776. The property is expected to sell for approximately \$135,000, leaving a total subsidy of \$89,776.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Mr. Arndt seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 70 West Street in the Town of Harrison as a component of Capital Project BPL50 FAH was adopted with Mr. Sullivan voting no.

B. BPL50 Fair and Affordable Housing –41 & 42 Old Bedford Road, Town of Lewisboro –
Amendment of Planning Board Report on 2016 Capital Project Requests

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Ms. Drummond stated that the properties at 41 and 42 Old Bedford Road are across the street from each other. Rental units are needed in this area and they are within walking distance of the Goldens Bridge train station. She noted that they are not in good shape and will be substantially rehabilitated by the developer, ACE, Inc. Six two-bedroom AFFH rental apartments for seniors aged 55 and older will be created. One property has 2,500 square feet of living space for two apartments and the other has 3,500 square feet for four units. Acquisition cost will total \$250,000 and rehabilitation cost will total \$1,252,000. The total amount of County funding requested for the project is \$1,110,000, creating a subsidy of \$185,000 per unit. The monthly rent per unit will be \$1,100. Ms. Rendo said she is familiar with the area noting that it is very convenient to transportation and shopping, as well as being in a charming older area. She felt that renovating these two homes would help to upgrade the neighborhood. Street parking is also available for residents.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Mr. Douglas seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units located at 41 and 42 Old Bedford Road in the Town of Lewisboro as a component of Capital Project BPL50 FAH was adopted with Ms. Rendo abstaining and Mr. Sullivan voting no.

**C. BPL50 Fair and Affordable Housing – 30 Grove Road, Town of North Castle –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond said the three-bedroom, 1,500 square feet, single-family home on 30 Grove Road in the Town of North Castle will yield one homeownership unit. The total County funding requested is \$363,200. The property is expected to be sold for approximately \$176,400, leaving a subsidy of \$186,800. Ms. Drummond said that the house is in acceptable condition and it is located in an established neighborhood. The unit will be marketed in accordance with an approved AFFH marketing plan.

Ms. Drummond was asked whether there was ever any difficulty finding buyers. Ms. Noonan answered that finding buyers is not the difficult part but that qualifying the applicants and helping them to choose which property they want is often what holds up the process.

Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Commissioner O'Connor seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 30 Grove Road in the Town of North Castle as a component of Capital Project BPL50 FAH was adopted with Mr. Sullivan voting no.

**D. BPL50 Fair and Affordable Housing – 3408 Deerhaunt Street, Yorktown Heights, Town of Yorktown –
Amendment of Planning Board Report on 2016 Capital Project Requests**

Ms. Drummond stated that this property is a five-bedroom, 1,900 square feet house, noting that this size is a rarity for the program but one for which demand has been expressed. A total of \$428,500 in County funding is requested for acquiring, marketing and property management costs. The house is expected to be sold for approximately \$243,370, leaving a subsidy of \$185,000.

Mr. Lynch read a portion of the resolution. Mr. Nicoletti moved to adopt the resolution; Mr. Camoia seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units located at 3408 Deerhaunt Street in the Town of Yorktown as a component of Capital Project BPL50 FAH was adopted. Mr. Sullivan voted no.

Mr. Douglas inquired as to whether any funds would be left over from CDBG accounts once the process is complete; Ms. Drummond responded that all funds will be utilized. Mr. Starr asked if every development recommended by the Planning Board has gone forward; Ms. Drummond said that not all have at this time. She added that a few developments are still being reviewed by local boards. Mr. Sullivan asked about the status of the Analysis of Impediments; Ms. Drummond replied that the County has retained a new consultant as directed to do so by the Court and work will begin soon.

E. Amendment of Planning Board Report on 2017 Capital Project Requests

Mr. Natarelli reported that the County Executive, after reviewing the proposed 2017 Capital Projects, has decided to include in the proposed 2017 capital budget two new Department of Parks, Recreation and Conservation capital projects and advance a third Parks capital project from year 2018 to 2017. He said that the Planning Board has not reviewed the physical planning aspects of these three projects:

RSP01 – Sprain Ridge Park Site Work
RSW04 – Saxon Woods Ballfield Rehabilitation and
RTB10 – Tibbets Brook Ballfield Rehabilitation.

Mr. Natarelli said that the Sprain Ridge playground includes site work and infrastructure improvements including new play equipment, drainage, grading and landscaping. It also needs safety surfaces to bring it up to code. Mr. Tartaglia further described the work and noted that it would complement the pool once it is reopened. Commissioner O'Connor noted that sidewalks will be repaired, safety surfaces installed along with the new play equipment. She said the park is open even though the pool is not and it is heavily used.

Mr. Natarelli said that the Saxon Woods Ballfield was constructed as part of the Legacy Program in a partnership with the City of White Plains but that the IMA has expired and operation has returned to the County Parks Department. Commissioner O'Connor said that because of very heavy usage, the surface must be replaced in order to keep it safe.

Mr. Natarelli described a similar situation at the Tibbets Brook Park ballfields. It was also a Legacy Program project in partnership with the City of Yonkers. Commissioner O'Connor reported that the fields have not been well maintained and that installation of new artificial turf is required in order to keep the fields safe and useable. She added that the fencing and bleachers will be replaced. She noted that the fields are heavily used and are lit for night use.

Mr. Natarelli said that Department of Planning staff has prepared a draft Planning Board Report for each of these three projects for the Board's review along with a draft resolution which would amend the Planning Board Report on 2017 Capital Project Requests, adopted at the July 12 meeting, so as to add these projects and the three reports.

Mr. Lynch read a portion of the resolution. Mr. Sullivan moved to adopt; Mr. Starr seconded. The resolution to amend the Planning Board Report on 2017 Capital Project Requests so as to include the three projects and the report on each was unanimously adopted.

VII. Referrals

A. Referral Reports

Mr. Buroughs requested Board action on two referral reports:

1. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board June 16, 2016 to July 15, 2016
2. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board July 16, 2016 to August 15, 2016

Mr. Starr asked about a project in New Rochelle, NRO 16-011, at 700 Davenport Avenue for a multi-family housing development. He expressed concern about parking for the project as the area is within a flood plain; he asked whether it would be in the open or in a garage. Mr. Nicoletti explained that the design must comply with all FEMA and New Rochelle flood prevention regulations.

Mr. Arndt moved to approve the referrals reports; Mr. Camoia seconded. The referral reports dated June 16, 2016 to July 15, 2016 and July 16, 2016 to August 15, 2016 were approved unanimously with Mr. Camoia recusing himself from the HAR 16-005C referral, The Residences at Corporate Park Drive.

B. Referrals of Interest

Referral File No. NRO 16-001B – EnvisioNR Comprehensive Plan and Zoning Amendments, draft Generic Environmental Impact Statement; City of New Rochelle

Mr. Buroughs introduced Nina Arron, Director of Planning and Sustainability, Department of Development, City of New Rochelle and Frank Fish, Principal, BFJ, the City's consultant.

Mr. Fish used a PowerPoint presentation to provide an overview of the City's proposed Comprehensive Plan Update and zoning amendments. He said that the last Comprehensive Plan was drafted in 1995 so it was time to bring it up to date and coordinate it with the downtown redevelopment efforts. Mr. Fish said that there needed to be community consensus on a vision for the future of New Rochelle. The City received a grant from NYSERDA to support the update which was a two-year effort involving a number of public workshops and hearings. Mr. Fish described the chapters of the Comprehensive Plan: introduction, downtown center, commercial clusters and corridors and neighborhood preservation and enhancement. Next he talked about the

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regional context and history of the city, followed by a look at population and housing. He said that the City is promoting affordable housing as well as a mix of housing. He said that Chapter 4 identifies 10 recommended zoning code amendments. Chapter 5 deals with the economy.

Mr. Fish discussed the particular value of the colleges within the city which are important components of the plan. Chapter 6 deals with the downtown area whose highest density is near the train station and Chapter 7 discusses public facilities and utilities. He said that Chapter 8 deals with transportation and that an important issue to be dealt with is a redesign of North Avenue and Huguenot Avenue to determine whether they should be made into two-way streets. Chapter 9 concerns parks, open space and natural resources. Mr. Fish said that an important concern is the need for more public access to the waterfront. The final chapter, Chapter 10, discusses historic and cultural resources, including the extension of the cultural district.

Mr. Sullivan wondered about flooding issues and Mr. Fish responded that because of the topography of New Rochelle, with its steep rise from the Long Island Sound, there is less flooding than, for example, the flats of Mamaroneck where whole areas are prone to severe flooding. He said the city is also engaged in doing an LWRP which discusses flooding. Mr. Starr added that Iona College has had flooding problems during storms, as has the Pinebrook area which is near a stream and was built on wetlands which had been filled in. Mr. Fish agreed that there are specific areas prone to flooding and that he did not intend to minimize the problem.

Commissioner O'Connor asked about the expansion of Iona College noting that public controversy resulted when the college proposed to build new student dormitories adjacent to a residential area. Mr. Fish said that the college heard the complaints and changed its plans so as to build along North Avenue where the City allows development can be higher and in the already built-up corridor. Replying to a question from Mr. Starr about the future of David's Island, Mr. Fish said that there would be no bridge to the island and that the existing zoning is not proposed to be changed. He noted that the LWRP includes a discussion of David's Island and there is currently no organized effort to develop it.

Mr. Douglas complimented the plan. He said it was good that traffic impacts downtown have been analyzed and that the two-way system of streets may be better for both the merchants and the public. Ms. Arron said that sustainability is a topic that is being emphasized throughout the plan, noting that both solar power and wind power could be used on a small scale, as well as advancing complete streets initiatives, encouragement of biking, installation of bike racks and Transportation Oriented Development in the downtown.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

None.

X. Other Business

None.

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XI. Adjournment

The meeting was adjourned at 10:40 a.m. on a motion of Ms. Renda, seconded by Mr. Douglas.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 4, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Andrea Carapella Rendo (Town)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Vincent Kopicki, Commissioner of Department of Public Works & Transportation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

PLANNING BOARD MEMBERS ABSENT:

Michael Camoia (Village)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director of Urban Design
Kim Holland, Program Administrator
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Meghan Miller, Planner

GUESTS:

Dante Daly, Director of Fiscal Affairs, Board of Legislators
Eileen Mildemberger, Senior Advisor, Office of the County Executive
Joseph Nicoletti, Deputy Commissioner, Department of Public Works & Transportation
James Birrittella, Chief of Administration, Department of Correction
Harry Sabatano, Administrative Captain, Department of Correction

I. Call to Order

Jeremiah Lynch, Chair, called the meeting of the Planning Board to order at 8:03 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. He noted that Deputy Commissioner Drummond has requested that the November meeting be moved up to Tuesday, October 25 at 8:00 a.m. due to the urgency to have fair and affordable housing developments considered early enough to allow submission to the Board of Legislators for action before the end

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of 2016. The County is working towards having 750 building permits approved in 2016 to avoid monthly fines beginning January 2017 as per the 2009 Housing Settlement. Ms. Drummond noted that 647 building permits have been obtained to date. Information on at least two additional properties will require review by the Board. The Board approved Tuesday, October 25 at 8:00 a.m. as the next meeting. The last meeting in 2016 is scheduled for Tuesday, December 6 at 8:00 a.m.

III. Adoption of Minutes

Mr. Lynch said he had reviewed the minutes of the Board meeting of September 7, 2016 and asked if members had any comments on the draft. Mr. Starr requested that the minutes be corrected on the discussion by Frank Fish on the City of New Rochelle's EnvisioNR Comprehensive Plan and Zoning Amendments (NRO 16-001B). The minutes stated that Mr. Fish discussed "that an important issue to be dealt with is a redesign of North Avenue and Huguenot Avenue..." Mr. Starr requested that the minutes be corrected to show that Mr. Fish discussed "a redesign of Main Street and Huguenot Street..."

Mr. Douglas made the motion to adopt the minutes as amended; Mr. Arndt seconded. The minutes of the September 2016 meeting of the Planning Board were adopted, as amended, unanimously.

IV. Chairman's Remarks

Mr. Lynch introduced the newest member of the Board, Vincent Kopicki, the new Commissioner of Public Works and Transportation. Mr. Kopicki introduced himself, discussing his past experiences both in private industry as an engineer and several government positions, most recently with the New York City Department of Environmental Protection.

V. Commissioner's Remarks

Mr. Buroughs reported that the City of White Plains held a public meeting last week to report on progress of the Downtown Transit District Study. He noted that a public information meeting will be held on October 20 by the New York State Department of Transportation to report on the Lower Hudson Transit Link regarding transit options and plans across the I-287 corridor.

VI. Referrals

Mr. Lynch asked the Board if there were any questions or comments on the Report on County Planning Board Referrals, letters dated August 16, 2016 through September 15, 2016. Mr. Lauro requested that the letter to the Town/Village of Mount Kisco regarding the site plan for an office building and parking spaces (MTK 16-003) be expanded to state that because the development will increase sewage flows from this site into County sewers, infiltration and inflow (I&I) mitigation should be performed. Also the applicant should verify that sufficient space is available to accommodate the storage of recyclables. Mr. Herbert said he would so report to Mount Kisco.

Mr. Douglas asked whether the Department could arrange for the Board to have a presentation on the General Motors redevelopment site in the Village of Sleepy Hollow. He noted that the draft EIS for the redevelopment of the 28.74 acre East Parcel, the subject of referral SLH 16-002, outlines a variety of municipal uses for the site under plans prepared by the Sleepy Hollow Local Development Corporation.

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Mr. Arndt requested background on GRB 16-005B, the proposed redevelopment of the former Frank's Nursery property on Dobbs Ferry Road. Mr. Herbert noted that the referral response letter recognizes the revised plans' inclusion of improved pedestrian access and sidewalks. Mr. Douglas asked whether the Department has questioned if the county may be becoming over-built with senior housing developments. Mr. Buroughs noted that the Department conducted such an assessment of senior projects in the 1990s, the last time there was an abundance of proposals. He noted that many of the proposals were never built.

Ms. O'Connor noted that a previous proposal at the Frank's Nursery site included an indoor sports facility. Mr. Herbert noted that the adjacent Westchester Golf Range also has been the subject of development proposals. Ms. O'Connor noted that there is a shortage of ball fields county-wide with a particular need for additional high-quality fields to match the growing demand. Mr. Ntarelli noted that the most recent County recreation survey was performed in 2002 at the creation of the County's Legacy Program which provides funding support to acquire open space and build recreation facilities. Mr. Lynch asked that the Board and staff continue to keep this issue in mind.

VII. Matters for Planning Board Action

A. 2017 Calendar for Westchester County Planning Board Meetings

Mr. Buroughs noted that the draft 2017 Calendar of Board meetings had been provided to the Board with most meetings proposed for the usual first Tuesday at 8:00 a.m. Several meetings are shifted to accommodate holidays. Without any suggested changes from the Board, the Board voted to approve the Calendar as drafted on a motion by Mr. Sullivan and seconded by Mr. Lauro.

B. Amendment of Planning Board Report on 2017 Capital Project Requests

Mr. Ntarelli explained that the County Executive will add a fourth project to the proposed 2017 Capital Budget (SPC38 Port Chester Water Resource Recovery Facility) that was not part of earlier drafts. The other three additional projects were discussed and recommended at the September Planning Board meeting (RSP01 – Sprain Ridge Park Site Work, RSW04 – Saxon Woods Ballfield Rehabilitation and RTB10 – Tibbetts Brook Park Ballfield Rehabilitation). A draft report on the new project was sent to the Board for review. The draft resolution would add this fourth project to the Board's review and replace Resolution #16-54 adopted in September by rescinding that resolution. On a motion by Mr. Douglas and seconded by Mr. Arndt, the Board voted to amend the adopted Planning Board Report on the 2017 Capital Project Budget Requests so as to include the four additional capital projects and the Planning Board's report on each of these projects.

C. SPC38 Port Chester Water Resource Recovery Facility

Mr. Ntarelli reported that the County Executive will also submit the fourth capital project just discussed to the Board of Legislators so as to be added as a new capital project in the 2016 Capital Budget. The project calls for the structural rehabilitation of the primary settling tank, channel concrete roof slabs, primary sludge piping system, influent channel span beams and related work at the Port Chester Water Resource Recovery Facility. Referring to several PowerPoint slides, Commissioner Lauro showed the deterioration and need for repair and replacement of the

components at the plant. He stated that the plant was built by the Village of Port Chester in the 1960s and was later taken over by the County. He said that the build-up of moisture and acid over time has caused deterioration to the structures. As the tanks are always in use, the problems were only discovered about nine months ago when they were drained for other repairs. The work will cost \$3 million. On a motion by Mr. Douglas and seconded by Mr. Arndt, the Board amended its Report on 2016 Capital Project Requests to include the new project and adopted the Planning Board report for the project giving it a rating of “PL2” – approved in concept, subject to review when more detailed studies or plans are prepared.

D. BPL26 Loh Neighborhood Flood Mitigation Project, Village of Tarrytown

Mr. Natarelli and Mr. Zaino described the history of the previously approved Loh Park flood mitigation project in the Village of Tarrytown. The project is being funded by the County, the Village and other funding sources. They reported that the original design was impractical due to the inability to obtain easements over private property. The new design avoids construction and easements on private property but the changes in the design results in a higher cost – \$3.5 million, an increase of \$1,667,000. \$900,000 of the total project cost will be funded by the County. The new elements include the storage of stormwater in underground tanks in the Village’s Loh Park; the previous design called for an open retention basin which would limit use of the park. Another feature is an improved, smaller culvert through the Old Croton Aqueduct, which is New York State Park facility. The new design has been approved by the New York State Office of Park, Recreation and Historic Preservation. Mr. Zaino noted that the project also allows more water to be absorbed into the ground at the project site instead of flowing west into the Hudson River; the project also helps improve the quality of the water flowing west by capturing sediment within the underground basins. The Village will be responsible to periodically check, clean and maintain these structures. The Board voted to approve a resolution supporting the revised scope of this capital project on a motion by Mr. Lauro, seconded by Mr. Sullivan.

E. BCR54 Laundry Room Equipment Replacement, Town of Mount Pleasant

Mr. Natarelli reported that the County Executive will submit legislation to authorize an amendment to the 2016 Capital Budget so as to add and fund a new project for Department of Correction that will purchase and install replacement laundry equipment at the County Correctional Facility at the Valhalla Campus at Grasslands. Chief Birrittella and Captain Sabatano said that the existing equipment is 12 years old and in need of replacement. In addition to two large washers, four dryers and one small dryer, the project includes electrical work and the replacement of the concrete slab bases for the equipment. Inmate clothing and bedding are cleaned in the machines; inmates currently perform laundry duties and are trained for future employment opportunities. A major challenge will be the suspension of laundry washing during the project’s construction; the Department is currently looking for outside laundry services. In response to a question, Chief Birrittella said that the new equipment will be energy efficient. A resolution supporting the amendment to the 2016 Capital Budget was approved by the Board on a motion by Mr. Douglas, seconded by Mr. Lauro.

BPL50 Fair and Affordable Housing – 41 Church Street, Town of Bedford

Ms. Drummond noted that the County is working towards accomplishing the benchmark of having financing and building permits in place for 750 units of fair and affordable housing by December 31, 2016. She reported that, as of this meeting, the County has 771 units with financing in place and 647 units with building permits. Monthly fines would be imposed, as detailed in the Settlement, should the County fail to meet the deadlines. Mr. Starr questioned who at the County keeps in contact with municipalities to stress the urgency of acquiring the building permits as soon as possible; Ms. Drummond noted that the County Executive's Chief of Staff works to communicate the urgency of the permits. Ms. Drummond noted that five properties being presented to the Board; two of these properties are foreclosed properties, two are currently owned by companies which have purchased the units for the purpose of flipping the properties on short sales and one property, in the Town of Bedford, was found following a call from an owner looking to sell a property in a condominium development where a unit was previously purchased and sold for affordable housing. She reminded the Board that the income criteria for households in these units are up to 50% or 60% of the Westchester Area Median Income (AMI) for rental units and up to 80% of AMI for ownership properties.

Ms. Drummond reported that the property at 41 Church Street is a three-bedroom single-family home. It will require the highest amount of subsidy of the units being discussed at the meeting. The home would be purchased by the County and rehabilitated by the County Department of Public Works and Transportation. Ms. Drummond noted that the rehabilitation costs were developed following a property review by a rehab specialist. The total requested funding is \$425,100. The property is expected to sell for \$245,000, leaving a total subsidy of \$180,000.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 41 Church Street as a component of Capital Project BPL50 FAH was adopted; Mr. Sullivan voted no.

F. BPL50 Fair and Affordable Housing – 108 Nottingham Road, Unit G, Town of Bedford

The property at 108 Nottingham Road, Unit G, is a one-bedroom condominium in a multi-family structure. The unit came to the attention of the County from the current owner after another unit was purchased and sold at the building. The total requested funding is \$236,000. The property is expected to sell for \$155,000, leaving a total subsidy of \$81,000.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 108 Nottingham Road, Unit G, as a component of Capital Project BPL50 FAH was adopted; Mr. Sullivan voted no.

G. BPL50 Fair and Affordable Housing – 208 Centre Street, Village of Buchanan

The property at 208 Centre Street is a three-bedroom single-family home with a walk-out basement. The property is currently owned by a company that is rehabilitating the home and will

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expand its livable space to three floors. The total requested funding is \$406,000. The property is expected to sell for \$265,000, leaving a total subsidy of \$141,000.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Mr. Lauro seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 208 Centre Street, as a component of Capital Project BPL50 FAH was adopted; Mr. Sullivan voted no.

H. BPL50 Fair and Affordable Housing – 280 Bleakley Avenue, Village of Buchanan

The property at 280 Bleakley Avenue is currently a two-family home that will be renovated into a four-bedroom single-family home. The property is currently owned by a company that is rehabilitating the home. In response to a question, Ms. Drummond noted that the garage door would be replaced and lead paint will likely need to be addressed. The total requested funding is \$377,000. The property is expected to sell for \$300,000, leaving a total subsidy of \$77,000.

Mr. Lynch read a portion of the resolution. Mr. Lauro made a motion to adopt the resolution; Mr. Arndt seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 280 Bleakley Avenue, as a component of Capital Project BPL50 FAH was adopted; Mr. Sullivan voted no.

I. BPL50 Fair and Affordable Housing – 2906 Old Yorktown Road, Town of Yorktown

The property at 2906 Old Yorktown Road is a four-bedroom single-family home. The home would be purchased by the County and rehabilitated by the County Department of Public Works and Transportation. Mr. Nicoletti noted that New York State has recently published a new building code which includes more stringent energy saving requirements and will likely increase costs of this and other projects. The total requested funding is \$460,000. The property is expected to sell for \$300,000, leaving a total subsidy of \$77,000.

Mr. Lynch read a portion of the resolution. Mr. Douglas made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH unit located at 2906 Old Yorktown Road, as a component of Capital Project BPL50 FAH was adopted; Mr. Sullivan voted no.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

None.

X. Other Business

None.

XI. Adjournment

The meeting was adjourned at 9:31 a.m. on a motion of Mr. Arndt, seconded by Mr. Starr.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 25, 2016

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Michael Camoia (Village)
Holly Hasbrouck (Town)
Andrea Carapella Rendo (Town)
Mark Rosen (Town)
Dennis Starr (City)
Vincent Kopicki, Commissioner of Department of Public Works & Transportation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

PLANNING BOARD MEMBERS ABSENT:

Dwight Douglas, Vice Chair (City)
Neil Sullivan (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
Lukas Herbert, Associate Planner
Kay Eisenman, Planner

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Office of the County Executive

I. Call to Order

Jeremiah Lynch, Chair, called the meeting of the Planning Board to order at 8:10 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. He noted that Tuesday, December 6 would be utilized if needed. The Board approved this date as well as Tuesday, January 10 at 8:00 a.m. and Tuesday, February 7 at 8:00 a.m.

III. Adoption of Minutes

Mr. Lynch said he had reviewed the minutes of the Board meeting of October 4, 2016 and asked if members had any comments on the draft. He complimented Mr. Brady who did an "outstanding job" on the minutes. There were no corrections or revisions. The minutes of the October 4, 2016 meeting of the Planning Board were adopted unanimously.

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IV. Chairman's Remarks

None

V. Commissioner's Remarks

Mr. Buroughs said that he appreciates members coming twice in one month in order to act on what could be the last action items for housing under the Housing Settlement. The urgency of considering fair and affordable housing developments in time to submit to the Board of Legislators before the end of the year drove the need to move up the November meeting date by a week.

VI. Referrals

Mr. Lynch asked the Board if there were any questions or comments on the Report on County Planning Board Referrals, letters dated September 16, 2016 through October 15, 2016. Mr. Starr commented about the surge of proposed new housing in downtown New Rochelle and the effect on the capacity of the sewage treatment plant. Commissioner Lauro said that the Planning Board, at the urging of the Department of Environmental Facilities, has consistently raised the issue of treatment plant capacity and of the need for municipalities to require developers to contribute to, or to conduct, inflow/infiltration (I&I) work as mitigation for adding to the flow to the plants. He suggested that more could be done. As an example, he said that municipal building inspectors could require inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. He said this could at least be made a requirement at the time property ownership is transferred. Mr. Starr noted that the proposed new development causes concern for the infrastructure, plant capacity and the need for proper inspection. He said that the downtown residential towers developed by Avalon may change hands and the Building Inspector should take the opportunity to check the sewer connections.

Commissioner Lauro said that his department is looking into a plant upgrade at New Rochelle that could cost \$30 to \$35 million. He and other members noted that developers could be required by municipalities to contribute into a fund dedicated to underwrite the cost of treatment plant upgrades and expansion.

Mr. Starr next raised the topic of reducing required parking spaces for new developments and voiced concern that this may be a short-sighted decision. Mr. Herbert responded that the County Planning Board has been supporting a reduction of parking space requirement to one space per unit for developments that had ready access to public transportation, not for all developments. He said that studies of actual parking space utilization have supported this approach.

Mr. Arndt expressed concern about the proposal to construct Columbus Plaza in the Town of Mount Pleasant with 14 new retail spaces. He noted that a nearby shopping strip has an 80 percent vacancy rate and it seems unwise to build more commercial space. Commissioner O'Connor agreed with his observation. Mr. Lukas observed that the subject property has been zoned by Mount Pleasant to allow the proposed commercial use as-of-right; he said that the referral response letter urged the Town to consider a comprehensive vision for the Columbus Avenue corridor.

Mr. Lynch made a motion to ratify the referral letters which was seconded by Commissioner Lauro and approved.

VII. Matters for Planning Board Action

As an introduction, Ms. Drummond said that to date 778 units of fair and affordable housing have financing in place and 658 units have building permits. The County is required to have 750 units with financing and building permits by the end of 2016. Mr. Lynch asked if it would be possible to see a map of where all the AFFH housing is located within the county. Ms. Drummond replied that such a map is included in the Quarterly Report to the Monitor and that there are housing units in 28 of the 31 eligible municipalities, with Bronxville and Tuckahoe being the exceptions. Ms. Drummond also reported that the area of Westchester that is identified as the most popular for people seeking affordable housing is southern Westchester, including the cities of Yonkers and Mount Vernon. She said that two person households are in the majority. Mr. Burroughs said that a summary report on all housing units established under the Settlement will be prepared after the December 31 deadline.

A. BPL50 Fair and Affordable Housing – 10 Main Street, Village of Hastings-on-Hudson
- Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond, using a PowerPoint presentation, identified a four-unit house in Hastings-on-Hudson that the County proposes to provide funding for rehabilitation so as to establish four affordable AFFH two-bedroom rental units. The County will spend \$797,900 for rehabilitation but there will be no acquisition costs. She noted that the County has been looking at this property and an adjacent lot for several months but as the development of the adjacent lot will take longer, it was decided to move ahead with just this one property. She said Village officials are supportive.

Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Commissioner O'Connor seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units at 10 West Main Street as a component of Capital Project BPL50 FAH was adopted.

B. BPL50 Fair and Affordable Housing – 324 Saw Mill River Road, Town of New Castle
- Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond said that Board members have reviewed other houses in this same area, part of the Millwood hamlet. The County is proposing to purchase two adjoining lots owned by the same person. One lot is developed with a residence and the other lot is vacant. Two single-family, 3-bedroom, affordable AFFH homeownership units, one on each lot, will be created. The two houses will have separate septic systems and will be developed by Habitat for Humanity, which will be responsible for the rehabilitation and construction. The County will spend \$381,000.00 to acquire the property.

Mr. Lynch read a portion of the resolution. Mr. Camoia made a motion to adopt the resolution; Commissioner Kopicki seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units at 324 Saw Mill River Road as a component of Capital Project BPL50 FAH was adopted.

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- C. - BPL50 Fair and Affordable Housing – 214 Hillside Place, Town of Eastchester
- Amendment of Planning Board Report on 2016 Capital Project Requests

Ms. Drummond noted that this property just come to the County's attention the day before the meeting. It is a four-family house with a two-car garage in front which is proposed to be rehabilitated by Community Housing Innovations. The County will contribute toward the acquisition of the property and CHI will conduct the work necessary to establish one 3-bedroom unit, two 2-bedroom units and one 1-bedroom unit. Mr. Camoia noted that the list sale price is \$819,000 and that the County's share is described as \$640,000. Ms. Drummond said that the negotiations are not complete but clarified that CHI would contribute to the purchase and carry a mortgage on the property. She said that the County's share for acquisition and settlement costs is now estimated as \$640,000 but that this figure may change although the scope of physical work – the production of four affordable AFFH units will not.

Mr. Lynch read a portion of the resolution. Mr. Arndt made a motion to adopt the resolution; Ms. Hasbrouck seconded. The resolution to amend the 2016 County Planning Board Report to include the affordable AFFH units to be located at 214 Hillside Place as a component of Capital Project BPL50 FAH was adopted.

Commissioner O'Connor asked what would be the consequences if the County did not meet its benchmark of 750 affordable AFFH units by the end of the year. Ms. Drummond replied that the County could be subject to monthly fines. At this point several members noted that the County is subject to the actions and timetable of municipal officials reviewing applications for building permits. Ms. Drummond said that the County staff, including members of the County Executive's Office, is keeping in close contact with local officials and the housing developers to keep everything moving. She said that the County Department of Health has been very responsive and has conducted required field work in a very timely manner.

VIII. Matters for Board Discussion
None.

IX. Matters for Board Information
A. City of White Plains Downtown Transit District
This item was tabled for future discussion

X. Other Business
None.

XI. Adjournment
The meeting was adjourned at 9:30 a.m. on a motion of Commissioner O'Connor, seconded by Mr. Starr.