

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
March 19, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
George Hosey, Mt. Pleasant  
Jeanne Richman, Vice Chair, Scarsdale  
Norman Sheer, Bedford  
John Egnor for Anthony Landi, Commissioner,  
Department of Public Works  
John Yoegel for Anthony Landi, Acting Commissioner  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Stanley Motley, Commissioner  
Department of Parks, Recreation and Conservation  
Eileen Pilla, Tarrytown  
Dennis Robertson, Yonkers

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
William Brady, Associate Planner  
Diana Saltel, Associate Planner  
Edward Hoffmeister, Planner

OTHERS ATTENDING: Ken Valenti, Journal News  
Dr. Joseph Hankin, Westchester Community College  
Dr. John Flynn, Westchester Community College  
Bridget Anderson, Westchester Community College  
Lou Torrieri, Westchester Community College  
George Raymond, Housing Opportunities Commission  
Nancy Seligson, Environmental Management Council  
Edna Sussman, Federated Conservationists of Westchester County

I. Call to Order

The meeting was called to order at 8:10 a.m. by Frank McKenna, the Chair.

II. Meeting Dates and Announcements

The next three meeting dates are April 3, May 1 and June 5, 2001. The Planning Board retreat is scheduled for April 20 at either Lasdon Park or Muscote Farm.

**Westchester County Planning Board**

**March 19, 2001**

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III. Adoption of Minutes

The minutes of February 6 were approved as amended on a motion of Mrs. Richman, seconded by Mr. Fitzpatrick.

IV. Chairman's Remarks

Mr. McKenna commented that he liked the inclusion of news releases sent with Planning Board mailings.

V. Commissioner's Remarks

Commissioner Lannert noted that Ken Jackson is scheduled to speak in two weeks in Scarsdale at the first WMPF Distinguished Lecture event. The Commissioner reminded Board members that the annual CDBG Day event, usually attended by grant recipients, will be held on April 12 in Croton.

The Commissioner also reported that, as a result of an initiative by the County Executive, an Environmental Court is to be established with one judge assigned to all land use cases. This should allow more knowledgeable decisions.

The Commissioner reminded Board members that financial disclosure forms should have been received and are required to be completed and submitted to the Personnel Department.

The Commissioner noted that the recently released 2000 Census figures indicate growth in the County's Hispanic population and growth in the down-county population. These results confirm the trends presented in Megatrends last year. Mike Lipkin, the Department's demographer, will speak to the Board about the Census results at a later date.

VI. Committee Liaison Updates

A. Hal Fitzpatrick - PRC Master Plan

Mr. Fitzpatrick reported that he has spoken to Commissioner Motley, who appears to continue the Department's established priorities.

B. George Hosey – Housing Opportunity Commission

Mr. Hosey reported that the last Gold Standard video (The Fireman) for affordable housing has been produced.

C. Jeanne Richman – *Patterns* Subcommittee

Ms. Richman requested that any suggestions for discussions on *Patterns* at the upcoming Board retreat should be submitted to Mr. Buroughs prior to the retreat. Ms. Richman had attended the recent WMPF breakfast session on Urban Renewal and passed around information on a Haverstraw development that was showcased in that session.

VII. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

A motion to accept was made by Mr. Hosey, seconded by Ms. Richman, and passed.

B. Current Referrals

Mr. Buroughs noted that, due to the snow day cancellation of the March 6 Planning Board meeting, staff had conducted a telephone poll of Board members to discern their opinion of the previously distributed staff report on these two referrals. So as to not miss the deadline for submission of comments, the Board's letters were sent to each village.

1. SLH01-001 Kendal-on-Hudson Continuing Care Retirement Community , Sleepy Hollow

Board members discussed a municipality's ability to tax uses on land owned by a not-for-profit property owner.

A motion to ratify the comment letter on the final Environmental Impact Statement, sent previously by the Board to Sleepy Hollow, was made by Mr. Sheer, seconded by Ms. Richman, and passed. Mr. Douglas recused himself.

2. OSV01-001 Harbor Square, Village of Ossining

Board members expressed concern over use of CDBG funding as a guarantee against default for this project. Ms. Richman added that the project itself was not a good one and was shocked by the deficiencies in the draft Environmental Impact Statement.

Mr. Douglas requested that projects of this type be briefly presented to the Planning Board. Mr. Buroughs noted that that is the norm, however, due to the cancellation of the scheduled Board meeting date and the fact that comments have already been submitted, the presentations were not rescheduled for this meeting.

Commissioner Lannert, in response to members' queries regarding Department's access to comments from other agencies on their reviews of projects, e.g. DEP, DEC, suggested that the topic be added to the retreat agenda.

A motion to ratify the comment letter on the draft EIS sent previously by the Board to the Village of Ossining, was made by Ms. Richman, seconded by Mr. Sheer, and passed.

VIII. Matters for Board Action

A. New Homes Land Acquisition (Sandford Terrace Senior Affordable Housing, Mount Vernon)

Mr. Brady, using an aerial map and building plans, presented the major points of the proposed development of a 7-story, 55-unit building at Sandford Blvd. and Fifth Avenue in Mount Vernon. The affordable senior housing project will rent at between \$330 and \$637 per month. The County

will purchase the vacant property from the existing owner and will turn the property to the developer.

In response to Mr. Hosey's inquiry, Mr. Brady said that he would provide a schedule of income and expenses to the Board.

A motion to approve was made by Mr. Douglas, seconded by Ms. Richman, and passed. Mr. Hosey abstained.

B. 769 North Bedford Road

This project will be presented to the Board at a later date.

C. Westchester County Greenway Compact Plan

Ms. Saltel reminded the Board that she had made a presentation on the proposed Compact Plan at the February meeting. If the Planning Board approves the plan today, she said she will deliver a presentation in Albany to the Hudson River Greenway Board late in March. The Planning Board has before it a proposed resolution to support the four HRTW compendia prepared over the past four years as the Compact Plan. The next steps will be to meet with each of the communities to apprise them of the benefits that they would qualify for on adoption of the Compact Plan.

A motion to approve the resolution was made by Ms. Richman, seconded by Mr. Fitzpatrick.

IX. Matters for Board Comment

A. Planning Board Retreat Draft Agenda

Commissioner Lannert called the Board's attention to the previously distributed draft agenda for the April 20 retreat. She especially requested that Board members provide her with any questions for the Law Department that they would like answered, such as whether participation in the discussion of a matter is permitted by a board member who recuses himself from the matter.

Mr. McKenna suggested that the topic of "border wars" should be covered

After discussion, Board members agreed that general topics should be covered first, followed by organizational topics. Board members agreed that the length of the retreat should be extended until mid-afternoon.

X. Matters for Board Information

A. Westchester Community College Capital Presentation

After a brief introduction by Dr. Hankin, Dr. Flynn presented an update on completed capital projects and focused on projects for which funding is requested for the next year. It was noted that all projects are supported by the recently completed Campus Master Plan.

In response to a question from Mr. Hosey regarding County insurance liability for outside events, Dr. Hankin replied that last year over 330,000 people used the Campus for non-

education events. All outside sponsors of events at the Campus must provide proof of insurance.

In reply to Ms. Richman's question on why the College projects are being held up waiting for consultant selection, it was noted that the County Consultant Advisory Review Board (pre-qualification board) determines the fitness of consultants and engineers. The Board has a number of vacancies that must be filled before it can meet.

Dr. Hankin discussed the status of satellite locations: Ossining opened in January but will have the official ribbon-cutting this week, this week a meeting with architects on the Yonkers site is scheduled; and, the Mt. Vernon project is moving but the County has not yet decided which building in Mount Vernon will be used for the facility. In Peekskill, the College is in discussion with the landlord for future use of the building.

In reply to a question from Mr. Fitzpatrick, Dr. Hankin noted that the business community does support the College by providing internships and equipment donation but they could always use more help. Mr. Fitzpatrick suggested that the Westchester Community College contact the County Association and the Chamber of Commerce because getting the cooperation of local businesses and business organizations is essential to uplifting the community and its residents.

Dr. Hankin noted that the new Census figures will be very important and noted the increase in population from the urban areas and the decreased population from the up-county areas. He also noted the extremely popular ESL program which serves a wide array of students from various backgrounds and various proficiencies.

Mr. Hosey complimented Dr. Hankin and his staff for their fine presentation this year.

Ms. Richman requested that the Planning Board report for the College Student Center project analysis be revised to recommend that the Planning Board supports the proposed infrastructure work so that when the student center is completed, it can be connected. Ms. Richman did not want the recommendation to infer that the Planning Board wanted to hold up work on the student center until completion of the infrastructure work.

Ms. Sussman noted that David Church of the New York Municipal Federation has said that many counties have exerted their power through reviews of the Capital Budget approval process in addition to the General Municipal Law referral jurisdiction.

B. Housing Opportunities Commission

Mr. Raymond, the chairman of the County's HOC, highlighted the risks of the trade-off of sites for affordable housing for the open space that would be acquired under the various referendums for open space acquisition recently approved by municipalities. Since one of the priorities of land acquisition for open space is land adjacent to existing open space, through a domino effect, it could be construed to ultimately target the entire county for acquisition. Mr. Raymond proposes that *Patterns* should be revisited and amended to target appropriate land for use only for affordable housing.

The Board noted Mr. Raymond's concerns and that it was timely to raise them in view of the upcoming Planning Board retreat where these types of issues will be discussed.

**Westchester County Planning Board**

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C. Other

Ms. Seligson brought to the Board's attention a bus trip to Albany on Wednesday, March 21, for interested citizens from the Larchmont/Mamaroneck/New Rochelle area to voice their support for New Rochelle. Because of the existing cap on real estate tax rates in New Rochelle, the City has an artificially low economic base. By lifting the cap, it would lessen New Rochelle's dependence on new tax ratables.

XI. Adjournment

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

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
April 3, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Jeanne Richman, Vice Chair, Scarsdale  
Dennis Robertson, Yonkers  
Stanley Motley, Commissioner, Department of Parks, Recreation  
and Conservation  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
John Yoegel for Anthony Landi, Acting Commissioner  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Norman Sheer, Bedford

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
William Brady, Associate Planner  
Suzanne Nolan, Associate Planner  
Jeff Williams, Associate Planner  
Edward Hoffmeister, Planner  
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Ken Valenti, NY Journal News  
Susan Farley, NY Journal News  
Joel Levy, Department of Social Services  
Lee Jacobs, Department of Social Services  
Sal Carrera, Director of Real Estate  
Richard Hyman, Housing Opportunity Commission  
Nancy Seligson, Environmental Management Council  
Edna Sussman, Federated Conservationists of Westchester County

I. Call to Order

The meeting was called to order at 8 a.m. by Frank McKenna, the Chair.

II. Meeting Dates and Announcements

The next three meeting dates are May 1, June 5 and July 10, 2001. The Planning Board retreat is scheduled for April 20, 8 a.m. at Lasdon Park.

**Westchester County Planning Board**

**April 3, 2001**

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III. Adoption of Minutes

The minutes of March 19 were approved on a motion of Ms. Richman, seconded by Mr. Hosey, with a correction offered by Mr. Fitzpatrick.

IV. Chairman's Remarks

Mr. McKenna welcomed the new Park's Commissioner, Stanley Motley, and introductions were made all around. Mr. McKenna asked several questions pertaining to the new Census figures, and Commissioner Lannert replied that this issue would be discussed in depth at next month's meeting.

V. Commissioner's Remarks

Commissioner Lannert introduced new the Planning Board member from the City of Mount Vernon, Marcus Griffith. Mr. Griffith expressed his pleasure at being asked to serve, said he works for MetroMedia in White Plains, and has worked on a number of projects with the Mayor of Mount Vernon, Ernest Davis.

The Commissioner reported that the Department made a very successful presentation of the Westchester County Compact Plan on March 28 to the Hudson River Greenway Council in Albany. The Council was impressed with the County's work on the Riverwalk.

VI. Committee Liaison Updates

A. Hal Fitzpatrick - PRC Master Plan

Mr. Fitzpatrick said that a draft plan has been submitted for Kensico Dam Park, as the consultant is concentrating on individual parks. However, it was returned to the consultant for revision. The scope of work for Playland has changed, in that the pool is being re-thought. An Advisory Board meeting will be called when more information has come in.

B. George Hosey – Housing Opportunity Commission

Mr. Hosey said that the next meeting would take place April 11. An umbrella organization is in the process of formation, and an Executive Director is being sought. This organization will be a coordinating agency for various housing groups in the county.

C. Jeanne Richman – *Patterns* Subcommittee

No new comments.

VII. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

A motion to accept was made by Mr. Hosey, seconded by Ms. Richman, and passed.

B. Current Referrals



None

VIII. Matters for Board Action

A. New Homes Land Acquisition: 769 North Bedford Road, Bedford;

Mr. Brady used an aerial map as well as a rendering and site plan to illustrate his remarks. Located in the Town of Bedford, the 5.2-acre site will accommodate a two-story, 19-unit affordable rental building, and the conversion of an existing single family home into an affordable rental unit. Mr. Brady said that the Town is very supportive of the development and has rezoned the site and granted needed variances in order to allow the building to proceed. Mr. Hosey questioned the funding level, saying it seemed precarious to him, and urged that the figures be looked at carefully so as to avoid problems down the road. He felt that the coverage was not deep enough and that as a result maintenance and upkeep might suffer.

Other members were concerned that having only one-bedroom units gave no flexibility to people with larger families. Mr. Hosey added that the financial numbers demonstrate how it is usually not economically viable to make a building of all affordable units. A project with a mix of affordable and some at market rate allows the market rate to carry the affordable units.

In spite of these concerns, members voted to approve the project on a motion made by Mr. Hosey, seconded by Ms. Pilla.

B. Adoption of Planning Board Report for WCC 2001/02-2005/06

Ms. McLaughlin noted the schedule of presentations to the Capital Projects Committee in Announcements and Updates. A revised schedule will be sent to the Board for the May meeting at which time Board members will determine liaisons for the Planning Board report. Members' attendance at capital projects presentations was appreciated by the Departments. Members adopted the final Planning Board Report for the Westchester Community College requested budget and five-year plan, as amended by Board comments.

The report was adopted on a motion of Mr. Robertson, seconded by Ms. Pilla, and approved.

C. Capital Budget Amendments

1. B0056 - 375 Executive Boulevard Acquisition

Mr. Carrera discussed the project to provide funding for the acquisition of approximately 80,000 square feet in a building at 375 Executive Boulevard, in the Town of Greenburgh. The site is strategically located near Grasslands Reservation. This will allow the County to consolidate facilities from several rental sites around the county, and allow relocation to the site of a number of facilities at County-owned buildings. No money will be lost through leases as none will be broken, and approximately \$800,000 per year in savings will be realized, which does not include renovation fees. In response to a question by Ms. Richman, Mr. Carrera said the price does not include the cost of renovation and that such cost would be part of a future capital budget request.

Members approved the resolution on a motion of Mr. McKenna, seconded by Mr. Hosey.

2. BSS09 - Westhab Family Center Fence

Mr. Levy made a brief presentation on the need for construction of an approximately 790-foot precast concrete wall along the property line of the Westhab Family Center in Elmsford. Nearby residents want to be protected from the sight and noise of the facility and have asked for installation of a 15 foot high fence to replace a deteriorating wooden fence.

Several members, including Ms. Richman and Mr. Fitzpatrick, questioned the proportions of this fence, as well as the contention that this would withstand run-off from the steep slope. However, Mr. Douglas sought a balanced understanding of the problems saying that host communities for these facilities are hard to find and that the County should do what it can to shield the community from impacts of the facility. Mr. Douglas urged acceptance of the request.

The Board voted to support the capital project on a motion of Mr. Douglas, seconded by Mr. Yoegel. Mr. Robertson and Mr. Fitzpatrick voted against, Ms. Richman abstained.

IX. Matters for Board Comment

Mr. Robertson raised the issue of the forthcoming retreat asking if more material would be provided prior to the event. Mr. Buroughs replied that material will be mailed out in advance. He added that only one member so far had returned their manual, which will be amended, and will be used for the additional material. The retreat will begin at 8 a.m. at Lasdon Park.

X. Matters for Board Information

A. Playland Capital Budget Amendments

Ms. Nolan informed members of potential amendments for three existing Playland projects (see handout in packet). A maintenance building under the Dragon Coaster will see cost escalation because of the need to build sewer and water connections and water filtration equipment; the rehabilitation of the Colonnade requires some extra funding. Action by the Board is required due to the specialized nature of the construction. and the Music Tower stage also needs sewer and water connections. SHPO has been consulted on historic preservation issues, and the projects are subject to SEQR. This may be ratified at the meeting in May.

XI. Adjournment

The meeting adjourned at 9:20 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
May 1, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Marcus Griffith, Mount Vernon  
Eileen Pilla, Tarrytown  
Jeanne Richman, Vice Chair, Scarsdale  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
Jack Robbins, for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation

BOARD MEMBERS ABSENT: Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
George Hosey, Mt. Pleasant  
Dennis Robertson, Yonkers  
Norman Sheer, Bedford

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
Patrick Natarelli, Associate Planner  
Suzanne Nolan, Associate Planner  
William Brady, Associate Planner  
Edward Hoffmeister, Planner  
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Mary Ann Oros, Westchester Medical Center  
Michael Divney, Consultant  
Greg Mayer, Consultant  
Keith Eddings, NY Journal News  
Richard Hyman, Housing Opportunity Commission  
Edna Sussman, Federated Conservationists of Westchester County

I. Call to Order

The meeting was called to order at 8:20 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are June 5, July 10 and August 7, 2001.

III. Adoption of Minutes

The minutes of April 3 were approved on a motion of Ms. Richman, seconded by Ms. Pilla.

IV. Chairman's Remarks

Mr. McKenna said that the Planning Board Retreat had been a valuable experience and a help in re-focusing more seasoned members on issues they may not have thought of for a while. It was a very good orientation for new members and should be repeated periodically, perhaps every two years. The staff did a superb job, he said, and there was good interaction.

V. Commissioner's Remarks

Commissioner Lannert said a list of topics from the retreat will be distributed to members for them to prioritize and that these topics will be included as agenda items beginning in the fall. She will also try to set up a breakfast get-together with the County Executive for members who would be interested at a mutually agreeable time.

The Commissioner mentioned also that Connecticut has asked permission to use the Long Island Sound posters on I-95 in Connecticut.

Commissioner Lannert told members of the possibility of a public/private partnership for creation of a biomedical research facility in the county. An application is in to the State right now.

The Commissioner mentioned that, at the retreat, the Board said there would be value in asking the Soil & Water Board and the EMC to the Planning Board. She said she would make that request to those boards. Members discussed the possibility of changing the agenda to omit "Committee Liaison Updates" and only add them when there is something to report, and add others as they occur. It could be re-named "Liaison Updates."

VI. Committee Liaison Updates

A. Hal Fitzpatrick - PRC Master Plan

Mr. Fitzpatrick was not in attendance.

B. George Hosey – Housing Opportunity Commission

Mr. Hosey was not in attendance.

C. Jeanne Richman – *Patterns* Subcommittee

Ms. Richman had no remarks.

VII. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

Ms Richman noted the appropriateness of the staff comments on the CVS proposed in Ossining Village. Ms. Pilla emphasized the need for pedestrian access and was amazed that the plan did not provide for this. She stated that the Village should restrict use of the remainder of the site which is crossed by a stream. Ms. Richman also noted the importance of the comments made on the proposed New Rochelle Intermodel Station.

The sense of the Board was unanimously in favor of the project.

B. Current Referrals

None

VIII. Matters for Board Action

A. Selection of Capital Liaisons for 2002 Capital Budget Submission

Members present agreed that a telephone canvass should be done of those not present in order to move along the actions needed to be voted on today. Confirmation of those actions will take place at the June 5 meeting.

Ms. McLaughlin said that members could retain the same liaison positions as they held last year, or add others as they chose. Mr. Griffith asked to be added as a Buildings, Land and Miscellaneous and Parks and Recreation liaison. Ms. Pilla asked for Buildings.

The sense of the Board was unanimously in favor of the project.

B. Capital Budget Amendments RP13A & RP23E

RP23E, Music Tower Stage

Ms. Nolan discussed the capital budget amendments saying that increased costs for stage support facilities are required to attract entertainers with wide audience appeal to Playland. The Planning Board report recommends that maintenance implications associated with increased concert attendance and traffic and parking implications be reviewed.

RP13A, Maintenance Facility

The capital budget amendment is for additional costs associated with sewer and water connections and water filtration equipment in the Old Mill ride, and for improved fire suppression (water lines) in the area.

The sense of the Board was unanimously in favor of both project.

C. New Homes Land Acquisition: 24 South Kensico Avenue, White Plains

Mr. Brady used an aerial view and site plans to illustrate his remarks regarding acquisition and sale of a property in White Plains for the construction of a five-story, 42-unit rental building earmarked for seniors and families. White Plains will modify their zoning regulations to accommodate this type of housing. Several members discussed their unhappiness with the size of the apartments which they felt were too small to adequately accommodate families. They felt that because the County was giving money to the project, the Board should be able to comment about the small sizes anticipated.

The sense of the Board was unanimously in favor of the project.

D. Proposed Acquisition of Glenwood Lake Property, New Rochelle

Mr. Mulligan discussed acquisition by the County of this 3-acre property on the border of New Rochelle and Pelham. He used an aerial map and photos as well as a site and location map to illustrate his remarks. Adding this site would expand the park to 7 acres and would protect it for passive recreation. Members agreed that this was a good idea. Ms. Richman reminded the Board that several years ago this property was sold by New Rochelle for \$11,000, and now they want the County to help in buying it back.

The sense of the Board was unanimously in favor of the project.

IX. Matters for Board Comment

A. 19 Bradhurst Avenue - Tree Removal Request

Mr. Mulligan reviewed the plan for tree removal as part of expansion of a parking lot from 101 spaces to 194 spaces at 19 Bradhurst, also known as the Medical Arts Atrium North. He explained the history of County use of the building, which is now used by the Westchester Medical Center, the lease having been assigned to them. There is a need to expand the parking lot because of the heavy use of the building, necessitating removal of a number of trees. As was explained by the Medical Center's consultant, Mr. Divney, a number of hemlock trees are infested and in poor condition. There is a steep slope to the parking lot from the highway and redesign of the site will provide an embankment and berm as well as modify the erosion problems which now occur because of poor drainage. Although some trees will be transplanted, 35 trees will be removed. Regrading of the site will allow new trees to be planted as well as ground cover to stabilize the slope.

Members questioned the removal of a seemingly healthy oak but were told that configuration of the parking lot necessitated its removal. If the transplanted trees don't take, others will be substituted.

Ms. Nolan questioned the feasibility of placing landscaping on the proposed. Mr. Divney replied that appropriate planting can be established and will act as stabilizers.

B. Followup on Suggestions from Planning Board Retreat

This topic was covered in earlier remarks by the Commissioner and the Chair.

X. Matters for Board Information

A. Census 2000 Snapshot - Powerpoint Presentation

This topic was held over for lack of time.

B. Valhalla Campus, Children's Hospital/Trauma Center - Tree Removal Request

This project was discussed by Ms. Oros of the Westchester Medical Center and Mr. Mayer, the Medical Center's consultant, using site plans and maps of the site. Significant changes are proposed for creation of a new tertiary care facility including a new helipad. This is the culmination of a 10-year planning process for a new Children's Hospital/Trauma Center. Tree removal is necessary in order to construct the new buildings. Much of the current Macy Pavilion will be razed and there will be a new loop drive restored to the front entrance. The

drainage will be improved with a new retention basin, a new flight pad will be created, and many new trees will be planted to replace the old ones.

Ms. Richman questioned the new look of the parking lot as well as the current problems with lack of space for parking. Ms. Oros replied that valet parking should reduce the problem during the construction phase. She also invited Board members to visit the site to see for themselves what changes will be made. 122 trees will be removed but they will be replaced by 150 new ones. She promised to send back-up material to members regarding the plans, and several members expressed an interest in making a site visit.

XI. Adjournment

The meeting adjourned at 9:50 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
June 5, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Jeanne Richman, Vice Chair, Scarsdale  
Dennis Robertson, Yonkers  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
John Yoegel for Anthony Landi, Acting Commissioner,  
Department of Environmental Facilities  
Jack Robbins, for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation

BOARD MEMBERS ABSENT: Norman Sheer, Bedford

STAFF PRESENT: Jerry Mulligan, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
William Brady, Associate Planner  
Michael Lipkin, Associate Planner  
Patrick Natarelli, Associate Planner  
Suzanne Nolan, Associate Planner  
Jeff Williams, Historic Preservation Planner  
Robert Burg, Planner  
Eric Wilson, Planner  
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Marianne Oros, Westchester Medical Center  
Michael Divney, Consultant  
Nancy Seligson, EMC Chair  
Nicola Coddington, FCWC

I. Call to Order

The meeting was called to order at 8:05 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are July 10, August 7, and September 4, 2001

III. Adoption of Minutes



**Westchester County Planning Board**

**June 5, 2001**

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The minutes of May 1 were approved on a motion of Ms. Richman, seconded by Ms. Pilla.

IV. Chairman's Remarks

Mr. McKenna reminded Board members that the WMPF Awards dinner will be held tonight at the Mamaroneck Beach Club.

He congratulated Deputy Commissioner Mulligan on having been named the Open Space coordinator for the County. Mr. Mulligan noted that the increased funding for open space acquisition does not start until January 2002.

Mr. McKenna discussed the feasibility of liaisons from various other boards and councils, such as the EMC, HPAC or Soil and Water to the Planning Board. It was agreed that representatives from these entities would be asked to present updates to the Planning Board on a regular schedule (annually or semi-annually) or when something of interest was happening or a program was underway. The presentations should be no longer than 10 to 15 minutes.

Ms. Richman asked for an update of the Department's overview of affordable housing projects in the county. Mr. Mulligan reminded members that Sal Carrera could be invited to address the Board at its next meeting if they so wished. The Board would like to hear from him.

Mr. Mulligan then told members of the recent opening of Library Green in New Rochelle. The park has received glowing praise, as has the Planning Department for its role in helping to develop the plans. It is part of the revitalization of the area and a very worthwhile project initiated jointly by the City and the County.

V. Commissioner's Remarks

Commissioner Lannert was attending the Westchester Watershed Partnership and Protection Council meeting in the Catskills.

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

Several questions were raised by members about referrals which were addressed by Mr. Wilson and Mr. Burg. Ms. Richman raised the issue of the Winston property in Scarsdale and the comments about developing in a wetland. She said the issue had been in court for years and had been settled. She advised staff to consult with Board members from represented communities about projects with which they would be familiar.

The motion to approve was made by Ms. Hosey, seconded by Ms. Pilla, and accepted.

B. Current Referrals

GRB 01-004B Landmark at Eastview (MSG Facility/Lab Expansion) Greenburgh DEIS

The project was presented by Mr. Burg who used slides to illustrate his remarks. The Board previously received a staff report describing the application and outlining topics of interest. The 268-acre Landmark at Eastview is situated in both Greenburgh and Mount Pleasant. A subdivision would divide the Greenburgh portion of the Landmark property into three lots and a site plan would permit development on two of the new lots. The site is important as a link in the County's trailway system. The east-west component would link 3 major north-south trails, however as shown in the EIS the width of the right-of-way is too narrow to accommodate a bike trail. The developers propose to establish a professional athletic training facility and to expand the research facilities.

Concern was expressed over the lack of definition of the training facility. Future use of the facility was questioned by Board members. The excess of parking was also a topic for discussion. Currently the parking lot is never more than half full. It was recommended that unnecessary site disturbance and grading to create more parking be avoided, and the site for additional parking should be "landbanked" for possible future use. Mr. Burg said that although the Town regulates a 100 foot buffer from wetlands, the EIS does not identify the area on site subject to regulation, an omission which should be amended. Also, as the impervious surface is proposed to be increased by 10 acres, more analysis is needed of how best to decrease run-off and storm water pollution.

Members discussed at length the need for a full campus master plan in order to ensure proper use of the proposed facilities into the future. Mr. Hosey asked about funding for the project and expressed concern that public money should not be used to fund a sports facility from which the public would be barred.

The staff report was approved pending changes to reflect concerns expressed by members on a motion of Mr. Douglas, seconded by Mr. Hosey.

VII. Matters for Board Action

A. Selection of Capital Liaisons for the 2002 Capital Budget Submission

Ms. McLaughlin said that several Board members have been added to the list of Department liaisons, including Mr. Griffith and Ms Pilla. She thanked Mr. Griffith, Ms. Pilla and Mr. Hosey for attending a number of presentations, and asked whether members would like her to set up any site visits. Both Playland and the Airport have been requested, and these site visits will be arranged.

B. Capital Budget Amendments RP13A & RP23E

Mr. Williams referred members to material in the packets. These projects were presented last month but not acted upon due to lack of a quorum. The Maintenance Facility accrued additional costs associated with sewer and water connections and water filtration equipment in the Old Mill Ride, while the Music Tower Stage project scope changed due to increased costs for stage support facilities.

The amendment was accepted on a motion of Mr. Hosey, seconded by Mr. Fitzpatrick.

C. New Homes Land Acquisition: 24 South Kensico Avenue, White Plains

Mr. Brady discussed the project briefly using plans to illustrate his remarks. This project also was presented last month but not acted upon. Mr. Brady answered a concern expressed by Ms. Pilla last month concerning the small size of apartments, saying that the square footage proposed for one and two bedroom apartments is considered normal and not unusually small. The County will purchase the property and sell it to the developer for \$1 as its contribution to subsidizing the project. Members requested a summary of all approved new homes acquisition projects to date.

The resolution was approved on a motion of Mr. Griffith, seconded by Mr. Hosey.

D. Proposed Acquisition of Glenwood Lake Property, New Rochelle

Mr. Mulligan reiterated his discussion of the 3-acre property on the border of New Rochelle and Pelham, using an aerial map and site location map. The park, although it is secluded, is in a densely developed area which will get good use by the surrounding community.

The resolution to approve the acquisition was made by Mr. Griffith, seconded by Ms. Pilla, and passed.

E. 19 Bradhurst, Tree Removal Request

Mr. Natarelli began the discussion of tree removal as part of expansion of the parking lot at the Medical Arts building. Ms. Oros said that several options have been explored and evaluated. Angle parking would increase the number of spaces allowing 80 additional spaces to be constructed. The first expansion plan submitted to the Planning Department showed 90 degree angle parking for compact cars only and approximately 100 spaces. The plan was modified to respond to existing topography resulting in 93 spaces. Removal of two large, specimen oaks would still be necessary with an of the proposed plans. She described the surge in use of the building due to the opening of a new imaging center, necessitating more parking spaces.

Mr. Hosey voiced concern that any future expansions in the building size or increased program utilization would result in a further increase in parking demand necessitating the construction of structural parking on the site, obviating the need for the surface parking lot expansion. Ms. Oros assured the Board that there were no current plans to expand the building or program utilization.

In response to concerns from members regarding cutting down the specimen oaks, Ms. Oros said that each tree represents 6 spaces lost if the tree is not removed. The age of the tree is of concern, and even though Mr. Divney said that perhaps one of the trees could be saved by using pervious surfacing for the parking, Ms Nolan was doubtful that this would not still result in damage to the root system.

It was agreed that the large tree on the northeast corner of the site must be retained so as to preserve the appearance of the entrance to the Valhalla Campus at Grasslands. Staff will review

such plans to be drawn up by Mr. Divney in an effort to retain as many parking spaces as feasible without threatening the health of the tree. This will be done in a timely fashion in order to allow the project to continue.

The Permit was approved excluding permission to remove the one tree as discussed on a motion of Mr. Hosey, seconded by Ms. Pilla, with one opposed.

F. Valhalla Campus, Children's Hospital/Trauma Center – Tree Removal Request

The Resolution was approved without discussion on a motion of Mr. Hosey, seconded by Ms. Pilla.

VIII. Matters for Board Comment

None

IX. Matters for Board Information

A. Census 2000 Snapshot – Powerpoint Presentation

Mr. Lipkin gave a presentation of data from the census as of April 1, 2000. He said that under the current administration there will be no adjustment of numbers for population errors, and no local review adjustments either. He mentioned the LUCA program, Local Update of Census Address, was the main Census program involving local governments to make the Census accurate. There are now 63 options for race, which may be the reason why residents classified as "white" are diminishing in the county. The population of the county is at its highest ever, over 923,000, making it the 8<sup>th</sup> largest county in the state. It is more diverse than ever too. Hispanics were the fastest growing group of immigrants, accounting for 15.6 percent of the total population. The Asian population grew by 27 percent, making up 3.7 percent of the total, and African-Americans also increased accounting for 14.2 percent of the county's total population.

The Census also showed that urban areas are growing more rapidly than suburban areas, and this was true in Westchester where Yonkers, New Rochelle, Mount Vernon and White Plains all increased their populations. The Census also showed a rise in populations of youths, although the aging population is expected to rise most significantly between 2010 and 2025 when the baby boomers hit "elder drive." Growth in the northern municipalities has slowed for example, growth in Somers and Lewisboro went down 200 percent since 1970.

Mr. Lipkin will make copies of the slides available to members as requested.

X. Adjournment

The meeting adjourned at 10:10 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
July 10, 2001

**BOARD MEMBERS PRESENT:**

Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Jeanne Richman, Vice Chair, Scarsdale  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
John Yoegel for Anthony Landi, Acting Commissioner,  
Department of Environmental Facilities  
Jack Robbins, for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation

**BOARD MEMBERS ABSENT:**

Dennis Robertson, Yonkers  
Norman Sheer, Bedford  
Anthony Landi, Commissioner, Department of Public Works  
Acting Commissioner, Department of Environmental Facilities  
Stanley Motley, Commissioner, Department of Parks,  
Recreation & Conservation

**STAFF PRESENT:**

Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Larry Salley, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
Michael Lipkin, Associate Planner  
Patrick Natarelli, Associate Planner  
Suzanne Nolan, Associate Planner  
Jeff Williams, Historic Preservation Planner  
Robert Lopane, Landscape Architect  
Robert Burg, Planner  
Lukas Herbert, Planner  
Thomas Madden, Planner  
Ed Hoffmeister, Planner  
Linda Pina, Planner  
Kay Eisenman, Environmental Planner

**OTHERS ATTENDING:**

Richard Hyman, HOC  
Nancy Seligson, EMC Chair  
Edna Sussman, FCWC

**Westchester County Planning Board**

**July 10, 2001**

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I. Call to Order

The meeting was called to order at 8:10 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are August 7, September 11, and October 2, 2001

III. Adoption of Minutes

The minutes of June 5 were approved on a motion of Ms. Pilla, seconded by Ms. Richman.

IV. Chairman's Remarks

Mr. McKenna expressed his pleasure at seeing the Sunday Journal News article on water issues in the county and the picture of Ms. D'Agrosa and Ms. Charney. He commented that Pound Ridge is joining the Urban County Council for the first time, leaving Mount Pleasant as the only community that is still missing. He asked about obtaining Streamwalk information and was told by the Commissioner that the information is on the County's Website, as well in information pamphlets. He asked that Sal Carrera be invited to attend the August meeting to discuss real estate issues, which will be done.

V. Commissioner's Remarks

Commissioner Lannert introduced three new staff members, Robert Lopane, Lukas Herbert and Thomas Madden.

She showed members an article featuring Mr. Fitzpatrick in a local newspaper.

The Commissioner expressed disappointment in a recent Supreme Court ruling on property rights, which she said could have a disastrous effect, not only on property rights, but also on zoning issues. The Board of Legislators has held up several of the Department's housing projects claiming that the County has not articulated or defined its housing policy. This has affected current projects under consideration.

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

Members briefly discussed the Jefferson at White Plains site plan, saying that it fits with *Patterns* and is a good use of a long-vacant space in the downtown area. They did, however, question the need for so many parking spaces, calling them excessive for the number of units. The retail space does not justify so many parking spaces.

The motion to approve was made by Mr. Hosey, seconded by Ms. Richman, and accepted.

B. Current Referrals

Ref. File No. PKS 01-003B, Riverbend Residential Development, City of Peekskill  
Zoning text amendment, special permit, site plan, subdivision Draft Environmental Impact  
Statement

Mr. Burg used a Powerpoint presentation to clarify his remarks concerning the 27.6-acre site, formerly the St. Joseph's Home for Children, located near the Hudson River and train tracks to the west, and Route 9 to the east. There are several actions proposed, which would create 242 luxury residences in a mixture of units and buildings, as well as a clubhouse and swimming pool. Mr. Burg expressed concern over steep slopes on site which could result in erosion and drainage problems, the construction of over 2,200 feet of retaining walls, as well as the need for stormwater treatment.

Concerns were raised in the referral report about the project's relationship to surrounding development, particularly to South Street, which is parallel to the river. A more interesting streetscape should be created, and views of the river should be maintained. Suggestions were made in the report and shown by Mr. Burg detailing specific items to be addressed. These include traffic circulation; revising some building layouts; retaining a historic street marker; reducing the length and height of retaining walls; reducing steep slope disturbance; reducing the proposed number of parking spaces and increasing the possibility for residents to walk to trains or stores. Mr. Burg also discussed the Historic Preservation aspects of the complex, which dates from the 19<sup>th</sup> Century. It was suggested that adaptive reuse would be a possible way to avoid tearing down some of the buildings proposed to be demolished, a suggestion which met with approval from members.

Mr. Douglas raised his concern that waterfront access for the community did not appear to be part of the plan. This is contrary to the County's riverfront access policy. Members felt that the developer was "all take and no give" and that a strong response from the Planning Board would be in order. The City of Peekskill should be urged not to give away its approvals, but to take a hard look and insist on correction of the aforementioned problems. Height restrictions were also mentioned because of the possible blocking of views of the river. The referral was approved with the amendments as discussed, on a motion of Mr. Douglas, seconded by Mr. Hosey.

Ref. File No. CTD 01-006, Lakeland Acres Residential/Golf Course, Town of Cortlandt  
Special permit, site plan, subdivision, Draft Environmental Impact Statement

Mr. Herbert discussed this referral, a 254-acre site comprising seven parcels, which is bisected by the Aqueduct and fronts on Oregon Road. He used a slide presentation to illustrate his remarks, regarding two development scenarios examined in the DEIS. Scenario A is a conventional subdivision of 145 residences, 119 single family and 26 two-family units, with 114 acres to be given to the Town for use as a conservation area.

Scenario B, favored both by Cortlandt and by the County is consistent with Patterns and is a mixed-use, cluster development as well as an 18-hole public golf course. 273 parking spaces would be provided, and 63 acres of woodland would be offered to the Town as open space. The subdivision should be made more pedestrian friendly by creating sidewalks which would put residents within easy walking distance of retail stores. The applicant is willing to do this

along Oregon Road, as well as fixing the dangerous intersection. There are only two units of affordable housing proposed for Scenario B, but it is recommended that more units be incorporated into the design. Soil stability, both during and after construction, is of concern because of the steep slopes on site. This could affect the Peekskill Hollow Brook which is used for public drinking water, therefore effective sediment control measures are imperative. It is recommended that the applicant retain a hydrologist to investigate the impacts of construction. The Westchester County sewer trunk line which follows the Brook must be protected during, and after, construction.

The project referral was accepted on a motion of Mr. Hosey, seconded by Ms. Pilla.

VII. Matters for Board Action

A. Glenville Woods Property Acquisition, Town of Greenburgh

Mr. Mulligan used an aerial map and site plan to discuss the project. He explained that the property has gone to the Board of Legislators for approval. It is a 26.4-acre site on Old White Plains Road, on the border with Tarrytown. The property contains steep slopes and wetlands. If acquired, it would be maintained by the Town of Greenburgh, and would increase the size of an existing County park as well as expanding an open space buffer along the Saw Mill River Parkway.

B. Rye Nursery Property Acquisition, City of Rye

Mr. Mulligan also discussed the Rye Nursery property, a 6.74 acre site on Milton Road, near the Playland Parkway. It is located in the Blind Brook sub-watershed and is in a floodplain. It is currently a functioning nursery. If acquired the City would maintain the property, and would take over the County roads associated with this parcel. This is also true for the Town of Greenburgh acquisition. The area is planned as an active recreation area, and is open to all residents of the county.

In response to a statement by Mr. Hyman, Mr. Mulligan reported that the City has said that it is committed to creating more affordable housing and will work with the County to achieve this.

Both land acquisitions were approved on a motion of Ms. Pilla, seconded by Ms. Richman.

C. New Homes Land Acquisition, Croton Avenue Houses, Village of Ossining

Mr. Salley discussed this project using a site plan to illustrate his remarks. The County would acquire the property for transfer to MAAC real estate development corporation in order to construct eight or ten units of affordable homeownership semi-detached structures. The units will be 1,360 square feet and will be sold for a reasonable price to qualified households. Mr. Fitzpatrick recused himself from the vote, which was an approval, on a motion of Mr. Hosey, seconded by Ms. Pilla



D. Capital Budget Amendment BPS09: Saulsbury Special Purpose Bomb Equipment Truck

Ms. Pina gave a brief discussion of this new proposed project. The requested funding will allow the Department of Public Safety to order a custom designed vehicle for bomb squad personnel because of recent increases in bomb threats to schools and other buildings. Mr. Hosey urged swift acceptance of the proposal which was done on a motion of Mr. Hosey, seconded by Ms. Pilla.

VIII. Matters for Board Comment

A. Capital Discussion - Highlights of 2002 Requests

Ms. McLaughlin began the discussion by thanking members for their record attendance at presentations, and in particular at the Department's presentation on July 2. She said that Capital staff will present highlights of the various submissions, after which questions will be taken. She invited members to contact staff with additional comments or questions, but all comments should be in by July 30, so that the report may be adopted at the August 7 meeting.

The 2002 Capital Budget had 117 requested projects in three cost areas: County, Airport and Districts, ranging from \$100 thousand to \$10 million.

Intervening changes have resulted in requests for 114 projects from the County departments. Some projects will not end up in the 2002 budget, but may be deferred to a later date, still the reviews assist the departments in refining projects for future budgets.

Ms. McLaughlin then began with highlights from the Department of Information Technology. IT's four requested projects are continuing projects, for example expansion of the County's videoconferencing capabilities; the smart card system at Playland; and continuing purchase of computer equipment for County offices. Mr. Ntarelli continued the discussion with the Walker Road construction project at Grasslands Reservation, which would improve the access road. He went on to discuss several Airport projects, including the Perimeter Emergency ARFF Vehicle Access. This would give better access around the perimeter of the airport as is required by the FAA. Several other Airport projects include the Parallel Taxiway and Rehab of Various Taxiways; Runway Overrun Safety Improvements; and Cleanup of the County Road Staging Area.

Mr. Hoffmeister then discussed Miscellaneous Building projects such as renovation of labs; repairs to parking structures such as in White Plains; replacement of Pen housing units for the Department of Correction; a study for Emergency Services regarding the Fire Training Facility; infrastructure improvements as necessary to County buildings; Planning/Property Acquisition projects concerning open space, environmental projects and affordable housing projects; Sewer and Water infrastructure improvements; and Transportation projects relating to acquisition/replacement of vehicles.

Mr. Williams spoke about Playland projects which have the added component of Historic Preservation concerns. The Capital Program for Playland has expanded as a result of identification of the infrastructure needs of the Park. Seven new projects have been added and this year funding is requested for three of them. An important project is the Master Plan which

is necessary in light of the expansion of the capital program and the interrelated nature of these projects.

Ms. Pina went on to discuss highlights of the Parks Department 2002 program. 27 projects, excluding Playland, were submitted. Four are new, including the Croton Gorge Bridge rehabilitation; Merestead site development; and Croton Point Park Maintenance Facility. Three general types of improvement projects are requested, infrastructure; studies and expansion projects. Most notably these include golf course projects at Mohansic Park; and Willson's Woods Pool modernization. The Department's top ranked projects include the golf course projects at Mohansic and Dunwoodie, two County Center projects and the Willson's Woods pool project.

Mr. Yoegel thanked Ms. Nolan for her help with the protection of the historic North Yonkers Pump Station.

Ms. Richman commented that the Parks Department should consider a vine reduction program for trees along the Bronx River Parkway, an initiative which Mr. Robbins said was already underway.

IX. Matters for Board Information

A. Agriculture and Farm Plan Update

This item was held over due to lack of time.

Adjournment

The meeting adjourned at 10:12 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
August 7, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Jeanne Richman, Vice Chair, Scarsdale  
Dennis Robertson, Yonkers  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
Jack Robbins, for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation

BOARD MEMBERS ABSENT: Norman Sheer, Bedford  
Anthony Landi, Commissioner, Department of Public Works  
Acting Commissioner, Department of Environmental Facilities  
Stanley Motley, Commissioner, Department of Parks,  
Recreation & Conservation

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Larry Salley, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Patrick Natarelli, Associate Planner  
Michael Saviola, Environmental Planner  
Robert Burg, Assistant Planner  
Andrew Kirkpatrick, Intern  
Ed Hoffmeister, Planner

OTHERS ATTENDING: Larry Schwarz, Chief Adviser to the County Executive  
Salvatore Carrera, Director of Real Estate  
Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at 8:05 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are September 11, October 2, and November 13, 2001.

III. Adoption of Minutes

The minutes of July 10 were approved on a motion of Ms. Pilla, seconded by Ms. Richman.

**Westchester County Planning Board**

**August 7, 2001**

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IV. Chairman's Remarks

Mr. McKenna had no remarks.

V. Commissioner's Remarks

Commissioner Lannert introduced the Department's summer intern, Andrew Kirkpatrick, to the Board.

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

The listing of actions taken by staff was inadvertently not sent in time for members to review prior to the meeting. Therefore, ratification was deferred until such time as members were able to review the staff actions.

B. Current Referrals

There were no current referrals.

VII. Matters for Board Action

A. Adoption of Planning Board Report on Capital Budget

Mr. Natarelli stated that the Board at its last meeting had heard presentations from the Planning Department staff on the highlights of the project submissions for the 2002 County Capital Budget. In response to questions from Ms. Richman and Mr. Hosey, Mr. Hoffmeister, replied that the County Clerk Electronic Transfer of Legal Data project would be safeguarded through the use of a coding/decoding key that only the sender and receiver would have access to. Ms. Richman asked that Planning Board recommendation for BIT06/BIT02 include a statement that the impacts of increased new costs to municipalities should be considered.

On motion by Mr. Hosey, seconded by Richman, the Board adopted its Report of the Planning Board.

B. Proposed Joint Acquisition of 14 Acres of Graham School Property, Village of Hastings

Mr. Mulligan presented an overview of the proposed acquisition of approximately 14 acres of the Graham School in Hastings. Mr. Mulligan noted that the subject property consists of four strips of property oriented in a north-south direction, bounded by the Hudson River, Old Croton Aqueduct, Metro-North and Warburton Avenue. Mr. Mulligan noted a number of reasons which make the County's acquisition highly desirable – the facts that the property is located in the densely populated south County and on the Hudson River. The Village of Hastings has agreed to contribute one-half of the purchase price, making the net cost to the County \$335,000.

On motion of Ms. Richman, seconded by Ms. Pilla, the Planning Board passed a resolution in support of the proposed acquisition.

C. Proposed Acquisition of Hilltop Hanover Farm, Town of Yorktown

Commissioner Lannert introduced this item which calls for the County's acquisition of a working farm in the Town of Yorktown. It is anticipated that the County would purchase the property with subsequent resale of a portion to the NYCDEP and to facilitate this, the property would be purchased as general municipal use rather than parkland. The site contains several residences which would be rented to key County employees (property caretakers, etc.) and the main barn would be used by the Cornell Cooperative Extension program. In reply to Mr. Douglas' question, Mr. Mulligan replied that a business plan for the property will be developed but may not be in place prior to the purchase. It is anticipated that the purchase price will be \$2.8 million, with a net cost to the County (after NYCDEP contribution) of \$1.8 million. Mr. Hosey requested that the proposed purchase price be stated in the Planning Board resolution as a maximum cost. Commissioner Lannert noted that all environmental advocacy groups have been queried on this proposed acquisition and all have given their support.

On motion of Mr. Hosey, seconded by Ms. Pilla, the Planning Board passed a resolution in support of the proposed acquisition.

D. Pagello Easement – Pocantico Lakes Park

Mr. Mulligan reviewed the background of the proposed easement over County land to a private landowner. The easement will correct a problem that was created by the County's acquisition of the Pocantico Lake Park property in 1992 which has since then deprived the landowner of his then-existing access to his property. The area of the easement has gone through the parkland alienation process.

On being moved by Mr. Hosey, seconded by Ms. Pilla, the Planning Board passed a resolution in support of the proposed easement over County parkland.

VIII. Matters for Board Comment

A. Tree Permit Application, DOC, Corrections Complex Access Road, Grasslands

Mr. Natarelli presented the application. The proposed improvements to the Woods Road access road to the Corrections facility involves construction within the driplines of several trees. Through the efforts of the Planning Department, the route of the improved road has been re-aligned to keep it 20-25 feet from the trunks of two trees that were imperiled. No grading changes are proposed. The existing temporary parking field will be removed and turned into lawn. Commissioner Pozzi has provided assurances that additional landscaping along Woods Road will be provided.

On motion of Mr. Douglas, seconded by Ms. Pilla, the Board approved the application.

IX. Matters for Board Information

A. Agriculture Lands Protection Initiative Update

Mr. Saviola provided an update, referencing a flow chart of the Agricultural Initiatives being undertaken by the Planning Department and noted that on July 17, a press conference with

the County Executive announcing the formation of an Agricultural District for Westchester was held at the Wilkens Farm. Mr. Saviola advised the Board that through the establishment of the Agricultural District Planning or zoning actions affecting property within 500 feet of an Agricultural District are subject to referral to the Planning Board in accordance with General Municipal Law. The establishment of the District will help promote preservation of open space and water quality. Mr. Saviola noted that while open space can be preserved in numerous ways, preservation of agricultural areas as working open space keep the properties on the tax rolls and as positive economic contributors to the local tax base. Further, it was noted that the most recent Economic Census indicates that farming substantially contributes to the economy of the County (Westchester was #2 in the State, following Dutchess County, in net economic benefit from agriculture.) Up to 2000 full-time, seasonal and part-time jobs are provided from the farms in Westchester County.

B. Sal Carrera, Director of Real Estate

Mr. Carrera brought Board members up to date with his management of County real estate interests. He noted that he has tried to steer the County out of rental sites and more into County-owned sites in the interest of saving the taxpayers money. One of the large areas of focus today is potential open space acquisitions. Currently, at least a dozen potential acquisitions for open space are under review.

Mr. Carrera highlighted several of the projects he is currently involved with: Route 202, Yorktown – the County is proposing to construct a cellular communications tower at the County-owned “Curry” site. To maximize revenue to the County, the County would construct the tower itself and would use a portion of the tower for its own uses and would lease additional space to others. The Town of Yorktown administration strongly supports this proposal.

Stokes-Greene, Cortlandt – The County and the NYCDEP have negotiated a price at which to sell about 12 acres to WCDEP of the approximately 12 acres of general municipal portion of the property. The estate building and approximately 7 acres would be sold as a single family home to another party.

375 Executive Boulevard, Elmsford - The acquisition of this building had been supported by a previous Planning Board resolution. The goal is to consolidate County functions in currently leased spaces into this County-owned building.

Volunteers of America (former Bureau of Purchase and Supply, Valhalla Campus) - The County will rent this underused and decayed building to the Volunteers of America (VOA). The VOA will, in turn, renovate the building and under an agreement with the County will provide consolidated services to the homeless at the site. An 18-24 month construction period is anticipated, during which the VOA is expected to make about \$14 million worth of improvements.

143 Grand, White Plains - The former Post Office has been totally renovated and is now occupied. It is expected that through sale of the air rights by the County as well as the granting of a variance, a 20 story building could be constructed on the vacant adjacent property, into which the Department of Information Technologies might be housed in a new up-to-date location.

**Westchester County Planning Board**

**August 7, 2001**

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150 Grand, White Plains - The County leases all but one floor of the building (the one other floor is leased by a state agency). This is a rental situation that cannot be avoided

North 60 Property, Grasslands Reservation - Mr. Carrera stated that, in his opinion, 30 of the 60 acres of this undeveloped portion of the Reservation are developable. Mr. Schwarz updated the Board on the County Executive's desire to pursue development of a biomed facility on the site building on the fact that biomed had been identified as one of the six economic niches now found in the County.

X. Adjournment

On motion by Mr. Fitzpatrick, seconded by Mr. Hosey, the meeting was adjourned at 10:30 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
September 11, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Dwight Douglas, Peekskill  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Jeanne Richman, Vice Chair, Scarsdale  
Dennis Robertson, Yonkers  
John Egner for Anthony Landi, Commissioner,  
Department of Public Works  
Jack Robbins, for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation

BOARD MEMBERS ABSENT: Eileen Pilla, Tarrytown  
Norman Sheer, Bedford  
Anthony Landi, Commissioner, Department of Public Works  
Acting Commissioner, Department of Environmental Facilities  
Stanley Motley, Commissioner, Department of Parks,  
Recreation & Conservation

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Fran McLaughlin, Senior Management Analyst  
Sabrina Charney, Principal Planner  
Michael Lipkin, Associate Planner  
Paul Gisondo, Associate Planner  
George Hilton, Planner  
Thomas Madden, Planner  
Eric Wilson, Planner  
Robert Burg, Assistant Planner

OTHERS ATTENDING: Nancy Seligson, EMC Chair  
Edna Sussman, FCWC  
Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at 8:07 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are October 2, November 13 and December 4, 2001.

III. Adoption of Minutes

The minutes of August 7, as amended by the following comments, were approved on a motion of Mr. Hosey, seconded by Mr. Fitzpatrick.



**Westchester County Planning Board**

**September 11, 2001**

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Mr. Hosey noted that, in response to a Planning board request, Mr. Carrera agreed to provide a list of County properties to the Board.

Ms. Richman noted her concern that the last available building parcel on the Grasslands campus may be developed for a for-profit use.

IV. Chairman's Remarks

Mr. McKenna had no remarks.

V. Commissioner's Remarks

Commissioner Lannert called the Board's attention to the new equipment that will be used for today's presentations and future presentations. She noted that Norma Drummond and Kim Holland are making presentations at the National Association for County Community and Economic Development (NACCED) in Memphis TN. Westchester County will host this meeting next year at the Rye Town Hilton.

Sabrina Charney and George Hilton will be making a presentation on the Carrying Capacity of the Croton Watershed and Robert Doscher will make a presentation on Water Quality Restoration in the Long Island Sound Watershed at the annual Nonpoint Source Commission Technology Transfer Workshop at West Point on September 13<sup>th</sup> and 14<sup>th</sup>.

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

The listing of actions taken by staff from June 16-July 15 was inadvertently not sent in time for members to review prior to the August 7<sup>th</sup> meeting. Ratification was deferred until such time as members were able to review the staff actions. Board members requested that the referral listing for July be re-sent in the October packet and again deferred action until October 2<sup>nd</sup>.

Several questions were raised by members about the August referrals which were addressed by Mr. Wilson. Ms. Richman questioned the notation on Emery Ridge in Cortlandt stating that the referral was not jurisdictional. She cited thresholds in **Patterns** such as residential development over 50,000 square feet that should be referred to the County Planning Board. Mr. Wilson explained that the Patterns thresholds are not established in General Municipal Law, however the Board does send comments on major developments such as Emery Ridge, even if the project is non-jurisdictional under General Municipal Law

Mr. Hosey questioned why the site plan for the Goddard School in Greenburgh, a one story day care center, needed on-site parking for 36 cars since children are usually dropped off at a center. Mr. Wilson noted that staff had commented on the parking.

The July 16-August 15 referrals were approved on a motion by Mr. Hosey, seconded by Ms. Richman.

B. Current Referrals

No current referrals were on the agenda for this meeting.

VII. Matters for Board Action

No matters for Board Action were on the agenda for this meeting.

VIII. Matters for Board Comment

No matters for Board Comment were on the agenda for this meeting.

IX. Matters for Board Information

A. Determining the Carrying Capacity of the Croton Watershed

Ms. Charney and Mr. Hilton gave a power point presentation on the Carrying Capacity of the Croton Watershed. Four years ago, the County Planning Department initiated the Croton Development Plan in cooperation with the ten Croton Watershed communities. The purpose of the plan is to identify water quality problems and make recommendations on how to improve water quality. It would also look at how New York City's rules and regulations impact development in the watershed communities. The Croton Watershed area encompasses 177 square miles, 40% of the land area of Westchester County. It contains seven reservoirs and provides approximately 85% of Westchester County and 10% of the New York City drinking water supply.

Carrying capacity of a watershed is the population an area can support without undergoing deterioration. The goal of the study is to create a parcel specific database that will enable planners to pinpoint properties impacted by NYC rules and regulations and identify threats to the watershed. Parcels are organized in 30 categories relating to land use. Tables and maps have been generated for each municipality and have been verified by each municipality. Land uses in each community can be summarized e.g. 11% of the land in Bedford is "underdeveloped." "Hot spots" and "at risk" land uses that may have a negative impact on water quality are also being identified.

In response to a question by Mr. Hosey, Ms. Charney noted that full residential build out figures are assessed in three ways: Using existing zoning without environmental constraints, using existing zoning with environmental thresholds from NYC rules and regulations and using possible changes in environmental thresholds and local ordinances. Mr. Hilton stated the Planning Department will work with local Town Boards and Planning Boards when the analysis is finished.

Commissioner Lannert noted that GIS allows the Department to provide technical assistance to communities in a format easily understood by municipal boards. It is helpful in those boards' decision making processes.

Mr. Hosey stated he was glad staff was going out to the communities to assist them.

Ms. Richman said that the Planning Board Policy on Steep Slopes needed to be reviewed in light of the GIS information.

The Board discussed the question of land takings in regard to rules that might be devised to buffer the Watershed. Ms. Richman asked that the Board be sent the Westerly, Rhode Island decision on takings.

B. Review of New Digital Orthophotography and GIS Database

Commissioner Lannert noted that in April the County did a fly-over to update the conventional aerial maps that are produced every five years and a second fly-over to produce high resolution digital photos. The digital orthophotography is so superior that in future years, only digital photos will be taken.

Mr. Hilton stated that the County is in the process of receiving and reviewing digital maps of the County. The photos, which can be produced in hard copy form, display detailed photographic information. Mr. Hilton showed a map of downtown Peekskill with an overlay showing the outline of buildings and paved areas. A second map of the Amawalk Basin detailed impervious surface, wetlands and major roads.

The photos provide a new level of data, using digital photography as the basis for land use planning.

X. Adjournment

On motion of Mr. Douglas, seconded by Mr. Griffith, the meeting was adjourned at 9:20 a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
November 13, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Jack Robbins for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation  
John Yoegel for Anthony Landi, Commissioner, Department of  
Environmental Facilities

BOARD MEMBERS ABSENT: Dwight Douglas, Peekskill  
Jeanne Richman, Vice Chair, Scarsdale  
Dennis Robertson, Yonkers  
Norman Sheer, Bedford  
Anthony Landi, Commissioner, Department of Public Works  
Acting Commissioner, Department of Environmental Facilities  
Stanley Motley, Commissioner, Department of Parks,  
Recreation & Conservation

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Ed Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
Thomas Madden, Planner  
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Ralph Butler for Anthony Landi, Commissioner,  
Department of Public Works  
Edna Sussman, FCWC  
Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at \_\_\_\_\_ a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are December 4, 2001, January 8 and February 5, 2002.

III. Adoption of Minutes

The minutes of October 2, were approved on a motion of \_\_\_\_\_, seconded by \_\_\_\_\_

**Westchester County Planning Board**

**November 13, 2001**

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IV. Chairman's Remarks

V. Commissioner's Remarks

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

September 16 through October 15, 2001

Approval was given on a motion of \_\_\_\_\_, seconded by \_\_\_\_\_.

B. Current Referrals

No current referrals were on the agenda for this meeting.

VII. Matters for Board Action

VIII. Matters for Board Comment

IX. Matters for Board Information

X. Adjournment

The meeting was adjourned at \_\_\_\_\_ a.m.

**MINUTES OF THE MEETING  
WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
December 4, 2001

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair, White Plains  
Jeanne Richman, Vice Chair, Scarsdale  
Hal Fitzpatrick, Greenburgh  
Marcus Griffith, Mount Vernon  
George Hosey, Mt. Pleasant  
Eileen Pilla, Tarrytown  
Dennis Robertson, Yonkers  
Clinton Smith, Town of New Castle  
Rob Vrana for Stanley Motley, Commissioner,  
Department of Parks, Recreation & Conservation  
John Egner for Anthony Landi, Commissioner  
Department of Public Works  
John Yoegel for Anthony Landi, Acting Commissioner  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Dwight Douglas, Peekskill  
Anthony Landi, Commissioner, Department of Public Works  
Acting Commissioner, Department of Environmental Facilities  
Stanley Motley, Commissioner, Department of Parks,  
Recreation & Conservation

STAFF PRESENT: Joyce M. Lannert, Commissioner  
Jerry Mulligan, Deputy Commissioner  
Edward Buroughs, Assistant Commissioner  
Fran McLaughlin, Senior Management Analyst  
Michael Lipkin, Associate Planner  
Linda Pina, Planner  
Robert Burg, Assistant Planner  
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Edna Sussman, Federated Conservationists of  
Westchester County  
Barbara Dodds, County Board of Legislators

I. Call to Order

The meeting was called to order at 8:13 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are January 8, February 5 and March 5, 2002.

III. Adoption of Minutes

The minutes of November 13 were approved on a motion of Ms. Richman, seconded by Ms. Pilla.

**Westchester County Planning Board**

**December 4, 2001**

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IV. Chairman's Remarks

Mr. McKenna expressed gratitude at being back after recovering from surgery, and thanked members for the card they sent.

V. Commissioner's Remarks

Commissioner Lannert said that Steven Silverberg, a lawyer from the Westchester County Municipal Lawyers Association would be present at the January Board meeting to discuss several issues relating to environmental law, including the Bonnie Briar decision in the Town of Mamaroneck.

In February, Rich Peters, NYS Department of Transportation, will discuss the Route 9A bypass and other issues relative to that roadway.

The Planning Department will present its Website today at the County Center, along with other County departments, in the annual Website presentations.

Although, in general, funding for CDBG projects by the federal government is down, the County's CDBG allotment increased by \$175,000. Commissioner Lannert believes that this is because of the County's good record in spending down its funds in a timely fashion, and that it does well on its audits. Other municipalities may be as much as two years behind in spending down their funds.

VI. Referrals

A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board

October 16 through November 15, 2001

Several questions were asked about projects listed in the Referrals sheets. Staff answered members' concerns, and ratification was given on a motion of Mr. Hosey, seconded by Ms. Richman. Mr. Smith abstained on projects from Mount Kisco and Pleasantville.

B. Current Referrals

None

VII. Matters for Board Action

None

VIII. Matters for Board Comment

A. Budget Presentation, Kathleen Carrano

Ms. Carrano told members that this year's budget was a difficult one. The already slow economy came to a standstill on September 11; however, the good news is that Westchester County did better than many other counties in the state and is pretty healthy in comparison. In October, lost revenue from sales tax hit home, and for the first time in 25 years there was no growth. The 2002 budget is a no-growth budget.

Some programs, such as Services for Children with Disabilities, have grown enormously, with no end in sight. Investment income is, of course, significantly reduced with only a 2% investment return currently, but so are borrowing costs. Westchester, however, has managed to do as well as possible on its investment returns, even right after 9/11.

The State has increased mandated programs but there is a decrease in State payments. Ms. Carrano predicted a few difficult years ahead. In addition to the SCD program for children, which provides early intervention for children at risk, another program, Medicaid, is growing between 5-8% per year, although payment from the State has been reduced from 50% to only 25%, forcing the County to pick up a larger share.

An issue about which Ms. Carrano asked for help from the Planning Board is the new one of security. She described the parking structures used by the County, as well as the courts and library, saying that access would be restricted to one entrance on Martin Luther King Boulevard, on the advice of a security expert whom the County has hired to devise a plan. Ms. Carrano said that the Board would be receiving this plan as a capital request. There have been great new expenses associated with the heightened security measures, both at County buildings and particularly at the airport.

The Board of Legislators is struggling with the budget too, and there will be a number of public meetings at which it will be discussed. The Governor has set a staged public relations release for the budget, for which he will be asking for support from both the City and the counties. Ms. Carrano told members that the County Executive is doing what needs to be done, and that it will be a no-growth budget for everybody. Members asked a number of questions and discussed the operating versus the capital budget regarding expenditures for on-going maintenance projects. Ms. Carrano explained the County's plans in this regard, which reduces the use of capital funds for maintenance over time.

Ms. Carrano explained that safety at County facilities in general is the subject of scrutiny, and an RFP process for a consultant is in the works. Currently, the County is also looking into the possibility of hiring "rent-a-cops" instead of using the services of real uniformed officers, which is very expensive. Ms. Carrano also indicated that environmental protection at the airport will not be compromised because of the budget problems.

Mr. McKenna thanked Ms. Carrano for her informative and lucid explanation of the budget process.

**IX. Matters for Board Information**

**A. Transportation Enhancement Applications/Quality Communities Grant Update**

Ms. Pina gave a presentation with reference to the County's map of trails and bike routes. The Transportation Enhancement Program provides \$60 million statewide for projects relating to the surface transportation system. The deadline for applications was December 3. In all, the County submitted 6 applications, all for expansion of the County's trailway system. The focus of the applications was on implementing the County Executive's Riverwalk initiative projects; completing existing trails with missing segments; and providing east/west links in the trail system.



The program provides an 80/20 match, and applications submitted total over \$6 million with the County share being \$1 million.

Ms. Pina described the 6 projects which are : the Dunwoodie to New York City portion of the South County Trailway; Riverwalk: Hastings-on-Hudson; Riverwalk: Irvington; Bronx River Pathway; Palmer Road to the City; Westchester Avenue, where a bike path for commutation purposes is proposed; and a link trail at Hillside Woods.

The County also sponsored one application for a Riverwalk trail connecting Lyndhurst to Sunnyside on the Unification Church property. Award announcements are expected in the summer of 2002.

B. Planning Department Databook, Demographics & Economic Data with Focus on Website

Mr. Lipkin handed out several sheets of Census data before turning to a Powerpoint presentation showing the County's Databook which is now on the Web. He said that a spreadsheet format allows better manipulation of data; data can now be used and down loaded more efficiently than with a PDF file. Each chapter of the document can now be opened and material accessed just as it would be from the book itself. He said the Office of Economic Development will sponsor a symposium for career counselors and students from area high schools and colleges to access and understand the data I the Databook.

Commissioner Lannert said that the Department is now very aware of providing better linkages on its Website in order to give users freer access to material and make sites more user-friendly. Mr. Lipkin said that there would soon be profiles of each community available by clicking on a map of the county. Data will keep being provided as it becomes available through the Census Bureau.

Ms. Richman asked about hard copy reports on various topics such as used to be generated by the Planning Department, but the trend now is to use material on-line because data changes so quickly. She felt that the implication and analysis of the data in report form is very useful.

Mr. McKenna thanked Mr. Lipkin for his valuable report.

Mr. McKenna asked staff to please provide whatever plans are received from White Plains on the streetscape improvements along Post Road which the Board approved some time ago. White Plains is responsible for implementing the improvements and should provide updated plans.

X. Adjournment

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