

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

Cassella Conference Room  
White Plains, New York  
Tuesday, January 6, 2004

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Anthony Landi , Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation  
Ralph Butler, Commissioner, Department of Public Works

BOARD MEMBERS ABSENT: Marcus Griffith (City)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
David Kvinge, Director of Environmental Planning  
Gina D'Agrosa, Director, Water Agency  
Tracey Corbitt, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
Kieran Quinn, Executive Director, Federated Conservationists  
of Westchester County

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 February 3, March 2 and Wednesday, April 7, 2004. Mr. Mulligan also noted that CDBG Day will also be held on April 7 at noon at the new Pleasantville Senior Center, located on Wheeler Avenue and Clinton Street.

III. Adoption of Minutes

The minutes of December 2, 2003 were approved on a motion of Mr. Douglas, seconded by Ms. Pilla.

IV. Chairman's Remarks

Mr. McKenna noted that a letter has been drafted to be sent to municipalities describing the Planning Board's new referral policies. He mentioned that the letter was well drafted, that this effort will streamline the referral process and that it should help improve relationships with municipalities.

Mr. McKenna also asked for an update on a recent meeting on the Tappan Zee Bridge/I-287 Environmental Review between staff of the Planning Department and the City of White Plains. Mr. Mulligan noted that consultants presented the current project alternatives to City staff from several City departments, the Mayor and staff from the City's Department of Planning were not in attendance. Mr. Mulligan was surprised that City staff questioned the need to look at mass transit options in the corridor and that certain officials feel the City has its share of development and therefore there would be no need for additional mass transit opportunities to serve existing or potential development. Mr. Mulligan noted that he will pursue another meeting with the City's planning staff.

Mr. McKenna expressed his disappointment that the Mayor and the City's planning staff were not in attendance. He also said that it is particularly important that the City be involved in the review process, and that he would attempt to contact the Mayor and City staff on this matter. He noted that representatives of the Westchester Business Coalition would try to initiate further discussions on this matter with City staff. Ms Pilla asked when a meeting would be held with representatives of the Town of Greenburgh and the Villages of Tarrytown and Sleepy Hollow. Mr. Burroughs said that meeting would be held in approximately two weeks.

Mr. McKenna pointed out a flyer for a Westchester Municipal Planning Federation forum on the topic of Business Improvement Districts (BIDs), to be held on January 20 at 7 p.m. at the Scarsdale Public Library. Mr. McKenna intends to attend. He noted that BIDs have had a very positive impact in Manhattan, and that it is good to see other BIDs operating within the county. Ms. Pilla noted that a BID was tried in Tarrytown, but did not work. Mr. Hosey noted the need for sufficient pedestrian traffic for a BID to be successful. He also noted that some view the role of BIDs as a function that should be the responsibility of municipalities. Ms. Selin noted that a BID has worked well in New Rochelle. She said that the Avalon and New Roc City developments pay for more than 50% of its costs, and that the BID is active in efforts such as marketing, downtown area clean-up and events. An article in Planning magazine regarding BIDs was also distributed to the Board.

Mr. McKenna noted some recent newspaper articles on the topic of the Yonkers Canoe Club and the recent efforts by the County to have the Club and its operations moved from a county-owned site adjacent to the recently constructed Habirshaw Park. Mr. Mulligan, with the use of an aerial photograph, provided background on the location of the Club on the City's waterfront. He described the Club's proximity to the Habirshaw property, a new park in which the County has recently invested over \$2 million and the relationship of the park to the City's overall waterfront plan and the County's plan for the Hudson RiverWalk.

Mr. Mulligan said that the building in which the Club is housed is in deteriorated condition, and that other locations on the waterfront may be more appropriate and suitable for the Club's operations. The Club's proximity to a County-operated sewage pump station also presented a security risk. He noted that a letter from the County is being sent to the Journal News to clarify the County's position and reiterate the many previous efforts made by the County to facilitate the Club's relocation. Mr. Mulligan noted that a ribbon cutting ceremony for Habirshaw Park will be scheduled for spring

2004, which will hopefully bring a more positive light to the County's efforts at the Yonkers Waterfront.

Mr. McKenna pointed out that he had received notices from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) on the recent naming of several sites to the New York State Register of Historic Places, and the subsequent request by the State for these properties to be considered for listing on the National Register of Historic Places. Mr. McKenna asked that the Board be updated on such matters. Mr. Mulligan noted that a description of such notices, and background on the subject properties, will be included periodically in the Board's monthly Announcement and Updates.

V. Commissioner's Remarks

Mr. Mulligan wished the Board a happy new year. He noted that a recent series of articles including an editorial in the Journal News in December on the topic of the Hudson River indicated there was a lack of regional planning for the Hudson River Region. A letter responding to this statement was sent by the County Executive describing the County's regional planning efforts and extensive coordination by the County with other groups and agencies along the River, such as the Hudson River Greenway, Scenic Hudson, and Historic River Towns of Westchester.

Ms. Pilla noted a recent letter in the New York Times from Ned Sullivan, President of Scenic Hudson regarding development proposals in the Villages of Tarrytown and Sleepy Hollow. Mr. Mulligan noted that County Planning had met with Scenic Hudson and was working with both Villages to facilitate a coordinated approach. Ms. Pilla suggested that the County make an effort to gather the various agencies, municipalities and reporters together to review planning efforts along the Hudson River.

VI. Referrals

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

- November 16, 2003 through December 15, 2003

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Ms. Pilla. Mr. Smith asked that he be recused from projects in Bedford, Greenburgh, New Castle, Lewisboro and Pleasantville.

B. Current Referrals – Forest City Daly Mixed-Use Development, Town of Mamaroneck, Draft Environmental Impact Statement (DEIS)

Mr. Herbert used a PowerPoint presentation to describe the location and plans for the development of a seven-story, 186-unit rental building, the renovation of existing retail establishments and the provision of 392 parking spaces. The site is bounded by I-95 and Madison and Maxwell Avenues, and is within walking distance of the Larchmont Metro-North train station. Mr. Herbert noted that the proposal, consistent with the recommended density ranges of *Patterns* and with the multi-family residential buildings located to the east and north, will strengthen the character of the area and help reduce dependency on automobile travel. The proposal also sets aside eight affordable rental units. Mr. Herbert noted that this represents only 4.3% of the total number of units in the proposal and recommended that additional affordable units be provided.

Mr. Herbert also discussed concerns over the potential impacts of existing nearby pollution sources on the residents of the proposal, particularly traffic from I-95. Mr. Douglas asked if the draft EIS discusses mitigation of air quality impacts. Mr. Herbert noted that the EIS states that mitigation may be addressed through building design. Ms. Lewy noted that this proposal has been a topic of discussion at the Town for four years. She noted that the proposal has been greatly reduced in size since it was originally presented to the Town, including sound reducing elements to be incorporated into the building's design. She noted that the Town is also trying to increase the number of affordable housing units in the building.

A letter will be sent to the Town of Mamaroneck incorporating the issues presented by Mr. Herbert, as discussed and commented upon by the Planning Board.

VII. Matters for Board Action

A. RMAC2 V.E. Macy Park Ballfield Improvements – Amendment of Planning Board 2004 Capital Projects Report

Mr. Natarelli requested that the Board adopt a Resolution to amend the 2004 Capital Projects Budget Report to add \$2,150,000 for the renovation of two baseball fields and the construction of two new soccer fields at Macy Park in the Village of Ardsley and give the project a rating of "PL2." The Board approved an identical resolution at the December 2003 meeting. This new resolution is necessary since new legislation for the project must be resubmitted to the Board of Legislators in the New Year, and thus requires a new Planning Board resolution referencing the 2004 Capital Project Report.

The Board supported the proposed budget amendment and adopted the resolution on a motion by Mr. Fitzpatrick, seconded by Ms. Pilla.

VIII. Matters for Board Comment

A. The Westchester County Compact Plan

Ms. Corbitt, using a PowerPoint presentation, updated the Board on the progress of the drafting of the Compact Plan. The Plan is a component of the County's participation in the programs of the Hudson River Valley Greenway. Through adoption of the Plan, the County will be able to better participate and receive financial support through Greenway grants and programs. The Plan covers the whole county and utilizes the five subregions developed for *Patterns*. Excerpts of the draft Plan were shown to the Board. While many plans, research and efforts have been done for the Hudson River shore communities through such groups as Hudson River Towns of Westchester (HRTW), similar plans may be developed for the other four subregions - the North County Watershed, Long Island Sound, Central County and Bronx River Valley. Ms. Corbitt said the Plan will provide a link to 30 to 40 other related reports and plans.

Ms. Corbitt noted that the Plan will likely be completed in February, with approvals to be sought by the Planning Board and Board of Legislators in March and April. At least 50% of the County's municipalities are required to join the County as partners in the Compact Plan before we can reap benefits of the compact program. The municipalities would be required to incorporate language into their zoning ordinances specifically supporting the objectives of the Plan. Mr. Mulligan noted that the Plan could be the focus of a future conference, in order to help gather support and participation from the municipalities, which can also share in the potential financial support for planning and programs from the Greenway. Mr. Buroughs noted that *Patterns* already incorporates much of the planning efforts required for the Compact Plan, and therefore will become part of the Compact Plan.

IX. Matters for Board Information

A. Stormwater Programs and Initiatives

Mr. Kvinge, using a PowerPoint presentation, gave an overview of the topic of stormwater management. Diagrams and photos were used to show the basics of the hydrological cycle, and the impacts of development on water quality. The traditional approaches to stormwater management were compared with various new methods and techniques. The separation of different types of runoff, such as water runoff from roofs and parking lots, was seen as the more efficient and effective way to handle stormwater. Mr. Kvinge summarized the various federal, state and local regulatory requirements for stormwater management. The new "Phase II" ruling under the Clean Water Act, requiring municipalities to prepare and submit a stormwater management plan to the NYS Department of Environmental Conservation, is required of all of Westchester's municipalities. All municipalities were required to submit a Notice of Intent under the general permit by March 2003.

Mr. Kvinge also surmised that future Phase III regulations may require more detailed measurements of stormwater and water quality. Mr. Mulligan said that Planning Department staff is working with the Department of Public Works to develop stormwater plans for the various County-owned properties and facilities. Mr. Kvinge also discussed the County's role in education, training and leadership by example and showed photos of several demonstration projects, including streambank restoration projects, initiated by the County Planning Department.

Mr. McKenna questioned how stormwater structures are to be maintained and who is generally responsible for their upkeep. Mr. Kvinge stated that regulatory controls must include design standards and maintenance requirements to ensure reasonable maintenance periods and proper maintenance techniques. Maintenance easements should be used to ensure that maintenance activities are performed. Ms. Lewy asked whether structures are designed to prevent the spread of West Nile Virus. Mr. Kvinge noted that basins should be designed to drain within several days to prevent the breeding of insects. Also, sumps and wet basins must be designed to drain quickly.

Mr. McKenna asked about the maintenance of pervious parking areas – or parking lots using pavers that allow water to drain into the ground. Mr. Kvinge noted that these surfaces are often utilized in areas not heavily traveled, such as overflow parking areas only used during peak parking demand, snow storage areas, and emergency access roads. Mr. Smith asked whether recent work done at the County Center parking areas incorporates current stormwater management techniques. Mr. Mulligan noted that Department of Planning staff

are currently working with the Department of Parks, Recreation and Conservation on the design of the permanent parking areas and will incorporate state-of-the-art stormwater management techniques and features.

Ms. Selin asked if she could receive copies of the stormwater management examples shown by Mr. Kvinge in his presentation; Mr. Kvinge will provide Ms. Selin and other interested Board members links to the various websites of municipalities from which he gathered these examples.

Mr. Mulligan also pointed out that the Department has recently submitted a grant application for \$350,000 for an education and outreach program under the new EPA Phase II regulations. Mr. Mulligan reiterated County Executive Spano's strong support of the department's stormwater management efforts and the need for a leadership role by the County. All the County's contract specifications now include stormwater management requirements and enforcement provisions.

B. Planning Department Floorplan/Layout

Mr. Mulligan noted that the Board was provided a color-coded floorplan of the Department showing the recent reconfiguration of the various sections. An open house of the Department will likely be scheduled after the March Planning Board meeting to allow members to walk through and see the recent improvements and discuss the variety of recent projects being undertaken by Department staff.

C. Profiles in Planning Brochure – Photos of Members

Photos were taken of Planning Board members before and after the meeting for use in the update to the Profiles in Planning brochure, to be completed this spring. The brochure, likely to also be available on the Department's website, will include brief descriptions of the Board members' professional experience.

X. Adjournment

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

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Tuesday, February 3, 2004

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation  
Ralph Butler, Commissioner, Department of Public Works

BOARD MEMBERS ABSENT: Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Senior Management Analyst  
Mark Massari, Accountant III  
Tracey Corbitt, Associate Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Joseph Hankin, President, Westchester Community College  
John Flynn, Westchester Community College  
Fred Boyer, Westchester Community College  
Marge Glusker, Westchester Community College  
Robert Cirillo, Westchester Community College  
Louis Torrieri, Westchester Community College  
Pam Gerghaty, Westchester Community College  
Barbara Dodds, County 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 March 2, Wednesday, April 7 and May 4, 2004.

III. Adoption of Minutes

The minutes of January 6 were approved on a motion of Ms. Lewy, seconded by Mr. Hosey.

IV. Chairman's Remarks

Mr. McKenna questioned whether a follow-up meeting had been arranged with the City of White Plains regarding the Tappan Zee/I-287 Study, as mentioned in the Board's Announcements and Updates report. Mr. McKenna had stressed the need for such a follow-up meeting at last month's meeting after being told by Mr. Mulligan of the lack of attendance by the City's Planning Department and the Mayor. Mr. Mulligan noted that efforts will be made to continue communication with the City on this subject.

Mr. McKenna questioned another item in the Announcements and Updates regarding two bills recommended to the State Legislature by the State Land Use Advisory Committee. One item was the proposed bill that would apply provisions similar to those in Section 277.71 of the Westchester County Code statewide. This section, requiring municipalities to notify adjacent municipalities of certain planning and zoning actions within 500 feet of a common border, was seen as innovative by the Committee. Mr. Mulligan noted that the law is particularly helpful in avoiding "border wars." The second bill would require all members of planning and zoning boards to complete training each year. Mr. Mulligan said that such training could be made available through the Westchester Municipal Planning Federation. Mr. McKenna hoped that such training could be provided via the Internet.

Mr. McKenna asked that the Board be given an update on the possible purchase by the County of the St. Christopher School property in the Village of Dobbs Ferry, a three-acre open space parcel overlooking the Hudson River. Mr. Mulligan noted that a meeting on the matter had recently been cancelled, though it will be discussed at an upcoming meeting with the Mayor of Dobbs Ferry, at which time the County and Village will also discuss the proposed alignment of RiverWalk in the Village.

Mr. McKenna mentioned the recent Journal News articles on planning efforts for the Bronx River. Mr. Mulligan noted that staff member Robert Doscher had worked closely with the reporter Ken Valenti to help provide a better understanding of this multi-layered effort. The County Planning and Parks departments and the Watershed Advisory Committee 7 (WAC7) are working with several agencies, including the U.S. Army Corps of Engineers and New York City Bronx River Alliance on water quality improvement projects and planning efforts.

Mr. McKenna asked whether a field trip would be arranged for the Board to the new Habirshaw County Park in the City of Yonkers. Mr. Mulligan noted that the Board would be invited to a ribbon-cutting ceremony to be scheduled this spring. The County has invested over \$2 million in the facility, including a new tidal marsh element, which is 90% complete.

Regarding the recent publicity concerning the adjacent Yonkers Canoe Club, Westchester County was reaching out to the City of Yonkers to discuss possible scenarios for the Club to either stay at their current location or find a new location for the Club. Several County and City departments will take part in a meeting to discuss a variety of mutually important topics.



Mr. McKenna asked for clarification on materials forwarded to him regarding properties being considered for listing on the New York State and Federal Register of Historic Places. Mr. Mulligan informed the Board that staff member Jeff Williams will provide a summary to the Board of properties being considered for or added to the Register on a quarterly basis.

Mr. McKenna noted that the letter regarding the streamlining of the planning and zoning referral process sent to each of the County's mayors and supervisors was helpful and well written. Mr. Mulligan noted that department staff has had ongoing contact with municipal officials and staff to further educate them on the matter. Mr. Mulligan noted that Mr. Buroughs prepared the letter, as well as a recent letter from the County Executive which was published in the Journal News regarding the County's planning efforts along the Hudson River.

V. Commissioner's Remarks

Mr. Mulligan briefly updated the Board on the progress of the proposed acquisition of the Taxter Ridge property in the Town of Greenburgh. The County Board of Legislators' Parks Committee recently voted to support the acquisition, and it will likely be approved at the full Board's meeting on Monday, February 9.

Mr. Mulligan noted that the Board of Legislators has recently undergone reorganization of some of its committees, including the creation of five new subcommittees of the Board's Budget Committee. One of the subcommittees, to be headed by Legislator Andrea Stewart-Cousins, will review capital projects. Ms. Stewart-Cousins is expected to attend meetings of the County Planning Board. Mr. Mulligan noted that Ms. Stewart-Cousins has been a supporter of numerous Planning Department initiatives and welcomed her attendance at Planning Board meetings.

Mr. Mulligan noted the next meeting of the Planning Board will include a tour of the reorganized space.

VI. Referrals

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

- December 16, 2003 through January 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Ms. Lewy, seconded by Mr. Griffith.

B. Current Referrals

None

VII. Matters for Board Action

A. B0079 Access Control Enhancements—Various County Facilities; Capital Budget Amendment

Mr. Natarelli explained to the Board that this project was supported by the Planning Board in a resolution adopted at their meeting in September 2003. The project included \$1.2 million

for security improvements at the Labs and Research facility at the Grasslands Reservation in Valhalla. Following discussions with the County Board of Legislators, the scope and cost of the project was reduced by \$790,000. Mr. Hosey noted the current lack of security measures assigned to overseeing public access into the facility and looked forward to the installation of improved security systems.

The Planning Board Report and a resolution of support for the capital budget amendment were approved by the Board on a motion by Mr. Hosey, seconded by Mr. Douglas.

B. SMO92 Nutrient Removal-Mamaroneck WWTP, and SNR93 Nutrient Removal–New Rochelle WWTP; Capital Budget Amendment

Commissioner Landi provided background on these two projects for which approval of the Planning Board Report and a resolution of support was sought from the Planning Board on the proposed Capital Budget Amendments to advance \$1 million and \$2 million in the 2004 Capital Budget for a pilot program at the Mamaroneck and New Rochelle Wastewater Treatment Plants respectively. The funds will be used for the design, construction management, construction and operation of the pilot programs.

Mr. Landi provided a handout giving background on the growing problem of hypoxia, or depletion of oxygen levels, in the Long Island Sound. The County's four plants are one source of the problem. The nutrient removal program may help solve the problem. Trailer-mounted units will be placed at each of the two plants undergoing the pilot program and a portion of the flow from the plants will be diverted to be treated in the new facility. Should the pilot program be successful, construction of facilities at the two plants will then move forward in 2006/2007, with completion in 2009.

Mr. Landi noted that timing for these projects is critical due to permit requirements at the plants. A Board member questioned what type of materials would be the end product of the nutrient removal. Mr. Landi noted that gases would result from the process and would be released into the air. The quantities of the gas would be too small to consider for sale. He noted that other technologies were being tested. He also noted that space at the plants is limited for the construction of these or any new facilities, though the New Rochelle plant does have more space for such a facility compared to the Mamaroneck plant. Mr. Landi noted that the Hudson River plants do not face the same problem since the River is better "flushed" with tidal currents. He noted that the tax burden may be significant to construct these improvement, though some grants may be available to help reduce the burden.

The Planning Board Report and a resolution of support for the capital budget amendment were approved by the Board on a motion by Mr. Hosey, seconded by Mr. Douglas.

C. Consolidated Plan FY 2004-2008

Ms. Drummond showed highlights of the new FY 2004-2008 Consolidated Plan through a PowerPoint presentation and noted that the Plan is available for viewing on the Planning Department's website. Ms. Drummond presented a draft of the Plan to the Planning Board in December 2003. Several members received compact disks containing the Plan, while all the members were given links to the Plan in the website for their review. A public hearing was recently held, at which several representatives from a local disabled advocacy group

attended and provided comments. Other comments have been received from citizens and agencies from around the county. A resolution is being sought from the Planning Board for the FY 2004-2008 Plan including the FY 2004 Action Plan.

Several programs from which the County receives funds from the U.S. Department of Housing and Urban Development (HUD) are described in the Plan. The County Consortium's Community Development Block Grant (CDBG) program funding will be reduced by \$16,000 due to the increase in entitlements throughout the country. The Consortium will be undertaking 66 projects, with 52% of the funding for 30 projects in 10 of the Consortium's most distressed communities; this is a lower proportion than in past years. Ms. Drummond noted that there are 23 changes in the projects proposed in the current three-year CDBG funding cycle, from the spreadsheet Board members had received last year, including three new projects, 8 projects which will receive more money, and a number of projects that see a shift in funding, wither moved forward or backward in the three-year cycle.

The Emergency Shelter Grant (ESG) program continues to concentrate on the prevention of homelessness. The Consortium will use most of the money to fund four non-profits to provide housing counseling and back rent subsidies. A shelter rehabilitation project is also proposed. Funding to the County has been raised by \$16,000 for the upcoming year.

The HOME Investment Partnership Program, which provides for the creation of new affordable housing, is also included in the Plan. Five projects are proposed to be funded by the Consortium in the next year - a total of 68 housing units. Thirty-five of the units are proposed to be constructed on village-owned land in of Port Chester. This is encouraging since the Village recently rescinded its resolution against the development of affordable housing within the Village. Two housing developments are proposed by Community Housing Development Organizations (CHDO's), one in the Town of Greenburgh and the other in the Village of Croton-on-Hudson; at least 15% of the County's HOME funds are required to be provided through these non-profit, community-based groups.

The American Dream Initiative is a new program approved in January 2004. The Consortium has been awarded \$95,890 for down payment assistance for use by families within consortium communities for FY 2004 - to be combined with the new FY 2003 funds also just approved for a total of \$177,000.

Ms. Drummond outlined the remaining schedule of approvals and steps for the submittal of the Consolidated Plan to the Federal government by March 15, including the Planning Board's support, approval by the Community Development Advisory Group (CDAG), advising of the Urban County Council (UCC), and approval of the Plan by the County Board of Legislators.

Mr. McKenna asked about the outlook of federal funding for these programs. Ms. Drummond noted that the funding will likely stay the same in the coming years, though item changes and set-asides by members of Congress can cause fluctuations in funding. She noted that President Bush has announced an effort to end homelessness in 10 years, which should point to continued funding for such programs. Mr. McKenna noted that these programs have survived past threats during the 1990s.

The resolution of support for the Consolidated Plan and Action Plan was approved on a motion by Mr. Fitzpatrick, and seconded by Mr. Douglas.

VIII. Matters for Board Comment

A. WCC Presentation of 2004/05 Requested Capital Budget & Five-Year Plan

Dr. Flynn used a PowerPoint presentation to give an overview of the Community College 2004-2009 Capital Budget Request and Five-Year Plan. He noted that the five-year plan continues to incorporate the recommendations of the 1999 Campus Master Plan.

Dr. Flynn began with descriptions of those capital projects already approved with changes or major updates in the past year. These projects include: Classroom Building Renovation, deferred one year as the College continues to pursue State funds; New Instructional Building, an approved project which is tied to the ESL Center project, discussed later in the meeting; Utility and Drainage Infrastructure Upgrading, approved for funding; Health Science Building Renovation, deferred one year as the College pursues State funds; Administration Building Renovation, deferred one year as the College pursues State funds; and the Physical Education Building Renovation, also deferred one year.

Dr. Flynn then described projects for which funding is being requested for 2004/2005. These projects include: Feasibility Studies, which provides funds for capital planning and development studies; Satellite Space Improvements, amended last year to include new and replacement technologies for the College's offsite locations, was not approved by the County last year, and has been scaled back to include only new technologies; the ESL Center, which has outgrown the Knollwood Center and is seeking \$9 million for construction of a new building on the main campus, and for which private donations are also being sought; and Technology Upgrade, scaled back to only include new technology.

Dr. Flynn also provided an update on the College's satellite locations, including: the Peekskill Extension Center, completed in spring 2003, featuring information technologies, including Macintosh computer labs, the Ossining Extension Center, completed in spring 2001, specializing in the life sciences and health care; the Yonkers Extension Center at the Cross County Shopping Center, opened in fall 2001, focusing on information technologies; and the Mount Vernon Extension Center, opened in summer 2003, offering programs on small business development and culinary arts

Dr. Hankin noted that the College, compared with the State's other community college campuses, has the least square footage per student. Mr. Griffith questioned which types of technologies were included in the Technology Upgrade project. Mr. Boyer noted that the College originally wanted to upgrade existing equipment in addition to the purchase of new technologies, but will now only be funded for new technologies. He also noted that the College is awaiting funding from the State for this project. Mr. Fitzpatrick asked about the general enrollment at the satellite locations. Dr. Hankin noted that attendance was currently 6,663, a good level, though the College has the capacity to fit additional students at these sites, especially during the day. A handout summarizing enrollment figures was distributed and described by Ms. Glusker.

Ms. Glusker also described how the satellite centers serve as “feeders” to the main campus where students are able to complete the full range of courses for certificates and degrees. The main campus provides central functions such as counseling services and a library. The expansion of the satellite centers appears to be a success, according to Dr. Hankin.

Mr. Douglas asked whether any additional centers were being considered. Dr. Hankin said the College was interested in an expanded center in New Rochelle, which currently is over capacity at Blessed Sacrament High School. The Community College faces competition from Iona College and Monroe College for space in New Rochelle. Dr. Hankin noted a demand for programs in the Long Island Sound Shore communities in areas from Mamaroneck to Port Chester.

Mr. Mulligan noted that following the review of the College’s requests by Planning Department staff and the Planning Board, the Board will be asked to adopt the Planning Board Report at their March meeting. Ms. McLaughlin noted that the County’s Capital Projects Committee will also be considering the College’s requests in April.

IX. Matters for Board Information

A. Planning Board Member Photos and Biographies for Brochure, Profiles in Planning

Mr. Mulligan noted that two board members still needed their photos taken for the update of the Board’s brochure. He also requested that Board members forward resumes or other biographical information to Mr. Brady for use in the brochure.

B. The Compact Plan for Westchester County–Compact Disk

Mr. Buroughs noted that an overview of the Compact Plan was presented to the Board at their January meeting by Ms. Corbitt. The draft Plan has been put onto a compact disc. Ms. Corbitt requested that some Board members review the Plan on the disc and provide comments to assist in finalizing the report. Ms. Lewy said that she would chair a short-term subcommittee to review the Plan. Mr. Buroughs noted that he would follow-up with Ms. Lewy to discuss her review and the subcommittee. Mr. Mulligan said that the Plan would be presented to the New York State Hudson River Valley Greenway at a meeting likely to be held at Playland in June. Ms. Corbitt noted that all municipalities in the county are included in the Plan, not only those along the Hudson River. Since a certain portion of the county’s municipalities must adopt the Plan, Ms. Drummond offered to let Ms. Corbitt know which communities may be more likely to provide support in a timely manner.

X. Adjournment

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

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WESTCHESTER COUNTY PLANNING BOARD**

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Michaelian Office Building  
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Tuesday, March 2, 2004

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Cheryl Lewy (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
James Morris for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Ralph Butler, Commissioner, Department of Public Works

BOARD MEMBERS ABSENT: Eileen Pilla (Village)  
Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation  
Anthony Landi, Commissioner, Department of Environmental  
Facilities

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Nancy MacMillan, Director of Housing  
Fran McLaughlin, Senior Management Analyst  
Patrick Natarelli, Chief Planner  
Larry Kelly, Program Administrator, Housing  
Tracey Corbitt, Associate Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators

I. Call to Order

The meeting was called to order at 8:08 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are Wednesday, April 7, Tuesday May 4 and June 1, 2004.

## Westchester County Planning Board

March 2, 2004

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### III. Adoption of Minutes

Mr. Fitzpatrick noted that he did not abstain from the Board's vote at the February meeting on the matter of the Consolidated Plan FY 2004-2008. He advised the Board that since he has been involved with applications to the County for federal housing funds, he feels it appropriate that he not vote on approval of the Consolidated Plan since the Plan includes recommendations on the use of federal housing funds administered by the County.

In order to nullify his vote, on a motion of Mr. Hosey, seconded by Ms. Lewy, the Board voted to void the February resolution supporting the Consolidated Plan. Mr. Fitzpatrick abstained. On a motion of Mr. Hosey, seconded by Ms. Lewy, the Board then voted to adopt a new resolution to support the Consolidated Plan FY 2004-2008.

The minutes of the February 3 meeting were approved on a motion by Ms. Lewy, seconded by Mr. Hosey.

### IV. Chairman's Remarks

None.

### V. Commissioner's Remarks

Mr. Mulligan noted that the County has closed on the purchase of the Shadow Lake property in Yorktown. The purchase adds 50 acres to the Teatown Reservation which has entered into an agreement with the County to manage the property as part of the existing 800-acre plus preserve. Although there had been some delays in the closing, Gail Abrams, the Executive Director of Teatown, and Clinton Smith, President of the Board of Teatown worked diligently with Kate Garrett of the Trust for Public Land (TPL) to complete the transaction.

Mr. Mulligan also noted that the closing for the acquisition of the Taxter Ridge property in the Town of Greenburgh, while also recently delayed, is expected to occur shortly.

Mr. Mulligan said that he, Sal Carrera and other County staff met with the Mayor Monahan of Dobbs Ferry to discuss the possible participation of the County in the acquisition of a portion of the Saint Christopher School property. Part of the proposal would be to use the property for the County's RiverWalk and see if it can be extended through the rest of the St. Christopher property and Cabrini Nursing Home property to the north. The Mayor also mentioned the possibility of opening an existing Village riverfront park and other waterfront properties to facilitate RiverWalk. Mr. Mulligan noted that this was the first time that County staff had met with Village staff on the topic of RiverWalk, and he felt the discussions were very productive and encouraging.

Mr. Mulligan said Deputy County Executive Larry Schwartz and other County officials met with staff of the City of Yonkers to discuss the continued use of the County's property for the Yonkers Canoe Club and the extension of RiverWalk at the site. The City expressed its desire for the Club to remain at the site, for the Club's facilities to be rehabilitated and for RiverWalk to be routed around the site. Yonkers purchased a site adjacent to the Club to the County's property to the south, to provide access and parking for the Club. The matter will continue to be evaluated and discussed between the County and the City. Mr. Mulligan was encouraged by the discussions with the City on the topic of RiverWalk and other initiatives where the County and City can work to further common

goals. Mr. Mulligan noted that, as a result of these recent discussions with Dobbs Ferry and Yonkers, the County now has had strong interest and cooperation from all 13 Hudson River municipalities in pursuing the development of RiverWalk.

Mr. Mulligan noted that a delegation from Italy will be visiting the County from March 22-28. The visitors are from the same area in Italy visited by County officials last year, which included Mr. Mulligan and Commissioner Joseph Stout of the Department of Parks, Recreation and Conservation. Programs, visits and tours will focus on water quality, parks and trailways. A visit to historic Kykuit is also planned.

Mr. Mulligan informed the Board that two staff members of the Department's Environmental Planning Section, Diane Miller and Karis Tenneson, will be leaving County service to pursue other opportunities. Ms. Miller, who assisted in the development of the County Agricultural District, served as staff to the County's Soil and Water Conservation Board and worked on wetland restoration efforts, will be taking a job in Maryland focusing on wetland restoration projects in the Chesapeake Bay area. Ms. Tenneson, who managed the Citizen Volunteer Monitoring Program, will be attending graduate school to pursue a Masters degree in planning, specializing in watershed protection. Mr. Mulligan noted that he is sorry to lose these two members of our staff who have done excellent work for the department and County.

VI. Referrals

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

- January 16, 2003 through February 15, 2004

Mr. Hosey noted his concern with the referral from the Town of Eastchester, ECH 04-001, regarding a proposed moratorium on development. He said that moratoria should not be enacted to solely stop development in a community. Moratoria, he feels, are often extended for much too long, and thus abuse the potential usefulness of these actions. Mr. Buroughs noted that in speaking with an Eastchester official, he was told that the Town has already performed significant preliminary work toward updating their comprehensive plan and zoning ordinance, two of the items to be completed during the period of the moratorium. The Town has been informed of the Board's concerns on these matters.

Mr. Hosey was pleased to see that the size of the monthly referral report was reduced this month. Mr. Buroughs noted that this is a result of the Board's new referral procedures on "notification only" items. The Board noted that it is a good system which helps reduce staff time devoted to referral processing.

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Mr. Douglas.

B. Current Referrals

None



VII. Matters for Board Action

A. Adoption of Westchester Community College 2004/2005 Capital Budget, Planning Board Report

Mr. Brady noted that the College President, Dr. Joseph Hankin, and his staff presented the College five-year capital program at the February Planning Board meeting. Department staff reviewed the program, specifically the requests for 2004/05, and prepared a draft Planning Board Report, a copy of which was provided to the Board for review. Mr. Brady, using an aerial photograph, gave a brief description of the location of various existing and planned buildings at the Valhalla campus. The draft Planning Board report commends the College for following the recommendations of the 1999 Master Plan Update and the College's success in developing satellite centers in several urban centers in the county.

Mr. Brady described the four projects requested by the College for funding in 2004/05 - an extension of the ongoing funding of feasibility studies, two technology projects and funding for the construction of the ESL (English as a Second Language) Center. The proposed ESL building will be constructed adjacent to or as part of the proposed Instructional Building, which has received approvals for design and construction. Half of the cost of the ESL Center will be covered by a \$5 million gift to the College for this project. A Request for Proposals is being developed for the combined design of both buildings. The programs and uses of the ESL Center were described by Mr. Brady. He noted that the draft Report also includes a recommendation that the College include Low Impact Development and Green Building Technology as part of the design of the ESL Center.

Mr. Douglas expressed concern about the potential concentration of ESL students at one building and the possibility that they would be separated from other students, activities and experiences at the campus. He asked if it was known what percentage of the building's space would be used for non-ESL functions and apologized for not bringing up this subject last month when the College officials were present. Mr. Hosey observed that he would be reassured if he knew that the new ESL building was to be attached or directly connected to the proposed new instructional building. Ms. Lewy and Mr. Fitzpatrick noted that it would also help if the building were not to be named "English as a Second Language Building." The Board suggested that the Planning Board Report recommend efforts be made to encourage the mingling of ESL students on campus to the furthest extent possible and that the College, if possible, not use the name "ESL" in the name of the new building.

The Board adopted the resolution approving the Planning Board Report on a motion by Mr. Douglas and seconded by Ms. Lewy, as amended. The Report will incorporate the Board's comments on the ESL Center project. Mr. Mulligan noted that the transmittal of the Report to the College will also highlight these comments.

B. Housing Implementation Fund: West End 2000, Phase I, New Rochelle

Mr. Kelly used aerial photographs, site plans and building elevations and renderings to describe the proposed West End 2000 affordable housing development in the City of New Rochelle. The City has requested \$3 million for infrastructure improvements through the County's Housing Implementation Fund. The County previously approved \$4.8 million for

property acquisitions and building demolition through the New Homes Land Acquisition Fund. The acquisitions and demolition are complete.

The proposal includes 25 affordable single-family townhomes and 102 units of affordable senior assisted living apartments. The developer is the New Rochelle Neighborhood Revitalization Corporation, a local non-profit housing agency with experience in developing and operating affordable housing, including projects utilizing County funding. Mr. Kelly described the enormous variety of City, County, State and private financing to be used for the project. Improvements funded by the County include the relocation of storm and sanitary sewers, water and storm drainage improvements, road and curb improvements, parking, lighting, grading and engineering costs. He noted that although the County dollar amount is large, it is only one component of this very large project. Mr. Douglas asked if the County had funded any other affordable assisted living developments. Ms. Drummond noted that the Drum Hill development in Peekskill was partly funded by County funds. Mr. Kelly added that Drum Hill was an easier development, as it was a renovation of an existing building. Ms. Lewy asked that the County recommend that the design of the top of the senior building be re-evaluated by the developer, since a more irregular roofline would help the building blend into the older residential neighborhood. Mr. Douglas agreed that the design could be improved.

The Board adopted the resolution of support for the funding on a motion by Ms. Selin, seconded by Mr. Douglas.

C. New Homes Land Acquisition Fund: Grace Plaza Senior Housing, Mount Vernon

Ms. MacMillan, using aerial photographs, building plans and elevations, described the proposed 83 units of affordable senior apartments to be known as Grace Plaza. The area, recommended for redevelopment efforts by the City, is at the corner of South Fifth Avenue and West Third Street, within the Third Street Corridor study area. The developer of the project, Mountco Construction and Development Corp., has requested that the County purchase the vacant property to assist in the affordability of the units. \$1,045,000 is being requested for the acquisition as well as County closing costs.

Ms. MacMillan showed renderings of the proposed nine-story building, including a roof-line design that the Board noted had interesting design elements and would contribute to the character of the surrounding neighborhood. Ms. Selin requested a copy of the rendering to show New Rochelle officials in order to assist in their consideration of the West End 2000 project and other projects. Ms. MacMillan also noted that a Phase I Environmental Assessment has been performed, as well as additional evaluations of the soil to confirm that no contamination exists at the site. A final version of that report is expected shortly. She also described the several County, State and private financing sources for the project, and noted an adequate operating reserve to ensure funding available to address future building operational needs. Mr. Hosey requested that a copy of the property's appraisal be provided for his review. Ms. MacMillan will provide a copy to Mr. Hosey. He is concerned about the cost of the proposed acquisition, though Ms. MacMillan noted that the approximately \$11-12,000 per unit cost is within a reasonable range for similar properties.

Mr. Douglas asked if there are any other funding programs available to help subsidize the rents of this project. Ms. Drummond noted that Project Based Section 8 funds are available,

but are difficult to administer because of the loss of fees associated with “warehousing” of units. Mr. Douglas also questioned the legal fees required for the acquisition, and Ms. MacMillan noted that the 5-10% set aside is required for County legal fees to close such acquisitions. Ms. MacMillan also described the permanent financing proposed for the project.

The Board approved a resolution of support for the provision of acquisition funds on a motion by Mr. Griffith, seconded by Mr. Hosey.

Mr. Mulligan noted that the Department recently was awarded a \$10,000 grant from the Ginsburg Development Corporation to update the primers on Design Review Boards and Historic Preservation Commissions, originally published in 1989. The update of this report will address design issues such as discussed in relation to the West End 2000 and Grace Plaza projects. Mr. Mulligan noted that Board members will be requested to participate in guiding the update process.

VIII. Matters for Board Comment

A. Review Process for The Compact Plan for Westchester County

Ms. Corbitt reviewed alternative scenarios for the process of the Planning Board adoption of the Compact Plan. It is hoped that the Plan can be adopted by the Planning Board prior to the June 9 Hudson River Valley Greenway Board meeting which is being hosted by Westchester County at Playland.

Since this is a “major development policy,” County Code requires that the Planning Board be required to hold a public hearing on the Plan prior to adoption. Mr. Buroughs also noted that helpful comments on the draft Plan have been received from members of the Board and that additional input is being sought. The Board agreed to hold the public hearing in two parts - at the April 7 Planning Board meeting and at an evening meeting on or around April 20 (location to be determined). If the Plan can be adopted at the Planning Board’s May 4 meeting, it will be submitted to the County Executive, the County Board of Legislators and local municipalities. Ms. Corbitt will be contacting Planning Board members to determine the date and time of the evening meeting in April.

B. Proposed State Legislation on Training and Notice to Adjacent Municipalities

Mr. Buroughs noted that the text of the legislation on these two topics was forwarded to the Planning Board. The legislation is now in front of the New York State Legislature for their consideration. Regarding the legislation on training requirements for municipal planning and zoning officials, Mr. Buroughs said that acceptable courses and training include events sponsored by the Westchester Municipal Planning Federation as well as on-line training. Mr. McKenna supported such an effort, noting the likely increase in participation should training be made available on-line.

C. WMPF Land Use Training Institute – Referrals Session on March 31

Mr. Buroughs advised the Board that the WMPF Land Use Training Institute will feature a panel discussion at its March 31 training session on the Board’s new policies and procedures

regarding processing of local referrals. Since this opening session will be devoted to the Board's referral procedures, Mr. Buroughs asked that Board members contact him if they would like to attend and participate in the panel to discuss the procedures. Ms. Lewy, Mr. Smith and Mr. Hosey expressed interest.

IX. Matters for Board Information

A. Profiles in Planning, Form for Members Information

Ms. McLaughlin thanked the Board members who forwarded their resumes to be used in the update of the Profiles in Planning brochure. She recommended that members use the form sent to them to assist in transmitting their background descriptions. Board members should send their information directly to Ms. McLaughlin.

B. Department of Planning Tour

Ms. McLaughlin invited the Board members on a tour of the recently reorganized Planning Department offices. She briefly showed the Board a color-coded floor plan of the Department and a poster of the nine citizen boards which are supported by the Department, each with a brief description of their role and individual members listed. A larger open house and tour of the Department will take place in the near future. Mr. Mulligan requested the event be co-hosted by the Board. The County Executive and Board of Legislators, with respective staffs, as well as members of the nine citizen boards will be invited to the open house. Mr. Mulligan also asked that the Board provide comments to staff during and after today's tour to help prepare for the large event. Members of the Board joined Commissioner Mulligan on the tour immediately following adjournment.

X. Adjournment

The meeting was adjourned at 9:45 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, April 7, 2004

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Fran McLaughlin, Senior Management Analyst  
Patrick Natarelli, Chief Planner  
Jeff Williams, Associate Planner  
Lukas Herbert, Planner  
Ed Hoffmeister, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
Kieran Quinn, Executive Director, Federated Conservationists  
of Westchester County

I. Call to Order

The meeting was called to order at 8:08 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are Tuesday, May 4, Wednesday, June 2 and Tuesday, July 13, 2004. Upon a request by Commissioner Mulligan, the Board agreed to move the date of the June meeting from Tuesday, June 8 to Wednesday, June 2. June 8 was originally selected to avoid a meeting the day following the Memorial Day holiday. However, Mr. Mulligan pointed out that an Indian Point drill has been scheduled for the 8<sup>th</sup>, and several staff members may be required to participate in the drill.

**Westchester County Planning Board**

**April 7, 2004**

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III. Adoption of Minutes

The minutes of the March 2 meeting were approved on a motion by Mr. Fitzpatrick, seconded by Mr. Douglas.

IV. Chairman's Remarks

None.

V. Commissioner's Remarks

Mr. Mulligan noted that Virginia Cronin, Secretary in the Planning Department who had handled the front desk, had recently retired and wished her well in future endeavors. He also told the Board he was pleased to say that Anthony Zaino, Director of the Design Section, had returned to work on a part time basis after recent major surgery and will be back full time in a few weeks and he was doing well.

Mr. Mulligan apprised the Board of the following:

- § The Westchester Municipal Planning Federation's annual awards dinner has been scheduled for Thursday, June 3. Invitations will be sent to Board members.
- § The regional meeting of the Hudson River Greenway Conservancy is being hosted by the Planning Department and the Parks Department on Wednesday, June 9, at Playland in Rye. The County's Compact Plan will be unveiled. The Planning Department plans to showcase many of its current planning efforts relating to the Greenway RiverWalk and open space. A tour of Playland is also planned. Planning Board members are encouraged to attend.
- § CDBG Day will be held at noon, following today's Board meeting at the Clinton Street Center in the Village of Pleasantville.
- § The County Executive and Planning staff attended a ceremony held on April 6, to recognize the recent County acquisition of the Shadow Lake property in Yorktown. The Teatown Lake Reservation will manage the property. Trust for Public Land negotiated the acquisition. Commissioner Mulligan congratulated Mr. Smith, who is also the President of the Teatown Board of Directors for his role in the acquisition.
- § There will be two meetings regarding the Greenway Compact Plan – an evening public hearing on April 27 and a public hearing to be held at the Planning Board's May 4 meeting.
- § Mr. Williams is participating in the committee to select the design of the Westchester County September 11<sup>th</sup> Memorial, to be located at Kensico Dam Plaza. Two designs have been selected for final consideration. More information on this will be presented to the Board at a future meeting.

VI. Referrals

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

- February 16, 2003 through March 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Ms. Pilla. Mr. Smith asked that he be recused from projects in Pleasantville and Cortlandt.

Ms. Lewy asked about the comments forwarded to the Village of Tarrytown regarding the six-unit Aqueduct Courtyard. The letter stated that the Board's comments were not addressed in the final Environmental Impact Statement. The comment suggested that pedestrian/bicycle access to the adjacent Old Croton Aqueduct be provided. Ms. Lewy asked if staff could make more of an effort to have the Board's comments reach elected officials. Mr. Herbert noted that contact and efforts were made to get the comments to the required Village officials, and that he had discussed the matter with the Village.

B. Current Referrals: WHP 04-004-221 Main Street, City of White Plains  
Final Environmental Impact Statement (FEIS)

Mr. Brady, using a site plan of the proposed residential, hotel and office development, noted that the Board had sent a letter to the City commenting on the draft Environmental Impact Statement (EIS) on September 12, 2003. The project, as described in the final EIS, will include two connected buildings on the east side of a new extension of Court Street. The south building on Main Street would be 35 stories with 200 hotel rooms, 200 condominium units, and street level restaurant and retail uses. The north building on Hamilton Avenue would be approximately 31 stories with 550,000 square feet of office floor area and street level retail. Mr. Brady noted that revised plans for these buildings are expected to be provided to the City by the applicant. These new plans may include significant changes to the configuration, design and appearance of the buildings. He noted that an alternative plan discussed in the final EIS (based on the removal of the Bar Building) no longer appears viable.

A draft response letter had been sent to the Board, and Mr. Brady reviewed the comments, some of which were follow-ups to the Board's comments on the draft EIS. The letter points out the project's consistency with *Patterns* and the City's 1997 Comprehensive Plan. It provides some detailed traffic-related comments from the County Department of Public Works, encourages the City to pursue implementation of a set-aside of affordable units in ownership projects, encouraged the incorporation of green building technologies in the project, and notes that the County Department of Environmental Facilities has stated that there is sufficient capacity at the Yonkers Joint Wastewater Treatment Plant to serve this project. Mr. Brady pointed out that the letter also notes concern over the lack of pedestrian access from the project directly onto Main Street. This comment was also made in the Board's September 2003 letter. The letter noted how the project's primary vehicular and pedestrian access would only be from the new Court Street Extension, and that the City should encourage pedestrian movement along Main Street, in the proposed open space adjacent to the Grace Episcopal Church, and onto the important intersection of Main Street and Mamaroneck Avenue.

Mr. McKenna asked Mr. Williams about the historical significance of the Bar designations. Mr. Williams noted that many local historians, and the NYS Office of Parks, Recreation and Historic Preservation, see the building as significant in design, detail and local importance. The project's impact upon the Bar Building was also discussed. The Board felt that while the design of the project will likely change in the coming weeks and months, the letter as drafted should be sent, though the letter should also include language requesting that new plans and renderings be provided to the County Planning Board for review and comment as the City's approval process moves ahead.

VII. Matters for Board Action

A. Acceptance of 2002 and 2003 Annual Report: Referrals to the Westchester County Planning Board

Mr. Buroughs noted that the Board was being requested to accept the 2002 and 2003 Annual Report on Referrals, a copy of which had been sent to the Board for review. New York State General Municipal Law requires the Board to prepare such a report. Mr. Buroughs noted that the report helps local officials better understand the referral process and promotes participation by municipalities in the Board's recently adopted streamlined procedures for notification and response to referrals of local determination. He also noted that the Report and the new procedures were discussed at the recent WMPF Land Use Training Institute. He thanked Ms. Lewy and Mr. Hosey for their valuable participation at the training session. He said they provided a face for the County Planning Board and, by their presence, elevated the Board's profile with the local officials present.

The Board adopted a resolution accepting the Report on a motion by Ms. Lewy, seconded by Mr. Griffith.

B. Sale of Residual Parcel G, Town of Mamaroneck

Mr. Hoffmeister described the proposed sale by the County of the 0.03-acre lot in the Town of Mamaroneck to an adjacent private property owner to expand his residential lot. The property is a residual lot from the former lands of a parkway that was never constructed. The County has no need for the site, and the site does not meet the minimum zoning requirements of the Town. An appraisal was done for the property, and the agreed upon price of sale is \$10,000. The property is located at the intersection of Baldwin Avenue and Myrtle Boulevard, and is currently being used as a portion of the purchaser's residential yard. The property is the first of approximately 12 properties that will be presented to the Board for the support of disposition. These lots have been offered to the local municipalities for \$1 if the municipality were to use the land for park purposes. The Town of Mamaroneck did not accept the offer for this property.

The Board adopted the resolution supporting the disposition of the property on a motion by Mr. Douglas, seconded by Mr. Hosey.

C. Emergency Road Rehabilitation, Proposed Capital Budget Amendment

Mr. Herbert noted that due to impacts from the severe weather conditions this past winter, the Department of Public Works has requested an amendment to the 2004 Capital Budget by adding \$1,440,000 to finance the rehabilitation of several County roads.

The Board adopted a resolution amending its report on the 2004 Capital Budget to include the additional funds within the Roads and Bridges category, and giving a rating of "2" – a project with physical planning aspects of concern to the Planning Board, on a motion by Ms. Pilla, and seconded by Mr. McKenna.



D. RB089-June Road, North Salem, Proposed Capital Budget Amendment

Mr. Herbert noted that due to impacts from the severe weather conditions this past winter, June Road in the Town of North Salem (County Road #310), was in need of immediate extensive rehabilitation. The County Department of Public Works has requested an amendment to the 2004 Capital Budget to advance this project from 2006 to 2004 and to include \$400,000 under the heading of Roads and Bridges.

The Board adopted a resolution amending its report on the 2004 Capital Budget to include the additional funds within the Roads and Bridges category, and giving a rating of “2” – a project with physical planning aspects of concern to the Planning Board, on a motion by Ms. Pilla, and seconded by Mr. McKenna.

E. T012C-Purchase of 30-Foot Buses, Proposed Capital Budget Amendment

Mr. Herbert said that the County has the opportunity to pursue a contract purchase option for 21, 30-foot buses with related spare parts and equipment. The County would benefit from substantial cost savings if the purchase option is exercised before April 30, 2004. The County would also benefit from additional operational cost savings to the County as a result of the bus purchases. The County Department of Transportation has requested an amendment to the 2004 Capital Budget by adding \$2,200,000 for the buses.

The Board adopted a resolution amending its report on the 2004 Capital Projects to include the additional funds under the heading of Transportation, and giving a rating of “1” – a project without physical planning aspects of concern to the Planning Board, on a motion by Ms. Pilla, seconded by Mr. Hosey.

On the topic of transportation, Mr. McKenna asked if any Board or staff members had seen the recent Journal News article on the topic of the “ultra-light” rail systems, and discussed the article as possibly worthy for consideration as an alternative in the I-287/Tappan Zee Environmental Review. Mr. Hosey described the system which would include rail cars that are lighter, more frequent and carry fewer passengers than other light rails systems. The only existing systems currently operating were on large, self-contained campuses, and were not constructed for general municipal transit use. Mr. McKenna noted that such systems might be appropriate for the I-287 corridor. Mr. Mulligan noted that staff would include this issue in discussion with the County Department of Transportation regulating the I-287 Study.

VIII. Matters for Board Comment

A. Update of the Primers on Design Review Boards and Historic Preservation Commissions

Mr. Williams described the proposed update to the Department’s primers for design-oriented land use boards which was last updated in the late 1980s. He noted that *Policies on Design and Visual Quality for County-Owned Properties and Facilities* was adopted by the Planning Board in 1983. The Department was successful in receiving \$10,000 as a result of a grant application to the Ginsburg Development Corporation to help fund the effort. A copy of the grant application was provided to the Board. The primer will cover the roles of several different types of municipal boards (e.g. Architectural Review Boards, Historic Preservation

Commissions). It will help the County establish guidelines for the review of County and local municipal projects and will help local property owners, developers and consultants as they consider the design of projects.

Mr. Williams noted that a survey will likely be done to garner ideas, opinions and feedback from officials and various board members on possible topics to be covered by the primer. He stressed that the advice of the Planning Board is also sought on how to go about this project, and suggested that a Board subcommittee may be established to help guide the development of the primer. Mr. Mulligan noted that County Executive Spano was particularly interested in seeing the primer updated, and that he looks forward to having the County take a leadership role on design issues in the County.

Mr. Williams also mentioned that a “question and answer” component of the primer may be established on the County’s website. It may take the form of a web “bulletin board”. The Board was supportive of the proposed primer update. Mr. Buroughs said that the primer may be the subject of a session of the 2005 WMPF Land Use Training Institute.

IX. Matters for Board Information

A. Hudson Hills Golf Course Update

Mr. Stout used a PowerPoint presentation to give an update on the status of the County’s Hudson Hills Golf Course. He gave a history of the property, the County’s purchase of the property, and funding for the purchase and operation. Three separate Requests for Proposals (RFP’s) was sent out for the maintenance of course, pro shop operations, and the food and beverage services. Billy Casper Golf of Virginia was selected to operate and maintain the facility. User pricing was discussed, and how the prices compare to the County’s other courses and other similar private and municipal courses in the region. User fees must pay for all the project’s debt service, which is the primary reason for the higher fees at this course (\$75 per round as compared with \$43 at the other courses). An annual user cap, or player limit, also creates a challenge in the financing of the project. The course will utilize “bent grass”, which is more expensive though allows for a higher level of golf play. The course, due to open this spring, will also be more challenging than the other five County courses.

B. Tappan Zee/I-287 Environmental Review – Status/Update

Mr. Buroughs gave a PowerPoint presentation on the topic of “Vision of Transportation and Land Use in the Region”. The presentation discussed the Tappan Zee/I-287 environmental review. Mr. Buroughs discussed how population and growth trends must be considered as studies and projects are reviewed and analyzed. He noted that the New York City region has a strong transit structure, as compared with other regions in the country. The potential for an east-west transit connector was a significant part of the discussion; linking five north-south rail lines across the middle of the county. The presentation noted that such a circumferential rail route had been proposed by planners in Westchester County as early as 1932.

Mr. Buroughs informed the Board of an upcoming Stakeholders Committee meeting for the Tappan Zee/I-287 Environmental Review to take place on April 15, 8:30 a.m., at the Best Western Nyack on Hudson in Nyack. Findings on the latest 15 scenarios for the Hudson

**Westchester County Planning Board**

**April 7, 2004**

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River crossing will be presented including a variety of combinations and alignments, including a tunnel. By June of this year, four or five alternatives will be selected to be included in the Environmental Impact Statement, so this is a critical time in narrowing the focus of the review. The Planning Board will be kept up to date as the process continues. The costs of property takings, as well as the high costs of the tunnel option, were discussed.

X. 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, May 4, 2004

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Adam Zabinski for Anthony Landi, Commissioner, Department of  
Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation

BOARD MEMBERS ABSENT: Anthony Landi, Commissioner,  
Department of Environmental Facilities

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Senior Management Analyst  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Associate Planner  
Paul Gisondo, Associate Planner  
Jeff Williams, Associate Planner  
Michael Selig, Program Specialist  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
Donald Homer, Westchester County Agriculture and Farmland  
Protection Board  
Thomas Cogger, Westchester County Agriculture and Farmland  
Protection Board  
Dr. William Cassella, former Chair of the Westchester County  
Planning Board, and resident of Village of Dobbs Ferry

I. Call to Order

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

**Westchester County Planning Board**

**May 4, 2004**

Page 2

II. Meeting Dates and Announcements

The next three meeting dates are Wednesday, June 2, Tuesday, July 13 and August 3. The Board decided that the August 3 meeting would only be held if necessary.

III. Adoption of Minutes

The minutes of the April 7 meeting were approved on a motion by Ms. Pilla, seconded by Mr. Hosey.

IV. Chairman's Remarks

Mr. McKenna noted that the Department's Open House is scheduled to take place immediately following the Board's meeting on Wednesday, June 2. Mr. Mulligan noted that invitations will be going out soon, and that the event will be hosted by both the Planning Board and the Planning Department.

Mr. McKenna noted that the regional meeting of the Hudson River Valley Greenway will be held on Wednesday, June 9 at Playland in Rye. Mr. Mulligan said the Department will introduce Greenway members to the Long Island Sound area and showcase the Department's efforts, as well as provide information on Westchester County in general. Ms. Lewy suggested that the Department reach out to the Long Island Sound Watershed Intermunicipal Council (LISWIC) for involvement in the event.

V. Commissioner's Remarks

Mr. Mulligan remarked that the first week in June will be very busy for the Planning Board and Department. In addition to the events already mentioned, the Westchester Municipal Planning Federation will host its annual awards dinner on Thursday, June 3 at Traveler's Rest in Yorktown. Former Commissioner of Planning, Peter Q. Eschweiler, will be honored for his life-long achievements.

Mr. Mulligan noted that the County's Capital Projects Committee will be meeting on June 22, 23 and 24 from 2-4 p.m. in the County Executive's Blue Conference Room to review departmental capital budget requests for 2005-2009. The presentation process is being streamlined this year through the preparation of videos coordinated by the Department of Public Works and the Planning Department.

VI. Referrals

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

- March 16, 2004 through April 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Ms. Pilla.

B. Current Referrals

1. WHP 04-004 - 221 Main Street Site Plan and Special Permit, City of White Plains

Mr. Brady noted that the hotel, residential and office development proposed on Main Street, an extension of Court Street and Hamilton Avenue, was discussed at last

month's meeting. Revised plans had been sent to the Board since that meeting. A letter from the Board to the City of White Plains commenting on the proposal, including the Final Environmental Impact Statement prepared for the project, was redrafted to reflect the new plans and had been mailed to the Board for review. The hotel will now have pedestrian access directly onto Main Street, which partly addresses a concern previously expressed by the Board. Previously, all three uses were showing pedestrian access only from the Court Street Extension, thus hindering pedestrian flow to Main Street and Mamaroneck Avenue. Also, the project's building frontage along Main Street will be set back from the sidewalk for only the first several floors. The upper floors will be cantilevered over the open area below with one or more columns supporting the upper floors. The draft letter discourages the City from counting the covered area as open space.

The letter also encourages pedestrian flow through the proposed small park adjacent to Grace Church. Other parts of the letter have not changed since the previous draft; these include: the project's relationship to *Patterns*, encourages involvement of the City in the Tappan Zee/I-287 Environmental Review, traffic impacts, affordable housing, sanitary sewers and green building technology. The Board supported the letter as drafted. The Board requested that they be provided renderings of the project if made available.

2. CTD 04-002 - Comprehensive Master Plan, Town of Cortlandt

Ms. Corbitt discussed the proposed Town of Cortlandt 2003 Comprehensive Master Plan. A draft letter was sent to the Board prior to the meeting. Ms. Corbitt noted that the plan deals with very specific subjects, and that the draft letter comments on several of these aspects. Items discussed in the letter are on the relationship to regional plans, commercial development, residential land use, open space, transportation, trailways, historic preservation and community appearance. Regarding regional plans, Mr. Buroughs noted that the letter requests that the plan specifically consider the Sustainable Development Plan and the Croton Plan.

Ms. Lewy noted a general need for informational or training sessions on the various regional plans throughout the county and noted the benefits that such training could provide for local officials. Such sessions could outline the "pros and cons" for municipalities or groups to participate in these planning efforts. Mr. Mulligan said that the Town of Cortlandt did ask the Department to meet with officials and citizens early in the update process. Mr. Buroughs thought that such training sessions would be helpful and could become a part of the annual WMPF training institute.

Ms. Lewy also noted her concern over the growing extent of overhead wires, particularly new data lines, since the publication of *Patterns*, and the need to more comprehensively address this problem. Mr. Mulligan said that such topics could be addressed in the update of the Design Review Primer. He also described a recent project in Tuckahoe where putting overhead utilities in the ground caused a project's cost to greatly increase.

VII. Public Hearing

A. The Westchester County Greenway Compact Plan

The Chairman opened a public hearing on *The Greenprint For a Sustainable Future...The Westchester Way, The Westchester County Compact Plan*. Ms. Corbitt noted that a copy of the Greenprint was sent to Board members. She said that positive feedback on the Plan has been received from many of the county's municipalities. Ms. Corbitt noted that the Plan sets the framework for the county's subregions, based on *Patterns*, to develop implementation strategies for regional economic development that promotes tourism while incorporating natural, cultural and historic resource protection.

Ms. Corbitt noted that the first public hearing on the Plan was held on the evening of April 27, with several Planning Board members in attendance. No one from the public attended the hearing. This is the second public hearing on the plan, with comments also to be accepted until May 14. Copies of the Plan have been sent to all municipalities, and the Plan may be viewed through the County's website. The Plan will be officially presented to the Hudson River Valley Greenway at the June 9 meeting of the Greenway at Playland in Rye.

Mr. Griffith noted that it was particularly helpful that several other important documents were available as part of the report's compact disk, including *Patterns*, the County Databook, and others. Other plans and documents to be included in the future will include the Consolidated Plan, the Agriculture and Farmland Protection Plan and the Croton Plan.

Mr. McKenna and Mr. Mulligan acknowledged the attendance of Dr. William Cassella, former Chairman of the Westchester County Planning Board. Mr. Cassella complimented the Compact Plan and expressed his appreciation of the Plan's reference to many of the elements of *Patterns*. He said that this was the Department's most impressive publication to date, and that he was impressed with the Plan's format, graphics and content. He noted that the report will be of great value to the county's communities.

The Board acted to close the public hearing on a motion by Ms. Pilla, seconded by Mr. Hosey.

VIII. Matters for Board Action

A. P0004 - Bronx River Parkway Repaving, Proposed Capital Budget Amendment

Mr. Williams described the proposal to remove much of the lighting and associated lighting infrastructure along the Bronx River Parkway and install reflective pavement markers on the road surfaces. Much of the lighting systems on the parkway are original to the Parkway's construction, and are difficult and expensive to maintain. The project will run from the Sprain Parkway to Cemetery Road. Lighting at key intersections will remain, with new fixtures to be installed which will be replicas of original lighting fixtures.

Mr. Butler and Mr. Stout discussed safety issues, and how the reflective pavement markers have already been installed on one area of the Parkway and work very well. The issue of liability was discussed, with Mr. Butler noting that this technology is not new, and will be consistent with current Federal standards. Mr. Williams noted that the pedestrian pathway along the Parkway is not currently lighted, nor will it be as part of this project.

A resolution supporting the Capital Budget Amendment was adopted on a motion by Mr. Griffith, seconded by Ms. Lewy.

**B. WCC54 - Supplemental Planning Board Report**

Mr. Brady described a new project requested by Westchester Community College to supplement their recent budget requests for 2004/05. The new project, WCC54 Voice and Data Equipment and Furniture – Gateway Building, would fund new instructional technology and furniture at the proposed Gateway Building, formerly proposed as two separate buildings: WCC53 New Instructional Building and WCC72 ESL Center. The two capital projects for these buildings have been combined into one project to be known as WCC53 Gateway Building, while WCC72 ESL Center, would be de-appropriated. The Board had commented on the ESL Center in its recent Planning Board Report, including a recommendation that the College strive to integrate the students at the ESL Center into the fabric of the campus. The new single Gateway Building, along with the voice and data equipment and furniture project, will help the College achieve that integration. A draft Supplemental Planning Board report was forwarded to the Board for their review.

A resolution supporting the Supplemental Planning Board Report was adopted on a motion by Mr. Fitzpatrick, seconded by Mr. Hosey.

**C. BPL01 Housing Implementation Fund – Capital Budget Amendment**

Mr. Mulligan introduced an item that was not on the Board's agenda, though a memo had been included in the Board's day of meeting packet on the topic. A 2004 capital budget amendment is being sought for the Housing Implementation Fund to increase the project's request by \$2,340,000. The request will provide funding for infrastructure necessary to facilitate the construction of affordable housing. As affordable housing projects are developed, the Planning Board will review and comment on them individually. The funds are necessary to accommodate the recently proposed West End 2000 affordable housing proposal in New Rochelle, which the Board reviewed and supported earlier this year. The Planning Board has previously reviewed BPL01 Housing Implementation Fund and supported the project in its Planning Board Report on the County's Capital Budget for 2004.

The Board approved the Capital Budget Amendment for the addition of \$2,340,000 to BPL01 Housing Implementation Fund for the West End 2000 project in the City of New Rochelle on a motion by Ms. Pilla, seconded by Ms. Selin. Mr. Fitzpatrick abstained from the vote due to his previous involvement with the development of affordable housing and those project's use of County affordable housing funds.

**D. Disposition of Old Route 22 Parcel, Town of North Castle**

Mr. Mulligan described another matter for the Board's consideration that was not on the meeting's agenda. The County has recently been requested to dispose of a one-half acre property in the Town of North Castle. The property, known as the Old Route 22 site, is located in the hamlet of Armonk on Old Route 22 and west of Route 128. The site is a portion of Old Route 22 that was abandoned by the State of New York to the County of Westchester. The site is currently vacant and the County has no current or future need for the site. The site does not meet the minimum zoning requirements established by the Town of North Castle. An adjacent property owner has expressed the desire to purchase the



property so that it can be used as part of an expansion of adjacent office development. The Town of North Castle has waived and relinquished any rights to acquire the property. The property will be sold at its appraised value of \$223,054.

A resolution supporting the disposition was approved by the Board on a motion by Mr. Hosey, seconded by Ms. Pilla.

IX. Matters for Board Comment

A. Agriculture and Farmland Protection Plan

Mr. Kvinge used a PowerPoint presentation to summarize the goals of the Westchester County Agriculture and Farmland Protection Board and the Agriculture and Farmland Protection Plan. Mr. Kvinge introduced the two members of the Agriculture and Farmland Protection Board in attendance at the meeting, Mr. Cogger and Mr. Homer. The Plan has recently been presented to the County Executive and the Board of Legislators, and the Board and Department staff are looking for comments on the Plan. Mr. Kvinge described that agriculture in the county is mostly made up of greenhouses, nurseries and horse farms. Educational farms, such as the County-owned Muscoot Farm in Somers, are also valuable resources. Mr. Kvinge showed charts representing the value of farms in the County by various types of farms, which were based on 1997 data. Mr. McKenna asked whether the value of agricultural properties have likely increased since that time. Mr. Cogger and Mr. Homer noted that the existing farms' incomes have increased, due in part to the growth in horse farm income. They also noted that they believe new farms have been created from formerly vacant lands, and existing farms have increased in size, even while some have been sold and developed with other uses. Ms. Corbitt noted that she had reviewed a Planning Board referral for a new, large horse farm in the Town of North Salem in the last year.

Mr. Kvinge described the benefits of agriculture as a good alternative to urban sprawl. He described the steps in developing the Plan and the eight recommendations included in the Plan. Mr. Mulligan noted the 2003 acquisition by the County of the Hilltop Hanover Farm in Yorktown, which will be developed by the County into an environmental resource center. A business plan is currently being developed. The Environmental Resource Center will provide demonstration areas and educational resources for the agriculture and construction industries and residents. The farm will be home to environmental organizations such as the Watershed Agricultural Council and Cornell Cooperative Extension. The Planning Board will be updated as plans for Hilltop Hanover progress.

B. Affordable Housing Needs Assessment - Rutgers University

Ms. Drummond noted that the County has recently received the Westchester County Affordable Housing Needs Assessment, prepared by the Center for Urban Policy Research (CUPR) at Rutgers University. She described the County's 1991 effort to measure housing needs, and the first report done by Rutgers which described a need of 10,596 affordable housing units to be created between 1990 and 2000. The County adopted a resolution saying that 5,000 units should be created, of which approximately 2,300 were actually created. This new report utilizes 2000 Census information, and considers the amount of overcrowded units and homeless families in emergency shelters, among other variables. The current demand for affordable housing was determined, with future demand also described. A significant amount of the demand will be met through private development, while the creation of 10,768 units was determined as needed through some form of government support.

Ms. Drummond noted that this report will be very useful as the County applies for a variety of funds to address this shortage. She noted that 714 units would need to be created each year to meet this demand, but this year we expect only 201 new units to come on line. She also said that in addition to County funds to assist in the creation of new affordable units, the County has also done much through its rehabilitation programs. The County relies on local communities to address their own needs, including the utilization of outside funds.

Ms. Drummond said that the Westchester Business Council has been analyzing recent state legislation proposed to Nassau and Suffolk Counties which would require affordable housing in return for a 10% density bonus to a proposed development, or a developer would be able to provide funds to an infrastructure fund to support the development of affordable housing. Ms. Drummond noted that a variety of county, state and federal funding sources are usually required to create affordable units. The Board questioned how affordable units are guaranteed to remain for a number of years. Ms. Drummond described that deed restrictions are placed on all units supported with affordable housing funds, and that these units are monitored during their period of affordability, currently set at a period of 40 years.

X. Matters for Board Information

A. 9/11 - Memorial-Background and Status

Mr. Williams used a PowerPoint presentation to summarize the process by which the County has selected the location and design of the proposed 9/11 Memorial. A site at the eastern end of the reflecting pool at the base of the Kensico Dam in Valhalla was selected as the site. Renderings of the selected design were shown to the Board. Mr. Williams described the RFP process, through which 37 submissions were reviewed. The process involved representatives from the Office of the County Executive, the County Departments of Public Works, Parks and Planning, and, most importantly, families of the victims of the 9/11 tragedy. The project's budget will be no more than \$200,000. Sites at Lasdon and V.E. Macy County Parks were also considered. The site at Kensico Dam Plaza was preferred due to its central location in the county, its quiet nature and the symbolic relationship of the Dam to New York City by way of the Bronx River Parkway and the New York City water supply.

The Board questioned whether lighting was needed at the memorial for both security and aesthetic reasons. Lighting is not currently part of the project. Mr. Hosey also expressed his concern for the need for security at the site to prevent vandalism. He suggested that security sensors be installed. Mr. Williams noted that he would mention these comments to the Committee for consideration.

B. Open Space Map Update

Mr. Mulligan noted that this matter would be discussed at next month's meeting due to time constraints.

XI. Adjournment

The meeting was adjourned at 10:00 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday June 2, 2004

BOARD MEMBERS PRESENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Adam Zabinski for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
David DeLucia for Joseph Stout, Commissioner, Department of  
Parks, Recreation & Conservation

BOARD MEMBERS ABSENT: Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation &  
Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Nancy MacMillan, Director of Housing  
Patrick Natarelli, Chief Planner  
Paul Gisondo, Associate Planner  
Suzette Lopane, Associate Planner  
Larry Kelly, Program Administrator  
Michael Selig, Program Specialist  
Bill Brady, Associate Planner

OTHERS ATTENDING: Ray Indelicato, County Board of Legislators  
John Lynch, Resident of Tarrytown

I. Call to Order

The meeting was called to order at 8:08 a.m. by the Chair, Frank McKenna.

II. Meeting Dates and Announcements

The next three meeting dates are Tuesday, July 13, August 3 and September 14. Mr. Mulligan noted that the second half of the July meeting will be a joint meeting with the County Transportation Board

to be held at 143 Grand Street to accommodate the larger attendance. Mr. McKenna asked whether the County Commissioner of Transportation should be a member of the County Planning Board. Other Board members agreed that it would make sense and that it would be an opportunity to expand the knowledge of the Board. Mr. Mulligan noted that adding the Commissioner would require a charter change. There would not likely need to be a reduction in the current Board membership to accommodate the new member.

Mr. McKenna noted that the Board has the option to cancel the August meeting.

III. Adoption of Minutes

The minutes of the May 4 meeting were approved on a motion by Ms. Pilla, seconded by Mr. Hosey.

IV. Chairman's Remarks

A. Establishment of Committees

Mr. McKenna noted that in past years the Board had committees on various topics, with committee members reporting each month on progress. Several Board members said that having a design committee would be a benefit to the Board. Mr. Hosey suggested that committees only report to the Board every three or four months, or when needed. It was also noted that committees would be useful for exploring certain topics in greater depth on behalf of the full board. Mr. Mulligan suggested having committees relating to four of the department's sections: Land Use, Design, Environmental Planning and Housing. He also noted he would share the Department's project tracking system with the Board members to assist in discussing committees.

B. Design Committee

Ms. Lewy, Ms. Pilla and Mr. Douglas had previously volunteered to be on the new Design Committee, while others would be welcome to join the committee. Mr. Williams had recently sent materials to the volunteers for review. The Committee would be meeting later in the day. The County was recently awarded a grant from the Ginsburg Foundation to assist in the preparation of the update of the Department's Design Primer. Mr. Mulligan noted that Erik Kaeyer, principal of Kaeyer, Garment and Davidson Architects had recently said that he would like to participate in the development of the primer update as a representative of the local chapter of the American Institute of Architects.

Ms. Lewy advised the Board that the primer on design and visual policies, which was written in 1983 and last updated in 1989, is due for another update. It would be helpful to get the report on-line. The substance of the past reports is still relevant and important, though the update needs to be delivered in a better format, including better visuals.

As an example of a design issue, Ms. Lewy noted her concern with cable television wires mounted on overhead utility poles. She hopes local officials can be involved in addressing this problem, and that it could be the topic of a Westchester Municipal Planning Federation program, possibly as part of a program on design issues and the primer update.

Mr. Mulligan noted that the Village of Pleasantville expressed interest in participating in a pilot project to analyze the downtown area for design issues and standards. Peter Eschweiler, former Commissioner of Planning, encouraged the Village to pursue this matter. Ms. Drummond will explore possible funding sources for such a pilot program. Ms. Lewy noted her desire to have communities develop design standards ahead of development applications and a design framework, similar to that used by the Grand Central Partnership, to guide business and property owners before they prepare projects. Mr. McKenna asked that the committee report back to the Board at next month's meeting.

V. Commissioner's Remarks

Mr. Mulligan noted that the Planning Department's Open House is scheduled immediately following the Board's meeting. The County Executive, members of the County Board of Legislators, other County boards and local officials are expected to attend. The Westchester Municipal Planning Federation's annual awards dinner is scheduled for Thursday, June 3. The Department will host a meeting of the Hudson River Valley Greenway at Playland on Wednesday, June 9. The opening ceremony for the Habirshaw Park on the Hudson in Yonkers is scheduled for Friday, June 18. Invitations for the ceremony were mailed to the Planning Board.

Mr. Mulligan also welcomed Ray Indelicato, staff member for the County Board of Legislators. Barbara Dodds usually attends the Planning Board meetings.

VI. Referrals

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

- April 16, 2004 through May 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Mr. Griffith.

B. Current Referrals

1. CTD 04-005B Jacob's Hill, FEIS and Revised Site Plan

Mr. Buroughs noted that this project will also be presented at this meeting for the approval of New Homes Land Acquisition funds associated with the acquisition of the property to help subsidize the 102 units affordable senior rental housing. He noted that Department staff had jointly reviewed earlier plans for the housing prior to the Department's review of the project as a Planning Board referral. Staff provided comments on several aspects of the project's design and layout. Many of these concerns were addressed. A letter was sent from the Planning Board to the Town, dated May 21, 2004, commending these revisions.

Mr. Mulligan noted that this project would satisfy a substantial portion of the Town of Cortlandt's affordable housing allocation, as described in the County Affordable Housing Plan, and as required in the intermunicipal agreement between the County and the Town relating to the County's funding for the acquisition of the Hillpoint Property. Mr. Zabinski asked whether the Jacob's Hill property was within the

County's sewer district. Mr. Buroughs said that he believed the property is within the district. The Board expressed agreement with the comments on the referral that was prepared by staff.

2. WHP 04-004B 221 Main Street Redevelopment, Revised Site Plan

Mr. Buroughs noted that a letter had recently been sent to the City of White Plains regarding changes to the plans for the hotel, residential, office and commercial development located between Main Street and Hamilton Avenue. The County Planning Board had commented on the proposal in a letter dated May 4, 2004 in response to the final Environmental Impact Statement for the project. The most recent letter sent on June 1, 2004 noted that the revised plan, which eliminates a proposed overhang of the open street level area on Main Street, is consistent with the County Planning Board's prior suggestions relating to the building's proximity to Main Street and the layout of open space along Main Street. The new plans positively impact views along Main Street and the open space adjacent to the Grace church. The letter suggested that the project include improved interior circulation between the hotel and residential lobbies, which would improve pedestrian flow from the project directly onto Main Street.

Mr. Mulligan noted that City and County staff and representatives of the project's developer discussed the matter prior to the latest letter sent. He also said that, going forward, the White Plains Commissioner of Planning had expressed an interest and willingness to meet with the Board on major projects if it would help facilitate a better understanding of the project and reaching common goals. Mr. McKenna noted the welcome increase in pedestrian traffic around the City Center site recently and that he is pleased with the City Center project and the proposed development at 221 Main Street. He also noted other development proposals in downtown White Plains, including a family oriented proposal on the former Woolworth site fronting on Mamaroneck Avenue and Court Street. Another member of the Board expressed concern about the need for better direction of signage on these projects that would assist pedestrians.

VII. Matters for Board Action

A. Jacob's Hill, Town of Cortlandt, New Homes Land Acquisition Fund

Mr. Kelly noted that this project was discussed earlier in the Board's meeting regarding the Board's review of the local referral from the Town of Cortlandt. This matter was also before the Board regarding the proposed use of New Homes Land Acquisition funds for the purchase of the approximately 21 acres on the north side of Route 6. The acquisition by the County and subsequent sale of the property would assist in the development of 102 units of affordable senior rental units and associated parking and amenities.

Mr. Kelly described the location of the site, the layout of the proposal, including changes which occurred following County Planning Department comments, and the affordability and financing information regarding the housing development. Some of these changes included additions and changed locations of sidewalks, handrails for seniors, reduced and relocated parking areas, covered porticos at entrances, drop-off areas, and benches along sidewalks.

The total amount requested for the acquisition and related soft costs will be \$2,890,000. The project is being developed by Wilder Balter Partners. An adjacent senior condominium development is also being constructed as part of the overall project, but is not part of the current application to the County.

Mr. Hosey asked whether the recreation center is part of the financing of the subject project. Ms. MacMillan noted that while the center is not part of the affordable housing project, it is part of the overall project's financing package, and is a part of the Town's planned village development requirements. Mr. Kelly noted that provision of jitney bus service is being discussed for seniors. The location and ownership of a proposed water tower at the site was also discussed. Board members noted that the project is not a true mixed use project development but it is consistent with *Patterns* in its provision of affordable housing.

The Board will also be requested to support an application from the Town of Cortlandt for Housing Implementation Funds for the improvements at the projects access onto Route 6. That matter will be presented to the Board at a future meeting.

A revised resolution, which does not include reference to the Housing Implementation Fund request, was distributed to the Board. The Board voted to support the land acquisition on a motion of Mr. Douglas, seconded by Ms. Pilla, with Mr. Fitzpatrick and Mr. Smith abstaining.

B. Disposition of County Property to the Town of Ossining (Engel Park)

Ms. Lopane discussed the proposed disposition of approximately 0.4-acres on the Ossining waterfront, located between the County's Ossining Wastewater Treatment Plant and the Town of Ossining's Engel Park. The site is currently used as part of Engel Park under a lease. The Town has expressed interest in acquiring the site from the County for one dollar and would continue the site's current recreational use. The County has determined that it has no current or future need for this property. Ms. Lopane noted that the Town has applied to the County for federal Community Development Block Grant funds to pay for improvements at Engel Park, including a possible "spray play" water recreational facility on the subject property. Ms. Pilla noted that the park needs overall improvements. Mr. Mulligan noted that some underground utilities are located at the site and that the County would retain an easement for access to the utilities. Mr. Zabinski said that the County Department of Environmental Facilities is currently investigating exactly which utilities exist at the site.

A resolution supporting the disposition was approved on a motion of Mr. Griffith, seconded by Mr. Douglas.

C. Adoption of the Westchester County Greenway Compact Plan

Mr. Burroughs noted that the Greenway Compact Plan was presented to the Board and discussed at previous meetings. A final version of the Plan has been completed and will be unveiled at the Greenway meeting at Playland on June 9 and submitted to the Greenway.

A resolution to adopt the Greenway Plan as the County Compact Plan was approved on a motion of Ms. Lewy, seconded by Mr. Hosey.

VIII. Matters for Board Comment

None

IX. Matters for Board Information

A. Capital Projects Overview

Mr. Natarelli discussed the capital projects overviews recently sent to the Board which provide brief descriptions of projects requested for the County's 2005 Capital Budget program. He said that the total amount requested by County departments will likely be 50 million gross, down from the \$75 million total requested. He also noted that the County's Land Acquisition program includes the largest request of any project. Other major projects include a new Emergency Services building and new firing range at the Grasslands Campus in Valhalla. Mr. Natarelli noted the difficulty in paring down the projects since the departments have already been directed to submit only projects that are truly necessary.

Board members asked questions about the firing range, including the use at the existing range at the County's Blue Mountain Reservation in Cortlandt. Mr. DeLucia noted that many of the Parks projects were rehabilitation projects since the County Parks Department is far behind in maintaining and rehabilitating many facilities. Mr. Mulligan noted that the County has an Asset Management System to address ongoing maintenance and repair needs of County facilities. Mr. Mulligan said he would ask Mr. Butler to report on this system to the Board at a future date.

Mr. Hosey also questioned the proposed project for the replacement of the counters at the County Airport. Mr. Natarelli said that more information would be provided to the Board on this project.

Ms. Selin asked about the role and focus of the Board in its review of capital projects. Mr. Mulligan and Mr. Natarelli noted that physical planning issues, relationship to *Patterns* or other County policies, and consistency with facility master plans were among the major considerations. Mr. Natarelli noted that a report of the County Planning Board on the Capital Budget requests is required to be submitted by September 10, 2005. A work session with the Board and staff was tentatively set for Friday, June 18 8 a.m. at the Beczak Environmental Center in Yonkers, prior to the opening ceremony scheduled at 10:30 for the Habirshaw Park on the Hudson. Possible site visits to various County facilities will also be discussed on that day.

It was also noted that the new and streamlined video presentation will be given to the County Capital Projects Committee on June 22, 23 and 24 in the County Executive's Blue Conference Room and that Planning Board members are encouraged to attend.

B. Open Space Inventory/Map Update

Mr. Gisondo described the updating of the County's Open Space Map and Inventory using GIS. Maps had been forwarded to the Board summarizing thirteen open space land use categories by acres. He pointed out that these categories included dedicated open space such as public parkland as well as areas of open space character such as large institutional properties and private recreation facilities like golf clubs. He noted that the availability of digital tax parcels for most of the County's municipalities enabled them to detect and map smaller parcels. The



Department used a variety of source materials including municipal master plans, land use maps and digital aerial photography to identify open space lands. Proof maps were sent to municipalities for their review. Mr. Gisondo noted that approximately 100,000 acres are now mapped on the open space map, which is roughly one-third of the county's land area. He also noted that County Parks parcels was the largest increase, approximately 1,500 acres, due to County open space acquisition efforts. New York State Parks lands have also increased, noting how much of the Camp Smith property in Cortlandt is now designated as parkland. Local parks have also increased, resulting often from the dedication of municipally-owned lands as parkland, as well as set-asides from subdivisions and developments.

Mr. Gisondo said that farmlands have increased substantially, mostly due to the establishment of the County's Agricultural District. New York City watershed properties have increased due to purchases to protect the water quality of the City's reservoir system. He noted that utility lines are a newly described open space category on the maps and tables. The new open space GIS data layer is available for mapping and downloading from the County's GIS website at [www.westchestergov.com/wegis](http://www.westchestergov.com/wegis). This will be particularly useful for municipalities and the general public.

A Board member asked whether the Merestead property in the Town of Bedford was open to the public. Mr. DeLucia noted that the park was now open to the public. Improvements to the facility are planned for the future. The Board also discussed the planned uses of the Hilltop Hanover property in the Town of Yorktown.

X. Adjournment

The meeting was adjourned at 10 a.m.

The Planning Department Open House immediately followed the Board meeting.

**MINUTES OF THE MEETING**  
**WESTCHESTER COUNTY PLANNING BOARD**  
Beczak Environmental Center, Habirshaw Park on the Hudson  
35 Alexander Street, Yonkers, New York  
Friday, June 18, 2004

BOARD MEMBERS PRESENT: George Hosey, Acting Chair (Town)  
Marcus Griffith (City)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Ralph Butler, Commissioner, Department of Public Works  
Joseph Phelan for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation &  
Conservation

BOARD MEMBERS ABSENT: Francis B. McKenna, Chair (City)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Christina Selin (City)  
Clinton Smith (Town)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities

STAFF PRESENT: Patrick Natarelli, Chief Planner  
Larry Kelly, Program Administrator  
Tracey Corbitt, Associate Planner  
Jeff Williams, Associate Planner  
Mike Lipkin, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

I. Call to Order

The meeting was called to order at 8:10 a.m. by the Acting Chair, George Hosey.

The Board voted to recognize Mr. Hosey as Acting Chair of the Board for this meeting, on a motion by Mr. Butler, seconded by Ms. Pilla.

II. Matters for Board Action

A. Housing Implementation Fund, Jacob's Hill Senior Development, Town of Cortlandt

Mr. Kelly noted that the Board, at its meeting on June 2, had supported the New Homes Land Acquisition funding for the acquisition of a property on Route 6 in the Town of Cortlandt to assist in the development of 102 units of affordable senior rental housing. Mr. Kelly requested that the Board support the grant of Housing Implementation Funds to the Town of Cortlandt in the amount of \$1,100,000, and \$55,000 for associated County soft

**Westchester County Planning Board**

**June 18, 2004**

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costs, for a sum total of \$1,155,000. The funds would be used to improve an intersection at Route 6 to allow access for the development.

A resolution supporting the use of Housing Implementation Funds was adopted on a motion by Ms. Pilla, seconded by Mr. Griffith.

X. Adjournment

The meeting was adjourned at 8:25 a.m.

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

143 Grand Street, Second Floor Board Room  
White Plains, New York  
Wednesday July 13, 2004

BOARD MEMBERS PRESENT: Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
George Hosey (Town)  
Cheryl Lewy (Village)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Robert Matarazzo for Anthony Landi, Commissioner,  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Francis B. McKenna, Chair (City)  
Marcus Griffith (City)  
Christina Selin (City)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation &  
Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Fran McLaughlin, Senior Management Analyst  
Patrick Natarelli, Chief Planner  
Ed Hoffmeister, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
William Durniak, County Resident  
Rick Archer, *Yonkers Courant*

I. Call to Order

Mr. Hosey requested that since the Planning Board Chair, Frank McKenna, was not present, the Board should designate a Chair Pro Tem for the meeting. The Board approved Mr. Hosey as Chair Pro Tem on a motion by Ms. Pilla, seconded by Ms. Lewy.

The meeting was called to order at 8:05 a.m. by the Chair Pro Tem, George Hosey.

II. Meeting Dates and Announcements

The next three meeting dates are September 14, October 5, 2004 and November 3, 2004. The Board agreed not to have a meeting in August.

III. Adoption of Minutes

The minutes of the June 2 meeting and the special meeting on capital projects held on June 18 at the Beczak Environmental Education Center in Yonkers, were approved on a motion by Ms. Lewy, seconded by Ms. Pilla.

IV. Chairman's Remarks

None

V. Commissioner's Remarks

Mr. Mulligan thanked the Board members for attending the three capital project presentations held in the County Executive's conference room in June. He also thanked the Board members who attended the June 18 special meeting on capital projects, as well as the ribbon cutting ceremony held after the meeting at Habirshaw Park in Yonkers.

Mr. Mulligan pointed out two items included in the members' day-of-meeting packets. The first item was a letter to the NYS Department of Transportation from the Westchester County Commissioners of Public Works, Planning and Transportation recommending against dismissing any of the three transit options in the Tappan Zee/I-287 Environmental Review, stating that further consideration of all alternatives would be needed. The second item was a copy of a recent letter from Mr. Mulligan published in the Journal News responding to a letter from a Yonkers City Council Member John Murtagh. Mr. Murtagh recommended a new board or agency be created to analyze planning issues for lower Westchester County. Mr. Mulligan's letter pointed out the role of the County Planning Board, and the variety of intermunicipal planning studies, groups and efforts already in existence and associated with the County Planning Board and Planning Department, and how a new group would be unnecessary.

Mr. Mulligan pointed out that following the Planning Board meeting, a joint meeting of the County Planning Board and County Transportation Board will be held.

VI. Committee Reports

Mr. Hosey noted that he and Mr. Douglas are also members of the Westchester County Housing Opportunity Commission. A draft Housing Action Plan is being considered by the Commission. The Commission has suggested a revision of *Patterns*, including expanding the role of the Planning Board. The expanded role would include working with municipalities on affordable housing issues, reviewing local zoning codes, reviewing local comprehensive plans and the review of local development proposals. Mr. Hosey felt that it would be very difficult for the Planning Board to achieve these tasks effectively.

Ms. Drummond noted that the Planning Department may be able to assist on some ways. Affordable housing design can be a subject in the upcoming Design Primer and a primer on affordable housing ordinances could be prepared to save the municipalities the effort of researching the various ordinances in the County. Mr. Douglas also felt that the Commission should focus on where it would be most helpful, including the possible development of the primers. Mr. Hosey noted that the Housing Committee would continue to update the Board on the Housing Action Plan. Ms. Lewy suggested that Geographic Information Systems (GIS) be looked at to possibly assist in identifying

appropriate locations for affordable housing. Ms. Pilla also suggested that the County look more into the rehabilitation of existing housing to help address the shortage of affordable housing.

VII. Referrals

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

- May 16, 2004 through June 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Ms. Lewy, seconded by Ms. Pilla. Mr. Smith asked that he be recused from projects in Cortlandt.

B. Current Referrals

1. SOM 04-005 Eagle River Subdivision, DEIS, Town of Somers

Mr. Hoffmeister used a PowerPoint presentation to describe the proposed 108-lot residential subdivision proposed in the Town of Somers. He described the site's size of over 600 acres and its location on Routes 100, 35 and 139; 362 acres would be set aside as open space as part of the cluster subdivision currently being proposed. A draft Environmental Impact Statement has been prepared. The site is vacant except for several deteriorated buildings remaining from an earlier development. Mr. Hoffmeister noted that the proposed cluster subdivision layout is very similar to the conventional subdivision, except that the wetland and buffer areas would be protected as common open space.

Mr. Hoffmeister mentioned that the Town of Somers is also considering the purchase of the property for open space preservation purposes, though that matter is not part of the subject application or review. The staff report prepared for the Board recommends the use of clustering on the site to protect the site's significant environmental constraints, the use of public sewer and water, reduction in wetland impacts and the provision of affordable housing. It was noted that a central sewer system might be able to be connected to a nearby private sewage plant. Mr. Smith noted that since some local sewage treatment plants have had problems in the past due to poor maintenance, we should recommend that there be a requirement that the plant used for this development be properly maintained. A letter will be sent to the Town of Somers reflecting the Board's comments.

2. YON 04-005 Ridge Hill Village, DEIS, City of Yonkers

Mr. Herbert used a PowerPoint presentation to describe the proposed mixed-use development of an 81.4-acre site, located east of the New York State Thruway, west of the Sprain Brook Parkway, and north of a Con Edison substation. The Sprain Ridge County Park is located to the north. The project includes 1.3 million square feet of retail space, a 350-room hotel, 40,000 square foot conference center, 150,000 square feet of office space, 800 rental apartments and a total of 7,201 parking spaces. The retail component would include five anchor stores, smaller stores and movie theaters. Access would be from the New York State Thruway and a proposed new access road connecting

to the intersection of Grassy Sprain Road, the Sprain Brook Parkway and Tuckahoe Road. A draft Environmental Impact Statement (EIS) has been prepared for the project. The applicant has requested the site be rezoned to a new Planned Multi-Use Development (PMD) District.

Mr. Herbert discussed the many issues associated with this project and which are described in the staff report prepared for the Board's review. He discussed the project's relationship to *Patterns*, and how the applicant describes the proposal to be a new center as defined by *Patterns*. The creation of new centers is not a goal of *Patterns*, and the development of the large project on a site which may be more suitable for lower density uses with lower traffic needs presents a challenge. Mr. Herbert pointed out that the project would not truly become a center as defined by *Patterns*, mainly because of its location away from commuter train stations and the local roadway network. He also noted that the proposal would not correspond to the *Patterns* recommendation of development within existing corridors. The project would also include a substantial loss of open space on the site, which is inconsistent with the recommendations of *Patterns*.

Mr. Herbert described several concerns with the proposal regarding the mix of scale of retail uses and pedestrian environment, locations of residential components, the location and design of convenience retail stores near the New York State Thruway and the re-use of an existing office building on the site. Regarding traffic impacts, he noted the large increase in volumes of traffic on the surrounding roadway network, and the need for further evaluation of traffic impacts and mitigation. Comments and concerns were also raised by Mr. Herbert regarding Bee Line Service and jitney service to Metro-North rail stations. Connections to the adjacent Sprain Ridge County Park was also discussed. Mr. Herbert discussed some concerns over the discussion of economic impacts of the proposal in the DEIS, including the definition of the study area and the market capacity for additional retail.

Mr. Herbert described the 800 residential units proposed, the need to clarify the project's compliance with the City of Yonkers Affordable Housing Ordinance, the need for the inclusion of additional affordable units, and accuracy of the information in the DEIS on the intended demographic of potential residents. The visual impact of the proposal of the project was briefly discussed, including the need for additional information on building heights. Impacts on a nearby single-family residential neighborhood were also discussed, including the need for more information on the impacts of roadway changes in the area of the proposed access road's intersection at Grassy Sprain Road, the Sprain Brook Parkway and Tuckahoe Road. It was recommended that the widening of Tuckahoe Road be more adequately addressed. Mr. Herbert also discussed concerns that the proposed pedestrian and sidewalk network will be incomplete and needs further attention. Recommended improvements to the proposal's bicycle access and the amount of open space and the ownership of open space were also discussed. A shared parking scheme to reduce the amount of proposed parking spaces was also mentioned.

Ms. Lewy asked whether the impact on schools was addressed in the draft EIS. Mr. Herbert noted that the EIS assumes that most residents of the housing will be singles and "empty-nesters." Mr. Smith noted that the Board should consider whether this is an appropriate location for the development of a new center. Mr. Hosey noted his concern with the proposed grade of the proposed Main Street of the development, and how it

may be too steep for pedestrians in some areas. He also said that *Patterns* calls for rejuvenation of centers, not the construction of new ones. Mr. Fitzpatrick noted that while the project could have a positive economic impact, there are many issues of concern, including access, visual impacts, traffic, etc. He also observed that if the project is a success, it will be a problem and that if it is not, it will be a problem.

Mr. Herbert noted that the comment period currently ends on July 31, 2004, though it may be extended. A letter incorporating the comments in the staff report and comments from the Board will be drafted and sent to the Board for their review and comment, with a letter to be sent to the City prior to the comment deadline.

VIII. Matters for Board Action

A. Adoption of Planning Board Report on the 2005 Capital Projects

Mr. Natarelli thanked the Board for attending the special meeting on June 18 regarding capital projects. He asked if any Board members had any additional comments. Ms. Pilla asked whether there was enough room for the proposed firing range project at the Grasslands Reservation in Valhalla. She was concerned that the proposed facility might limit future expansion of the Emergency Services facility. Mr. Natarelli, Mr. Hoffmeister and Mr. Butler noted that there was enough room for proposed uses at the Emergency Services building, and that the nearby Armory Building is currently being leased by the County from New York State until 2012. That facility will then be entirely County owned. The County will be looking at the future uses at the Armory facility as that date draws closer. Mr. Butler also noted that Emergency Services recently analyzed the future uses at their facility and in the Armory Building. The Board also discussed their role in the review of capital projects, and the overall process of the Capital Projects Committee.

A resolution adopting the Planning Board report was approved by the Board on a motion by Ms. Pilla, seconded by Mr. Fitzpatrick.

IX. Matters for Board Comment

None

X. Matters for Board Information

None

XI. Adjournment

The meeting was adjourned at 9:05 a.m.



**JOINT MEETING OF WESTCHESTER COUNTY PLANNING BOARD  
AND TRANSPORTATION BOARD**

A joint meeting of the Westchester County Planning Board and the Westchester County Transportation began at 9:15 a.m. Department of Transportation Commissioner Larry Salley thanked the Planning Board for inviting the Transportation Board to have a joint meeting. The members of both Boards and staff of the Departments of Transportation and Planning were introduced

**North White Plains Railroad Station Access Study**

Patricia Chemka, Director of Planning for the Department of Transportation, outlined a current study being done by a consultant for Metro-North Railroad regarding the planning for possible access improvements at several areas around the North White Plains station. The Planning and Transportation Departments serve on a steering committee. Areas of the study are in the City of White Plains and the Towns of North Castle and Greenburgh. A total of 1,200 parking spaces are in the area. Some parking spaces are permit parking, some are pay lots, others have meter parking. The large parking areas to the west of the station are owned by both the County and Metro-North, though these areas are operated by the County. Other parking areas include a lot for North Castle residents on the lands of the Bronx River Parkway Reservation, and several parking areas on the east side of the station operated by White Plains.

Using location maps and aerial photos, Ms. Chemka gave background on the increases in ridership at the station, the need for additional parking and the need to address traffic and access problems in the surrounding road network. Park and ride lots may be added, as well as improvements for pedestrian and bicycle access. The study will look at traffic capacity, traffic access, and the impacts the station and future development could have on the Bronx River Parkway Reservation and other surrounding land uses. Impacts upon historic resources such as Miller Hill in North Castle and the White Plains Rural Cemetery will also be considered. A parking analysis will be done, including a look at current parking permits and an analysis of who uses the station.

A study has already been done to look at a potential parking structure at the station with up to 5,000 spaces. Ms. Chemka noted that it was recognized that such a structure would overwhelm the existing traffic pattern and area. Meetings have been held and will be held. Neighbors from North Castle have expressed concerns with traffic. "Meet and greets" have been held at the station to gauge the opinions of station users. Concerns with traffic delays in the evenings while leaving the parking areas were noted. Problems with flooding in areas of the lots were also noted. The extension of the station platforms will be looked at. Remote lots and jitney services will be analyzed. A Transportation Board member recommended that the Westchester County Police be involved in the study.

Ms. Chemka noted that funding is only available now to accomplish the study, not to implement it. Public discussion on the study will continue in the fall. A newsletter outlining the study has been prepared and will be updated and distributed throughout the study period.

Mr. Hosey supported the effort and stressed the importance of involving the various County departments, Metro-North and the municipalities and neighbors. He noted that a less ambitious, smaller project may better serve the area, which could include a mix of other uses. Mr. Mulligan said this is a good opportunity to examine the potential for a mixed use development at and around the station and could be a prototype for similar transit-oriented development at other Metro-North stations in the county. Transit-friendly land uses could benefit all three municipalities, while not encouraging additional traffic from outside the area.

Ms. Chemka noted that the study team will keep the Planning and Transportation Boards informed on the progress of the study.

**Tappan Zee/I-287 Alternatives Analysis/Environmental Review**

Janet Maniero from MTA Metro-North Railroad, and Mark Herbst from the New York State Thruway Authority gave background and status of the Tappan Zee/I-287 Environmental Review. Using a PowerPoint presentation, Mr. Herbst outlined the Draft Level 2 of the project review. The impacts of a No-Build scenario were discussed, as well as the variety of alternatives for the corridor, including widening of the bridge, programmed improvements, road widening issues, commuter rail options, light rail options, and bus transit. It was pointed out that the analysis assumes development levels with current zoning and master plans in place to guide future development in the area.

Many of the issues discussed will be examined further in the draft Environmental Impact Statement. Several questions from Board members and guests included the topics of "Colorado Rail" (between commuter rail and light rail), and "Cyber Train" (ultra-light rail). It was suggested that the analysis go further out than 25 years. Future improvements to the rail lines on the west side of the Hudson River was discussed as possible ways to reduce traffic and transit needs on I-287 and in Westchester County.

The joint meeting of the Westchester County Planning and Transportation Boards was adjourned at 11:15.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, September 14, 2004

BOARD MEMBERS PRESENT:        Marcus Griffith (City)  
   George Hosey (Town)  
   Cheryl Winter Lewy (Village)  
   Eileen Pilla (Village)  
   Christina Selin (City)  
   Ralph Butler, Commissioner, Department of Public Works  
   Jack Robbins for Joseph Stout, Commissioner, Department of Parks,  
   Recreation & Conservation  
   Adam Zabinski for Anthony Landi, Commissioner,  
   Department of Environmental Facilities

BOARD MEMBERS ABSENT:        Francis B. McKenna, Chair (City)  
   Dwight Douglas (City)  
   Hal Fitzpatrick (Town)  
   Clinton Smith (Town)  
   Anthony Landi, Commissioner,  
   Department of Environmental Facilities  
   Joseph Stout, Commissioner, Department of Parks, Recreation &  
   Conservation

STAFF PRESENT:                    Jerry Mulligan, Commissioner  
   Ed Buroughs, Deputy Commissioner  
   David Kvinge, Director of Environmental Planning  
   Nancy MacMillan, Director of Housing  
   Fran McLaughlin, Director of Administration  
   Larry Kelly, Program Administrator  
   Ed Hoffmeister, Associate Planner  
   Jeff Williams, Associate Planner  
   Susan Darling, Planner  
   Bill Brady, Associate Planner

OTHERS ATTENDING:            Barbara Dodds, County Board of Legislators  
   Elizabeth Ganga, Journal News  
   Alex Philipidis, Westchester Business Journal  
   George Raymond, County Housing Opportunity Commission  
   Richard Hyman, County Housing Opportunity Commission

I.        Call to Order

Mr. Hosey requested that since the Planning Board Chair, Frank McKenna, was not present, the Board should designate a Chair Pro Tem for the meeting. The Board approved Mr. Hosey as Chair Pro Tem on a motion by Ms. Pilla, seconded by Ms. Lewy.

The meeting was called to order at 8:15 a.m. by the Chair Pro Tem, George Hosey.

II. Meeting Dates and Announcements

Several Board members said that they could not attend the scheduled meeting on October 5. Planning staff will canvass the Board on whether they would meet on October 5 or Tuesday, October 12. Following the October meeting, the next meeting dates are Wednesday, November 3 and Tuesday, December 7.

III. Adoption of Minutes

The minutes of the July 13 meeting were approved on a motion by Ms. Pilla and seconded by Ms. Selin.

IV. Chairman's Remarks

The Chairman, Mr. McKenna, was not in attendance at the meeting.

V. Commissioner's Remarks

Mr. Mulligan noted that the date of the ceremony marking the completion of the latest segment of the South County Trailway has been changed to Friday, October 22, at 10 a.m. Invitations had been sent to Board members in a pre-meeting mailing with the previous date of October 1. New invitations will be sent to the Board with the new October 22 date. The ceremony will be held at the site of the former Eastview train station in the Town of Greenburgh, just south of Old Saw Mill River Road, adjacent to the Saw Mill River Parkway.

Mr. Mulligan noted that Deputy Commissioner Norma Drummond was attending a program in Washington D.C. honoring the 30<sup>th</sup> Anniversary of the Community Development Block Grant (CDBG) program. The County has been awarded over \$140 million through the program. Ms. Drummond was recognized by Mr. Mulligan as working diligently to continue the program's success in Westchester.

Mr. Mulligan discussed the recent ceremony held at the Kensico Dam Plaza County Park to mark the groundbreaking for the County's September 11 Memorial. He noted that many government officials and victims' family members attended and spoke at the ceremony. The Memorial is scheduled to be completed by September 11, 2005. Board members noted that the location of the Memorial is appropriate and will be accompanied by other improvements scheduled for the Plaza.

Mr. Mulligan noted that a memo was sent to the Board regarding reductions to be made in the proposed 2005 Capital Budget. Fifteen projects were shifted to outer years to reduce the total amount of requested funds in the first year of the program. The Legacy Program for the acquisition of open space was reduced from \$10 million to \$5 million; however, he noted that there are still adequate funds in the Legacy "pot" to fund acquisitions. Mr. Mulligan said that should additional funds be required, a capital budget amendment will be requested.

Mr. Mulligan informed members that Francis B. McKenna has resigned from the Board. Mr. McKenna advised Commissioner Mulligan and the County Executive that a new job has brought more demands on his time, which would limit his ability to adequately perform his duties as Chairman. Mr. McKenna has served on the Board since 1992 and as Chairman since 1997. He sent his best wishes to the Board. Mr. Mulligan personally thanked Mr. McKenna and offered

congratulations on his new position. A resolution was drafted and shown to the Board to recognize his contributions to both the Board and to Westchester County during his tenure. Additional language was suggested by Board members to express their gratitude to Mr. McKenna for his service.

The Board approved the resolution as amended on a motion by Ms. Pilla, seconded by Mr. Griffith.

Mr. Mulligan advised the Board that County Executive Spano has appointed current Board member Cheryl Winter Lewy as the new Chair of the County Planning Board. He noted that Ms. Lewy had served as Mayor of the Village of Larchmont for 10 years and has quickly involved herself in the work of the Board, notably her work on the Board's Committee on Design which is overseeing the development of the new Design Primer. Mr. Mulligan and members congratulated Ms. Lewy on her appointment and wished her well in her new position. Ms. Lewy said she looks forward to working with the Board and staff.

Mr. Mulligan then introduced a new staff member, Susan Darling, environmental planner, who will administer the Stream Monitoring Volunteer Program, as well as other duties. The Board welcomed Ms. Darling and wished her luck in her work.

VI. Committee Reports

Ms. Lewy and Mr. Williams briefed the Board on the progress of the new Design Primer. Mr. Williams noted that an update to the County's Visual Policies is proposed to be included in the Primer. He also noted the efforts of Robert Carroll, a summer intern with the Department, in developing an illustrated dictionary of design principles for the Primer. A survey form, which will be posted on the Department's website, has been developed to solicit ideas and direction from local officials and board members. The survey is intended to give design professionals and local design board members the opportunity to express what would be helpful to be included in the Primer. The survey will also be e-mailed to a wide variety of people and local design professionals.

Completion of the Primer is targeted for March 2005 and will be presented and discussed at the Westchester Municipal Planning Federation's 2005 spring Land Use Training Institute.

VII. Referrals

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

- June 16, 2004 through July 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Ms. Pilla, seconded by Ms. Lewy.

Mr. Buroughs called the Board's attention to the set of sample recent referral letters that was included in the Board's pre-meeting mailing. The mailing was intended to let the Board see the actual language in referral letters prepared in response to several different types of land development, planning and zoning actions on behalf of the Board. He noted that, by the necessity for brevity, the monthly summary of referrals does not always capture the full flavor of the letters. Several Board members appreciated the opportunity to review these letters, and asked that such samples be provided in the future.

Ms. Pilla asked about the letter regarding the proposed zoning ordinance amendments by the Town of Cortlandt. Mr. Buroughs noted that some of the amendments had been adopted, including the removal of the Planned Village Development (PVD) District. Board members expressed concerns about the Town's actions.

Ms. Selin asked for clarification on the use of certain language in letters from the Board, including when words such as "should," "must" and "recommend" are used. She wanted to know if in some situations the Board could state a matter as a requirement. It was also noted that the elected officials in a community should be made aware of the County Planning Board's comments, if only via a copy of the letter.

The role of the County's review in large projects such as Ridge Hill in Yonkers was discussed. Mr. Hosey noted that the Board's comments are very often taken seriously by municipalities, particularly in communities that do not have professional staff available to guide local boards.

Mr. Buroughs noted that this type of discussion is very important for the Board members to have so that staff is properly carrying out their policies and procedures. He said that an agenda could be prepared for a future focused discussion, perhaps as part of a retreat.

B. Current Referrals

1. TTN 04-004B Ferry Landings, Draft EIS, Village of Tarrytown

Mr. Buroughs noted that the Board had recently received a copy of the draft EIS and a notice of completion for a mixed use development proposed on the Village's waterfront. However, subsequent to the project being placed on the Planning Board agenda, staff learned that the draft EIS had not been accepted by the Village. The Board does not review an environmental impact statement until after the lead agency has accepted it and circulated it to involved agencies. The Village did accept the EIS a few days ago and staff will now begin a review and present the findings at the October Planning Board meeting.

In response to a question from Ms. Pilla, Mr. Buroughs noted that some projects along the Tarrytown waterfront have proceeded separately from this larger portion of the proposed waterfront development. He noted that the County was interested in securing access for RiverWalk through the area of the project. Mr. Mulligan said that he had discussed the project recently with Stephen McCabe, Tarrytown Village Manager, and Dwight Douglas, Sleepy Hollow Village Manager, to affirm the County's interest in achievement of the best possible development and one that provides public access to the riverfront.

VIII. Matters for Board Action

A. Housing Implementation Fund and New Homes Land Acquisition Fund:  
422 Warburton Avenue, Village of Hastings-on-Hudson

Mr. Kelly, using site plans, building elevations and an aerial photograph, described the proposed development of 14 affordable rental apartments at a mostly vacant site on Warburton Avenue at Division Street. Three separate buildings will be constructed. Housing Implementation Funds (HIF) are proposed to be used to pay for infrastructure as

well as a small public park on the site. The property consists of 11 lots which are owned by the Town of Greenburgh and an additional privately-owned lot along Warburton Avenue in Hastings. The lots will be assembled into one parcel owned by the project's non-profit sponsor, the Hastings-on-Hudson Affordable Housing Development Fund Corporation. County New Homes Land Acquisition Funds would be used to acquire the site from that corporation and sell it to the developer, A&F Commercial Builders LLC, who will construct the housing and rent to eligible households. Federal Low Income Housing Tax Credits will also be used to help fund the project along with additional State funding. The County will also provide a loan to the developer from the County's HOME program. The developer has received local board approvals for the project.

Ms. Pilla noted that the development would be an improvement for the neighborhood. Mr. Griffith questioned the design of the parking lot and Mr. Kelly said that the parking area, located behind the apartments, would be supported by a retaining wall.

Two resolutions supporting the use of County HIF and New Homes Land Acquisition funds were adopted on a motion by Ms. Pilla and seconded by Mr. Griffith.

**B. P0004 Bronx River Parkway Repaving – Proposed 2004 Capital Budget Amendment**

Mr. Williams discussed the proposed amendment of the 2004 Capital Program to provide \$3.8 million for the repaving program on the Bronx River Parkway from Cemetery Road to Kensico Dam, a distance of approximately 1.7 miles. The requested appropriation will finance the removal of the old lighting system and reconstruction of the Parkway through site work, drainage and safety improvements including the creation of a center median with a bio-retention system to reduce stormwater runoff from the Parkway. Mr. Williams noted that a study had been performed by a consultant to analyze the proposed improvements, which led to the project's design. This area of the Parkway has retained much of its historic character.

Mr. Butler described the bio-retention system in response to a request by Ms. Selin. Mr. Butler said that this project represents the efforts of three County departments to define the best ways to address safety, historic and environmental factors. He said that one-half of the roadway will drain toward the center median, reducing infrastructure needs and allowing the project to advance with no net increase in impervious surface. He also noted that the barrier median, where required, would be constructed with stone facing to match other stone structures on the Parkway.

Mr. Mulligan said that the Parkway and the County Center have become the focus of recent innovative County stormwater programs which the County hopes to showcase. In response to a question from Ms. Selin, Mr. Mulligan also noted that there will likely be signs erected notifying the public of the project, its components and goals.

A resolution supporting the 2004 capital budget amendment was approved by the Board on a motion by Mr. Griffith and seconded by Ms. Lewy.

**C. RP040 Administration Building Rehabilitation (Playland) – Addendum to the Planning Board Report on the 2005 Capital Projects**

Mr. Williams said that due to advancing deterioration of the Playland Administration Building in Rye, the County Department of Parks, Recreations and Conservation has

requested an addendum to the proposed 2005 Capital Program to rehabilitate the building sooner than previously planned. \$100,000 for design is proposed to move up to 2005, with \$900,000 for construction now proposed for 2006, a shift of one year earlier for both phases.

In response to a question from Mr. Griffith, Mr. Williams noted that the building is original to the Playland complex and contributes to the historic fabric of the facility. There are currently leaks in the roof and other worsening structural problems. The project, which has been in the Parks Department's capital program for years, will include exterior and interior rehabilitation. Mr. Williams noted that a master plan is currently underway for all of Playland. The building will continue to serve as Playland's administration building following the improvements.

A resolution supporting the capital budget amendment was approved by the Board on a motion by Mr. Griffith and seconded by Ms. Lewy.

D. SY021 Yonkers Joint Treatment Plant Dewatering Equipment – Addendum to the Planning Board Report on 2005 Capital Projects.

Ms. McLaughlin described the addendum to the 2005 capital program to move a project to upgrade dewatering equipment at the Yonkers plant. She said that at the Yonkers plant, "dips" in power cause the centrifuges to malfunction resulting in equipment shutdown and the need for extensive cleanup. The Department of Environmental Facilities has changed one of the centrifuges at the plant to help correct the problem and this has prevented the problem from occurring. Now that this technique has been found to be effective, a decision has been made that the other centrifuges should be repaired immediately. \$750,000 is proposed to be moved up to 2005 and \$2,900,000 is proposed in 2006 for construction. In response to a question, Mr. Zabinski said that this type of process is unique to the Yonkers and New Rochelle plants as the other plants use different systems.

A resolution supporting the capital budget amendment was approved by the Board on a motion by Mr. Pilla, seconded by Ms. Lewy.

E. Disposition of Parcel A, Village of Mamaroneck

Mr. Mulligan said that the County wants to sell a 0.07-acre parcel of land located on Spruce Street in the Village of Mamaroneck, a leftover piece of land from the County's property acquisitions for a past planned parkway project. The Village of Mamaroneck has waived its rights to the parcel and the adjacent property owner wishes to purchase the parcel for its appraised value. The County has determined that it has no current or future need for this property.

A resolution supporting the capital budget amendment was approved by the Board on a motion by Ms. Pilla and seconded by Ms. Selin.

F. Acquisition of AT&T Property, Village of Ossining

Mr. Mulligan reported that the County is proposing to acquire a 0.15-acre parcel located on Kemeys Avenue near Revolutionary Road in the Village of Ossining. The site is adjacent to a small site owned by the County, which contains a pump station maintained by the Department of Environmental Facilities. Mr. Zabinski added that the small size of the County site prevents inspection and maintenance vehicles from being accommodated on the



site. The adjacent site will allow these vehicles to safely pull off the road while work on the pump station is being undertaken. The past use of the site by AT&T was limited to a 12'x8' hut, which has been abandoned. The price of the acquisition is \$500. No residences are adjacent to the site, nor is the site visible from any other residences.

Board members requested that Department of Environmental Facilities staff be sensitive to the surrounding area by installing vegetative screening as appropriate. It was also requested that any parking spaces constructed on the site be made permeable, including the installation of paver blocks or "grasscrete," since these types of surfaces are well-suited to parking areas that are not used frequently.

A resolution supporting the capital budget amendment was approved by the Board on a motion by Ms. Lewy and seconded by Ms. Pilla.

IX. Matters for Board Comment

A. Housing Opportunity Commission Affordable Housing Action Plan

Mr. Hosey, a member of the Housing Opportunity Commission (HOC), noted that there have been many plans and discussions over the years on the topic of affordable housing. Now that more census information has been published from 2000, it was decided that it was an appropriate time to re-study the issue. Rutgers University was again hired to review housing data. Their report was published last year and stated the need for 10,000 affordable housing units. County Executive Spano requested that the HOC produce an Affordable Housing Action Plan to outline steps that the County can take to address the shortage of affordable housing in Westchester. Members of the HOC and Department staff worked on the Plan. Mr. Mulligan noted that Board members were given a copy of the Plan which had also been submitted by the County Executive to the County Board of Legislators.

Ms. MacMillan, using a PowerPoint presentation, outlined the development of and recommendations under the Plan. Some of the short-term recommendations include an amendment to the County's Right of First Refusal requirement to exclude affordable housing projects, a set-aside from New York State of federal Low Income Housing Tax Credits for affordable housing for Westchester County, development of an educational campaign that includes a series of "Housing Alive" tours and the development of a regional allocation plan.

George Raymond, Chairman of the HOC, discussed the relationship of local efforts to preserve open space and how it does not necessarily need to be in conflict with the development of affordable housing. He also noted that some affordable housing may be developed as high-rise buildings, which would require less land to develop.

Mr. Mulligan noted that affordable housing is part of the discussion with any municipality that asks the County to participate in the acquisition of open space and is part of an overall discussion on issues that impact the quality of life in that municipality. He also noted that the use of lands within existing office parks is one of the options to be studied for affordable housing. He said that the term "affordable housing" can result in resistance within a community, thus the use of terms such as "workforce housing" to reduce the opposition has been common. It was recommended that the League of Women Voters' video on the topic of affordable housing be shown to the Planning Board at a future meeting.

X. Matters for Board Information

A. Putnam Right of Way Parcel Disposition Overview

Mr. Hoffmeister said that there are various land areas along the length of the 14.1-mile route of the Putnam Right-of-Way, which has been developed in part with the South County Trailway, that are not needed for the trail and that are, in fact, being used by adjacent land owners. The Putnam Division Right-of-Way was a former rail line running the full length of the County. Approximately 40 properties have been identified in the south part of the county that are not needed for County use. A real estate appraiser was contracted by the County to determine the value of these parcels, many of which are used by adjacent property owners under existing license agreements, easements or encroachments.

Two maps were provided to the Board showing the locations of these areas. Encroachments include such uses as swimming pools, driveways and parking areas. Negotiations are in progress to sell these sites to the various adjacent owners. Disposition of the properties will help reduce County liability. Mr. Hoffmeister said that no action is sought from the Planning Board at this time. The Board will be presented the dispositions over the next one to two years. Properties can be sold to the adjacent owners only after municipalities are given 90 days to respond to a right of first of refusal for the purchase of the properties.

B. Tappan Zee Bridge/I-287 Corridor Study Update

Mr. Buroughs discussed the status of the Tappan Zee/I-287 Environmental Review, noting that the County Planning Board was one of the few agencies or groups that consistently commented on the review as it proceeded. He noted that the schedule for the review continues to fall behind. The reduced set of project alternatives are now scheduled to be presented later this year. Mr. Buroughs also noted that there has been some difficulty between the study's two partner agencies – Metro-North Railroad and the New York State Thruway Authority – that has contributed to the delay.

A meeting was held recently to help move the process along, particularly on getting the set of alternatives selected. A report will be prepared that details how the alternatives have been narrowed. The report would then be reviewed by the involved agencies, including the County, with public meetings to follow, possibly in December. The next work group meeting is set for October 13 at which time more materials will be reviewed.

Ms. Pilla was particularly concerned with Metro-North's plans for a "one seat ride" from the west of Hudson, across the Hudson River at the Tappan Zee Bridge and on to the Hudson Line to New York City. Mr. Buroughs noted that the County has continued to express the Board's concerns that this review should be centered on the needs of the I-287 corridor, not commuter access to New York City. He also noted that federal funding agencies have recently been more vocal on this aspect, which may help the County's arguments. Mr. Buroughs will keep the Board updated as the review proceeds.

C. Open Space Update

Mr. Mulligan updated the Board on several open space efforts by the County. The County has held discussions with the Town of Somers regarding their efforts to preserve all or part of the Eagle River property, now proposed to be subdivided. The Town would like the County to participate in the purchase, along with New York City DEP. The County may be

able to partner with other funding sources and has told the Town that such funding would be tied to the Town's plans for provision of affordable housing.

Mr. Mulligan stated the Town of Bedford is expected to request that the County participate in the acquisition of the Buxton Gorge Property which is one of their top priorities for preservation.

The County is focusing on several properties relating to RiverWalk, including sites in Tarrytown and Sleepy Hollow. In Tarrytown, County staff recently met with executives of Kraft Foods regarding an agreement to allow RiverWalk to run through the western portion of the site.

Mr. Robbins updated members on several recent Parks Department efforts. A cultural landscape resource report is being done for the Marshlands Conservancy in Rye, and an archeological resource survey is being performed at Croton Point Park where an archeological preserve may be established. Mr. Mulligan noted that several of these efforts at County parks may be a future Planning Board agenda item.

Mr. Robbins also briefly mentioned the progress of the Watershed Advisory Council 7 (WAC7) in studying the Bronx River. He also discussed the County's partnership with the Audubon Society in developing several bird watching sites. A member of the Planning Department may be selected to serve as a liaison in this effort. Such bird watching facilities are becoming popular as "eco-tourism" destinations.

Mr. Mulligan briefly updated the Board on the status of Davids Island in the City of New Rochelle. The County has had meetings with the City of New Rochelle and the NYS Department of Environmental Conservation regarding Environmental Restoration Funds needed for environmental clean-up at the site. Clean-up funds in the amount of \$1.5 million were recently obtained from the federal government through Assemblywoman Lowey. More investigations may need to be done to further assess the required level of remediation.

Mr. Mulligan also updated the Board on the status of projects proposed on NYC Department of Environmental Protection lands adjacent to the Grasslands Reservation in Valhalla, including a public safety facility and a "UV" water filtration plant.

Mr. Mulligan also mentioned the proposed "Chelsea Piers" proposal on the "North 60" area of the Grasslands Reservation. A Request for Proposals (RFP) has been sent out to solicit ideas for proposed recreational facility on the site. Approximately 30 acres may be useable for such a facility. The Planning Department provided comments for the RFP.

XI. Adjournment

The meeting was adjourned at 10:20 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, October 12, 2004

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
George Hosey (Town)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Jack Robbins for Joseph Stout, Commissioner, Department of Parks,  
Recreation & Conservation  
Adam Zabinski for Anthony Landi, Commissioner,  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
Christina Selin (City)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation &  
Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Ed Hoffmeister, Associate Planner  
Lukas Herbert, Planner  
Susan Darling, Environmental Planner  
Lisa Vasilakos, Environmental Planner  
Tana Bigelow, Assistant Planner  
Denise Lai, Assistant Planner  
Patricia Einhorn, Office Assistant  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators

I. Call to Order

The meeting was called to order at 8:10 a.m. by the Chair, Cheryl Winter Lewy.

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### II. Meeting Dates and Announcements

The next meeting dates are Wednesday, November 3, Tuesday, December 7, 2004 and Tuesday, January 4, 2005. The November and December meetings will take place at 8:00 a.m. The time of the January meeting will be determined.

### III. Adoption of Minutes

The minutes of the September 14 meeting were approved on a motion by Ms. Pilla and seconded by Mr. Hosey.

### IV. Chairman's Remarks

Ms. Lewy said that she has begun talking with several Board members to discuss alternating the Planning Board meeting times between 8 a.m. and 4 p.m. She noted that some Board members thought it would be a good idea, but she still needs to check with other members. Mr. Hosey expressed concern over the availability of Department staff for the 4 p.m. meetings. Ms. Lewy noted that staff presentations could be scheduled early on the agenda. Mr. Mulligan said that staff would usually be able to make themselves available for the meetings at that time. The matter will be discussed again at next month's meeting, with a more formal canvassing of members to establish a schedule for 2005. A draft schedule will then be forwarded to the Board, with the Board adopting a schedule at the November or December meeting.

Ms. Lewy suggested that the Board initiate a practice of discussing at least one substantive planning issue at each Board meeting. The topics would help the Board be proactive in addressing planning issues. She also stated that since a variety of new planning issues have arisen since its publication, it is an appropriate time to discuss an update to *Patterns*, the County's long-range planning policy document which was adopted by the Planning Board in December 1995.

Ms. Lewy noted the recent installation of large metal utility boxes on telephone poles in many communities. The boxes are larger than in the past and located lower on the poles than traditional "splicing" boxes which are usually higher on poles. She cited a recent article in the New York Times of October 11, which discusses Verizon's shift to fiber optics services. The installation of such large boxes and the switch to fiber optics may be related, though this would need to be investigated. Ms. Lewy showed a photograph of one of the recently installed large boxes in Larchmont. Mr. Mulligan said that Planning staff will contact the County's Department of Information Technology for more information about these boxes and the relationship to new technology. Such visual intrusions in residential neighborhoods may also be discussed in the upcoming Design Primer. It was noted that early coordination with Verizon and other utility companies is crucial to any efforts to find solutions to such problems.

### V. Commissioner's Remarks

Mr. Mulligan reported that the terms of office for several Board members had expired and that these members should receive or already have received a letter from the County Executive advising them of a reappointment. Members who are reappointed will need to be sworn in for a new term at the County Clerk's office. Unfortunately, he noted, that for at least one member the new term will expire at the end of 2004 and that the process will need to be repeated in early 2005 for the next term.

Mr. Mulligan advised the Board that Deputy Commissioner Norma Drummond was recently elected Vice President of the National Association for County Community and Economic Development (NACCED) and that she is expected to be elected President at the 2005 National Conference. Mr. Mulligan congratulated Ms. Drummond on her election and thanked her for her hard work in representing the County through such an important organization. He noted that the County gains much from its involvement with this group and expressed confidence that Ms. Drummond will serve and represent the County and NACCED particularly well in her new roles.

Mr. Mulligan noted that he sent a letter and a Planning Board Resolution to former Planning Board Chair Frank McKenna thanking him on behalf of the Planning Board for his services. He said that County Executive Andrew Spano also sent a letter along with a certificate thanking Mr. McKenna for his services.

Mr. Mulligan discussed recent progress regarding Davids Island in New Rochelle. He said that the County has continued working with the City of New Rochelle including meetings with the NYS Department of Environmental Conservation (DEC) on possible funding for environmental remediation at the site. The City, as the owner of the Island, has made an application to DEC for Environmental Restoration Funds. Mr. Mulligan noted it looked encouraging that substantial funds would be made available for the site. A strong letter of support from the County Executive accompanied the application and reiterated the commitment of the County and the City to cooperate on the project and the County's commitment to purchase the site for future park uses. Mr. Mulligan noted that the County had paid for the preparation of an environmental assessment of the site. DEC will review this report and may require additional information or analysis. Funding for such additional assessment may also come from DEC. The cost of the cleanup was estimated at \$12 million in 2002 but will be higher today due to cost escalation. Mr. Mulligan described the federal funds recently made available through the assistance of U.S. Representative Nita Lowey. Additional funds may be coming with the assistance of Congresswoman Lowey's office and may provide the needed match for the DEC funding for the cleanup.

Mr. Mulligan then introduced four new staff members to the Board: Patricia Einhorn, Office Assistant; Lisa Vasilakos, Environmental Planner; and Tana Bigelow and Denise Lai, both Assistant Planners in the Design Section, and gave brief descriptions of their backgrounds and educations. The Board welcomed the new staff.

VI. Committee Reports

There were no Committee Reports.

VII. Referrals

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

- July 16, 2004 through August 15, 2004
- August 16, 2004 through September 15, 2004

The Board voted to ratify the actions of staff taken in response to referrals for both of the periods on a motion of Mr. Hosey, seconded by Ms Pilla. Mr. Smith asked that he be recused from projects listed during the period of July 16 through August 15 in the Towns of

Cortlandt, New Castle and Somers and the Village of Pleasantville. He also asked that he be recused from projects listed during the period of August 16 through September 15 for the Town of New Castle.

B. Current Referrals

1. TTN 04-004B Ferry Landings, Draft Environmental Impact Statement, Village of Tarrytown

Mr. Buroughs reported that a staff report on this project was e-mailed to the Board members on Friday. He noted that the timing of the Board's letter was critical since a hearing on this matter was held recently at the Village of Tarrytown and the SEQR comment period ends on Wednesday, October 13. He also noted that this was an important project with complex issues relating directly to the County, including a major segment of RiverWalk as part of the project.

Mr. Herbert used a PowerPoint presentation to outline the elements of the proposal, which includes the construction of 11 three-story residential and commercial buildings and the reuse of two or three existing buildings on a 30-acre riverfront property. The residential component would include 124 units. Retail or professional space would be constructed on the first floor of two buildings with loft apartments. Office space would be in two new buildings plus in two or three existing buildings that would be renovated or expanded. Parking would be in a new four-level garage, in garages below some buildings and in several at-grade lots.

Mr. Herbert said that the draft EIS prepared by the developers and submitted to the Village was confusing and contradictory at places. He noted that the draft EIS was also lacking in several important areas of analysis including the boundaries of the project, traffic, discussion of other projects proposed or underway in the area and relocation of existing uses at the site. He discussed the project's relation to the Village's recent Waterfront Plan, though it was unclear if that plan had been adopted by the Village. There was insufficient information on soil conditions at the site of the existing asphalt plant, which is proposed to be moved to an adjacent property as part of the project.

Mr. Mulligan noted that Department staff has discussed the draft EIS with the Village. He said that the County expects to meet with the Village to discuss the project and the comments that the Planning Board decides to make on the draft EIS. The staff report notes that this type of project is generally consistent with *Patterns* although there is a need to coordinate the project with other riverfront development. The report outlines design issues which need to be addressed including parking layout, the location of uses along the development's West Main Street corridor, the layout and utilization of open spaces and the incorporation of RiverWalk. Traffic and access issues and the project's lack of affordable housing are also discussed in the staff report.

Board members noted that there is a need to address the location of train station commuter parking currently located near the site which may be replaced by a new recreation center. Mr. Hosey questioned the suitability of constructing residences

over the site of the current asphalt plant. Mr. Smith expressed concern about the applicant's request to postpone site plan review of individual buildings until after the SEQR process is complete and conceptual approvals granted. He did not see any protection provided for the Village that the site would turn out as it is now being proposed. Mr. Hosey agreed that this is problematic. Ms. Lewy noted that the inclusion of housing affordable to the work force would be appropriate.

On a motion by Mr. Hosey, seconded by Ms. Pilla, the Board voted unanimously that the staff report and the additional points made by the Board members should be conveyed in a letter to the Village.

VIII. Matters for Board Action

A. Disposition of 19 Bradhurst Avenue Parking Lot, Town of Mount Pleasant

Mr. Hoffmeister described the proposed County sale of a 1.9-acre parcel now being leased to the owners of the 19 Bradhurst Avenue office building in Mount Pleasant. The County has determined that it has no use for the parcel, which has been improved with a parking lot that is used by the tenants of the privately owned office building. The parcel was part of the County's Grasslands Reservation but was cut off from the Reservation when the Sprain Brook Parkway was constructed. The office building is mostly occupied by medical offices. Although at one time the County had leased office space in the building, no County offices were currently located there.

The Planning Board previously reviewed plans to expand the parking lot on this parcel. That expansion has since been completed. Both the Town of Mount Pleasant and the Westchester County Health Care Corporation (formerly the Westchester County Medical Center) have waived their rights of first refusal to acquire the property. The County wishes to sell it at the appraised value to the owner of the adjacent office building parcel. Mr. Hoffmeister noted that the property is zoned for residential use but will likely continue in its use as a parking lot as it is needed to satisfy current parking needs.

A resolution supporting the disposition of the property was approved by the Board on a motion by Ms. Pilla and seconded by Mr. Smith.

IX. Matters for Board Comment

A. Election of Vice Chair of Planning Board

Ms. Lewy noted that the County Charter provides that the Board should elect a Vice Chair from its membership on an annual basis. She said that Ms. Pilla has agreed to serve as Vice Chair of the Planning Board. This matter will be placed on an upcoming agenda for Board action.

B. Scheduling and Potential Agenda of Planning Board Retreat

Ms. Lewy noted that she was continuing to discuss possible agenda items for a retreat with other Planning Board members and Planning staff. The details of the retreat will be discussed at future Board meetings.



X. Matters for Board Information

A. Eastchester Zoning Code Amendments on Residential Floor Area and Coverage

Mr. Brady used a PowerPoint presentation to discuss a potential research project regarding zoning code amendment to address the construction of large residential homes. He noted that the Board has received several local zoning referrals from municipalities regarding zoning amendments to address the trend toward ever larger house size and coverage. Many communities have seen homes being built that are out of character with other existing homes in the neighborhood. Some communities are trying to address a trend in the tearing down of smaller homes so that larger homes can be constructed. Some amendments have been adopted to address excessive lot coverage associated with large homes.

Mr. Brady outlined the zoning amendments being considered in the Town of Eastchester to give the Board an idea of the types of regulations that are being adopted to address these issues. The Town is considering new requirements for height, gross floor area and lot coverage.

Mr. Brady noted that Planning staff may embark on a research project to assemble the various amendments and compile the research work that has been done in Westchester. Such a report could also look at how these issues are being addressed in other parts of the country. The report could be distributed to municipalities and other planning professionals and agencies to help guide them on these topics.

The Board agreed that such a report would be very helpful since it is a topic being faced in every community. The Board noted the challenge of analyzing a topic with significant legal issues. Mr. Zabinski observed that there are some benefits to large houses, including the increase in surrounding property values and the general improvement of the housing stock. He added that in some neighborhoods, the reconstruction of homes is not necessarily opposed. On the negative side, several members noted that some new, larger homes can be unsightly. Mr. Smith noted that large new homes are generally seen as a problem but the question is often one of degree of tolerance. Ms. Pilla noted that major issues may arise in post-WW II neighborhoods that are defined by smaller homes. Ms. Lewy said that the Village of Larchmont requires site plan review for "tear-downs."

The Board discussed the format of the report noting that the Department, in past years, published similar research reports on planning topics, though these have not been published in recent years due to other priorities and funding availability.

B. Planning Department Current Project Priorities

Mr. Mulligan said that a review of residential construction and coverage as just discussed would be a potential project to list on the Department's new Project Tracking System. He said that he has recently discussed with the County Executive's office the need for the Department to conduct such non-funded work. He said that an overview of Planning Department Project Priorities should be discussed at the upcoming Planning Board Retreat.

C. Peekskill Neighborhood Revitalization Pilot Program

Ms. Drummond used a PowerPoint presentation to outline the Peekskill Neighborhood Revitalization Pilot Program. She noted that the County Executive and the City of Peekskill have agreed to focus on four neighborhoods in Peekskill which will benefit from several of the County's housing and community development programs, including the Park Street, Drum Hill, Franklin Park and Gateway neighborhoods. Ms. Drummond stated that these areas have already benefited from past and current CDBG and affordable housing investments. She noted that due to economic, housing and infrastructure needs, the County is pursuing these areas as the focus for funding. The County has determined that these areas would benefit from a more focused and comprehensive investment in order to improve the conditions. Ms. Drummond noted that the U.S. Department of Housing and Urban Development is encouraging the comprehensive use of federal community development and housing funds at the neighborhood level. She also noted that other communities may be included in future phases of the program.

Letters and applications have or would be sent to all property owners in these neighborhoods. Ms. Drummond outlined the schedule for the program and the steps taken to contact the property owners, develop contracts with the owners and complete construction. A guideline of \$10,000 per unit has been established, though that may be higher or lower depending on the property's needs. Ms. Drummond also noted that the non-profit groups Habitat for Humanity and the Preservation Company will also be supporting these areas through housing improvement and construction funding.

D. White House Conference on Aging

Ms. Drummond used a PowerPoint presentation to outline her recent involvement in the County's "Pre-Conference" Mini-Series in preparation of the White House Conference on Aging. An inter-agency group has met to establish recommendations, resolutions and implementation strategies for the County to then be presented to the national conference. She outlined some of the statistics showing the growing senior population and their special needs. Fourteen "Issue Caucuses" were recently established on a variety of issues important to the well-being of seniors. Eight priorities have also been established for the housing options caucus, including increasing funding for senior housing, the provision of senior coordinators at senior housing, the provision of Medicaid waivers to allow senior to stay in the least restrictive housing, broader land use regulations to include greater options for seniors, education of government on intergenerational housing, adoption of a uniform code for assisted living facilities, provision of a tax credit for corporations providing housing on campuses and sharing of facilities, and the provision of one-time credit for caregivers who retrofit homes for seniors.

XI. Adjournment

The meeting was adjourned at 10:20 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, November 3, 2004

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: George Hosey (Town)  
Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
David Kvinge, Director of Environmental Planning  
Gina D'Agrosa, Director, Water Agency  
Sabrina Charney, Principal Planner  
Ed Hoffmeister, Associate Planner  
Suzette Lopane, Associate Planner  
Jeff Williams, Associate Planner  
Susan Darling, Environmental Planner  
Kay Eisenman, Environmental Planner  
Valerie Monastra, Environmental Planer  
Lisa Vasilakos, Environmental Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators

I. Call to Order

The meeting was called to order at 8:10 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The last Planning Board meeting in 2004 will be held on Tuesday, December 7 at 8 a.m. A draft schedule of meeting dates and times for 2005 was forwarded to the Planning Board. Ms. Lewy noted that she had spoken with many Board members and it had been decided that the Board would initiate varying times for the Board meetings at either 8 a.m. or 4 p.m. beginning in January 2005. Several of the meetings immediately following a holiday will be held at 4 p.m. The dates and times for 2005 were tentatively set as follows:

January 4 at 4 p.m  
February 1 at 8 a.m.

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March 1 at 4 p.m.  
April 5 at 8 a.m.  
May 3 at 4 p.m.  
June 7 at 8 a.m.  
July 5 at 4 p.m.  
August 2 (if a meeting is necessary) at 8 a.m.  
September 6 at 4 p.m.  
October 11 at 4 p.m.  
November 1 at 8 a.m.  
December 6 at 8 a.m.

Ms. Lewy noted that the meeting times and dates, could be adjusted during the year. Some Board members said they preferred the 4 p.m. meeting time. Mr. Douglas noted that it might be difficult for him to attend some 4 p.m. meetings due to his required attendance at Tuesday evening meetings of the Village Board of Sleepy Hollow. He also noted that he would not be able to attend the upcoming meeting on December 7.

Ms. Lewy said that a Planning Board retreat would likely be held in 2005. Whether to have a full day or half-day meeting was discussed. A Saturday retreat was also mentioned as a possibility. It was agreed that a full day was likely needed, perhaps to follow a scheduled Planning Board meeting. The Board agreed to tentatively set a full-day retreat to follow the April 5, 2005 meeting.

### III. Adoption of Minutes

The minutes of the October 12 meeting were approved on a motion by Ms. Pilla and seconded by Mr. Griffith.

### IV. Chair's Remarks

Ms. Lewy said that she had recently met with former Planning Board Chairman William Cassella, former Planning Commissioner Peter Eschweiler, Commissioner Jerry Mulligan and Deputy Commissioner Ed Buroughs to discuss the future role of the County Planning Board. Possible topics for the Planning Board retreat, goals for the Board in 2005 and upcoming projects of the Department of Planning were also discussed at the meeting. Ms. Lewy will discuss these topics in depth with the Board at a future meeting.

### V. Commissioner's Remarks

Mr. Mulligan noted that he and Department staff had recently met with planning staff of the counties of Nassau and Suffolk in Long Island to discuss a variety of planning issues, efforts and potential partnership projects. Some topics discussed included the Long Island Sound, open space acquisition, affordable housing and transportation. A separate meeting was held on the topic of affordable housing and community development.

Planning Department staff has also met several times with planners representing counties in the Hudson Valley to discuss planning issues including a possible regional housing summit. Mr. Mulligan noted that Rockland County has not been well represented at these meetings recently. This is unfortunate due to the importance of the current planning efforts regarding the Tappan Zee Bridge/I-287.

Ms. Pilla noted news of recent financial difficulties of New York Waterways, the ferry service provider. Ms. Lewy also discussed the proposed development of an IKEA furniture store on the Brooklyn waterfront and how it would cause great visual harm to the area.

Mr. Mulligan noted that Department staff has been working on a presentation regarding the Hudson River as a tourism gateway. While he could not reveal much on the work being done, he noted that the Board would likely be very interested in the topic.

Mr. Mulligan also noted the recent death of Dr. Robert Richman, husband of former Vice Chair Jeanne Richman. Information on suggested charities will be sent to Board members.

Mr. Mulligan noted that Board member George Hosey was unable to attend the meeting due to the recent hospitalization of his wife who is recovering at home.

VI. Committee Reports

Design Committee: Ms. Lewy and Mr. Williams reported that the deadline for responses to the design survey has been extended to November 15. Over 250 electronic and 75 hard copy survey responses have been received. Ms. Lewy suggested that an information notice be sent extending the deadline in hope of receiving additional responses.

VII. 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, 2004

Ms. Lewy commented on YON 04-006-Cross County Shopping Center Expansion. She questioned why the Board's letter did not mention the proposed Ridge Hill mixed-use project in Yonkers. Mr. Mulligan noted that the Board's recent letter regarding Ridge Hill included discussion of other large retail developments including Cross County Shopping Center. He noted that he would follow up with staff to discuss the letter regarding the expansion of Cross County and its relation to Ridge Hill. Mr. Griffith also discussed the need for a proposed parking garage, as well as the overall proposed improvements at the shopping center.

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Fitzpatrick, seconded by Mr. Smith.

B. Current Referrals:

None

VIII. Matters for Board Action

A. Election of Vice Chair of Planning Board

Ms. Lewy nominated Ms. Eileen Pilla as Vice Chair of the Planning Board. The Board unanimously supported the selection of Ms. Pilla as Vice Chair on a motion by Ms. Lewy and seconded by Mr. Douglas. A resolution for Ms. Lewy's signature will be prepared.

B. Disposition of Five Residual Parcels

Mr. Mulligan provided background on the origin of the various residual parcels and the current County effort to sell the parcels to interested adjacent property owners. The lots are left over from former parkway lands transferred to New York State. The County has no use for the properties, and their sale would reduce County liability. Procedures have been set up to offer the lots to municipalities for possible park or general municipal use. No municipalities have expressed interest in the five subject parcels. Mr. Mulligan showed a map of the locations of the five parcels considered for sale. The parcels will be sold to adjacent property owners at an appraised value. The County's Real Estate Director, Sal Carrera, has negotiated the sales.

Ms. Pilla questioned the price of \$100,000 for a parcel in the City of Rye, while other parcels were priced much lower. Mr. Mulligan noted that many parcels did not have any access and were considered "land locked" while the Rye property had access and could be used to extend an adjacent commercial property. Ms. Selin noted that only two property owners responded for the sale of the property on Brookdale Circle in the City of New Rochelle. The Board discussed the various reasons why some owners do not respond to the offers of sale by the County.

A resolution supporting the sale of the five parcels was approved by the Board on a motion by Ms. Pilla and seconded by Mr. Fitzpatrick.

C. Supplemental Planning Board Report for the 2005 Capital Program for Dr. Martin Luther King, Jr. Memorial (BPL24)

Mr. Williams described the proposed addendum to the 2005 Capital Program to add \$100,000 for the design and construction of a memorial to honor Dr. Martin Luther King Jr. The County seeks to construct the memorial in time to celebrate the 20<sup>th</sup> anniversary of the King holiday in 2006. A site for the memorial has not been selected, though several areas along Dr. Martin Luther King Jr. Boulevard in White Plains in the area of the County Courthouse have been considered. By having the memorial on County-owned property, funds for the memorial will be for design and construction, not for land acquisition.

The artist for the memorial will also be selected through a process similar to the recent process for the selection and design of the September 11<sup>th</sup> memorial at Kensico Dam Plaza. A design has been completed by a local artist and will be evaluated by a yet-to-be selected committee. Mr. Williams noted that the recent development of the County's African American Heritage Trail was also a collaborative effort of several County, local and non-profit groups.

Mr. Fitzpatrick distributed a letter that he will be sending to the County Executive indicating his desire to have a memorial installed to recognize the importance of slavery in our nation's history, as opposed to a memorial to Dr. King. He noted that there are many other existing memorials to Dr. King and a memorial to slavery would be more appropriate. He also noted the recent memorial to the Irish Hunger at V.E. Macy Park in the Village of Ardsley as well as the Holocaust Memorial located outside the County office buildings on Martine Avenue. Mr. Fitzpatrick said that he discussed the slavery monument with County Legislator Clinton Young who had initiated the County's consideration of the Dr. King memorial.

Ms. Selin mentioned the attractive and fitting memorial to slavery in Battery Park in New York City. Mr. Smith disagreed with Mr. Fitzpatrick and felt that a memorial honoring Dr. King should be developed as proposed, and that a memorial to slavery should also be considered.

The Board then discussed the County's procedures on locating, funding and developing memorials. Mr. Mulligan noted that such memorials were done on a case-by-case basis by the County. Many memorials are located in Lasdon Park in Somers. Mr. Williams also noted that the Friends of Parks, a non-profit group, assisted in gathering funds for the September 11<sup>th</sup> memorial. It was suggested that the Board's resolution of support for the Dr. King memorial include a suggestion that the County also consider a memorial to slavery.

Mr. Smith suggested that the Board consider future memorials as an agenda item of the Planning Board, but support the Dr. King memorial. Ms. Lewy suggested the Planning Board discuss the larger issue of memorials and criteria for siting such memorials at a future meeting. Mr. Landi asked the Board whether it was appropriate for them to develop policy rather than act in an advisory role on such matters. Mr. Mulligan commented it was appropriate in the context of County facility planning, the capital budget and overall design issues.

It was agreed that the Board would not include a statement in the supporting resolution referencing a memorial to slavery. A letter would be drafted discussing this matter from the Planning Board to the County Executive. Mr. Mulligan noted that the staff will draft the letter and forward it to the Board for review and approval.

The drafted resolution supporting the addendum to the 2005 Capital Program to fund the memorial was approved by the Board on a motion by Mr. Smith and seconded by Ms. Pilla, with Mr. Fitzpatrick voting against the resolution.

IX. Matters for Board Information

A. Legacy Update

Mr. Mulligan updated the Board on three upcoming open space and recreation projects that will be considered for funding from the County's Legacy program and will be before the Planning Board shortly.

The 627-acre **Eagle River** property in the Town of Somers is being considered for open space acquisition by the County. The proposed subdivision and development of the property was considered by the Planning Board several months ago as a referral from the Town of Somers. The County Planning Board sent a letter commenting on the proposed development. The Town has requested that the County assist in the site's acquisition to preserve it as open space. The owner is willing to sell the property which has been appraised at over \$20 million.

The NYC Department of Environmental Protection (NYCDEP) has expressed interest in purchasing outright a portion of the property to help protect the City's water supply in nearby reservoirs. The remainder of the property may then be purchased with funds from New York State, Westchester County, the Town of Somers and other private or not-for-profit sources. Westchester's contribution may be \$4 million. The County has informed the Town that such funding would be provided only if the Town were to adopt an affordable

housing plan. Department staff met with the Town and its consultants on the plan, though no plan has yet been developed.

Mr. Mulligan noted that several houses had been partially constructed on the site years ago as model homes by a previous developer, but were not completed or occupied. It was suggested by the County that these homes may be completed as affordable housing, but the Town would like to preserve the entire property for open space. Mr. Landi asked whether any homes on the property would be allowed by NYC DEP to be developed with on-site septic systems. Mr. Mulligan said that NYC DEP would likely approve septic systems for homes on the site, if not already in place. Mr. Mulligan will brief the Board as this project proceeds.

Mr. Mulligan discussed how Department staff has been working with the Village of Sleepy Hollow on the redevelopment of **Barnhart Park**. The County has provided federal Community Development Block Grant (CDBG) funds for various improvements at the Park. The County has been asked to provide an additional \$1 million for additional improvements and expansion of the park through the Legacy program.

Ms. Lopane described the various improvements using an aerial photo and site plan. She noted that a Master Plan for the park was partly funded by CDBG and the Village. The Village would like to address the need for additional recreational uses in the densely populated neighborhood. CDBG funds partly funded two playground areas, a bathroom facility, a children's "sprayground", picnic pavilions and a seating area. The Legacy program may help pay for volleyball courts and a small soccer field. The volleyball courts would also be used for a popular sport known as equavolley, played by members of the local Hispanic population. A regulation basketball court would also be installed. These playing areas would be constructed on a former parking lot.

The Village would construct a new parking area on top of a former industrial site adjacent to the park. The site has been declared safe by New York State, according to Mr. Douglas, who also serves as the Village Manager of Sleepy Hollow. Ms. Lopane also noted that a passive portion of the park would remain as a traditional park with quiet seating areas and an overlook of the Hudson River.

Mr. Douglas described the proposed funding for all portions of the park improvements. The matter of the Legacy funding will likely be brought to the Planning Board for approval at their December meeting.

Mr. Mulligan described the proposed use of Legacy funds for the acquisition of a one acre site to be used for a RiverWalk trail at the proposed Ichabod's Landing mixed use project in the Village of Sleepy Hollow.

The County would partner with the Ginsburg Development Corporation and the Village by acquiring the property for parkland along the site's waterfront which would help the developer more easily improve the area as a park. The Board reviewed the overall development earlier in 2004 as a referral from the Village. The development includes 44 units of townhouse and retail space. Mr. Mulligan said the developers will utilize the County's recently developed RiverWalk design standards, and that this area could become a demonstration project for future RiverWalk segments. The developer has asked for County funding of \$950,000.. The Planning Board will hear more on this project shortly.



Mr. Fitzpatrick suggested that aerial photos and maps be provided to the Board to help them better understand the location of RiverWalk along the Hudson River. Mr. Mulligan noted that a map had been assembled summarizing the various segments of RiverWalk and the various major developments along its length. He said that the map would be updated and provided to the Board. Ms. Lewy noted that the Board members could use the map to visit the various sites on their own time. Mr. Douglas noted that he would provide the Board with a copy of the Village's Open Space Master Plan. This matter will also be brought to the Board for their support.

**B. Stormwater Programs and Initiatives**

Mr. Kvinge used a PowerPoint presentation to give the Board an overview of the Department's various stormwater programs and initiatives. He introduced his staff, including Ms. Charney, Ms. Eisenman, Ms. Darling and Ms. Monastra. He also introduced Ms. D'Agrosa, Director of the County Water Agency. Mr. Kvinge noted that Robert Doscher, Principal Environmental Planner, was unable to attend the meeting.

Mr. Kvinge then described basic concepts of the hydrological cycle and the three basic efforts of the Department's environmental section, including planning, implementation, and education and outreach. He described the programs such as watershed planning, the aquatic restoration program, and stormwater retrofits and noted that the Citizens Volunteer Water Monitoring Program will be having its annual "wrap up" meeting in the next month to recognize the programs accomplishments and analysis results.

The environmental section's education and outreach efforts will be focusing on managing stormwater and protecting water quality, including New York State's Phase II stormwater regulations, at a workshop to be held December 7-9 at the County Center.

Ms. D'Agrosa noted that new brochures, a website and compact disks are being produced for the aquatic restoration program, and that they will be shared with the Board.

**C. Planning Board Tour of Valhalla Campus at Grasslands (immediately following meeting)**

A tour of the Valhalla Campus at Grasslands immediately followed the Planning Board meeting. Prior to the tour, Mr. Hoffmeister gave a brief overview of the various uses at the campus using an aerial photo and maps.

**X. 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, December 7, 2004 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
George Hosey (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

BOARD MEMBERS ABSENT: Dwight Douglas (City)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Anthony Zaino, Director of Design  
Fran McLaughlin, Senior Management Analyst  
Tracey Corbitt, Associate Planner  
Ed Hoffmeister, Associate Planner  
Michael Lipkin, Associate Planner  
Suzette Lopane, Associate Planner  
Jeff Williams, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators

I. Call to Order

The meeting was called to order at 8:12 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on Tuesday, January 4 at 4 p.m., February 1 at 8 a.m. and March 1 at 4 p.m.

III. Adoption of Minutes

Mr. Hosey noted that the minutes of the November 3 meeting should be amended to reflect the following change: on page 3, Section VII, Referrals, Mr. Clinton should be changed to Mr. Smith. The minutes of the November 3 meeting as amended were approved on a motion by Ms. Pilla and seconded by Mr. Fitzpatrick.

IV. Chair's Remarks

Ms. Lewy said that the Board's tour of Grasslands, following the November 3 meeting, was helpful in seeing and getting a better understanding of the whole campus and its many facilities. She looks forward to discussing the future of the campus with the Board.

Ms. Lewy also commended the staff on the material prepared for the Department's 2005 Budget presentation to the County Board of Legislators. She appreciated the amount of background information made available on the budget's many components.

V. Commissioner's Remarks

Mr. Mulligan discussed the recent presentation to the Board of Legislators of the department's budget. He noted that while there was not enough time to do a formal presentation, he was able to summarize the department's accomplishments in 2004 and respond to a number of questions about department programs. He noted that the Board of Legislators had many questions on the Community Development Block Grant and Section 8 programs. Ms. Drummond was able to address the questions for the Board. Mr. Mulligan noted that the department is anticipating that federal CDBG funds will be reduced by 5% for the coming year.

A summary of the budget overview was provided to Planning Board members in their pre-meeting mailing packets. Charts in the budget summary described the amount of revenue brought in by the department annually, which is one of the largest revenue sources in the County government. He noted a projected increase in tax levy funding by the department is due to salary adjustments, work program initiatives that cannot be funded through grants and increases in interdepartmental charges. Mr. Mulligan added that the department will continue to look for outside revenues to address the costs of various projects.

Mr. Mulligan noted that a memorial service for Robert Richman, husband of former Planning Board member and Vice-Chair Jeanne Richman, will be held at the Center for Jewish Learning at 255 Mamaroneck Road in Scarsdale on December 19, at 2 p.m.

Mr. Mulligan also informed the Planning Board members of the Department of Planning's Holiday Party, to be held on Wednesday, December 15, at 1 p.m. at Vintage Restaurant on Main Street, White Plains. The cost is \$25 per person.

Mr. Mulligan discussed a recent presentation by the Department at a meeting of the Westchester County Municipal Officials Association, held at the Indian Point nuclear power plant in Buchanan. Mr. Burroughs, Mr. Kvinge and Ms. Lewy also attended the meeting and participated in the presentation. The request for attendance was on short notice and was appreciated by the Association. Topics discussed included the programs and services of the Planning Department and specific updates on plans for I-287 and the Tappan Zee Bridge, the Greenway Compact Plan, RiverWalk, Stormwater Phase II regulations, as well as the roles of the County Planning Board, including the upcoming Design Primer.

Mr. Mulligan noted that the County's acquisition of the Eagle River property in the Town of Somers was removed from the Planning Board's agenda due to the need to resolve several remaining issues.

Mr. Mulligan said he expects the Planning Board will shortly be receiving a letter from County Executive Spano in response to the letter from Mr. Fitzpatrick and related comments from the Planning Board on the proposed Martin Luther King, Jr. Memorial. One suggestion may be to invite Legislator Clinton Young, Jr., who proposed the memorial, to a Planning Board meeting to discuss the Board's ideas for a memorial.

VI. Committee Reports

None

VII. 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, 2004

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Hosey, seconded by Ms. Pilla.

As a follow-up to a question raised at the November Board meeting regarding the improvements and expansion proposed at the Cross County Shopping Center in the City of Yonkers, Mr. Buroughs noted that the Department had only received a legal notice for the proposed action from the City prior to last month's meeting. Little detail on the project was available for staff review and comment. Recently the department has received a notice of scoping for the project's SEQRA review, again without any supporting materials. The City was contacted, and materials will be forwarded for staff review.

B. Current Referrals:

Mr. Buroughs noted that presentations by staff are usually made to the Planning Board when Comprehensive Plans are referred to the Board for review; such presentations and detailed review are preferred by the Board so that support for the municipalities' planning efforts can be provided to the communities. This month, two municipalities have referred draft comprehensive plans to the Board.

1. BUC 04-002 Comprehensive Plan Update, Village of Buchanan

Ms. Corbitt advised the Board that a comment letter has already been sent to the Village outlining the Planning Board's comments on the draft Comprehensive Plan. This was done because the Village had requested that, if possible, such a letter be available as part of the final public hearing, which was held on December 6. As the draft Plan did not raise any matters of disagreement with the Board's policies, staff complied with the Village's request. A copy of the letter sent to the Village was included in the Board's meeting packet.

Ms. Corbitt displayed several pages and maps from the Village of Buchanan's proposed Comprehensive Plan. As stated in the letter, she noted that the plan should serve as a highly effective roadmap for the Village over the coming years. The plan focuses on community character, and contains 25 specific objectives and 125 implementation strategies. The plan calls for the acquisition of some undeveloped land adjacent to the Indian Point nuclear power plant and the development of trails in

the Village. Improved environmental regulations, affordable housing for seniors and zoning updates for the Village's center around a traffic circle are also proposed. The plan calls for addressing vacant buildings and parking needs in this central area. The sent letter discussed suggestions to place more emphasis on the Hudson River Valley Greenway, RiverWalk, signage for trails and connections to RiverWalk. Mr. Mulligan also noted that County Community Development Block Grant funds have been awarded to the Village for improvements in the central traffic circle area.

2. NSM 04-003 Comprehensive Plan Update, Town of North Salem

Mr. Buroughs noted that a letter has not yet been sent to the Town on this matter. A land use map was shown by Mr. Buroughs, though it was not from the plan. He noted that the Town went through a 10-year period of workshops to develop the plan. North Salem includes large areas of undeveloped lands, many of which are agricultural lands. The plan addresses the need to preserve these properties and the Town's rural character. He noted that no maps or graphics were included as part of the plan. The Board's letter will likely recommend that such a plan should have maps and graphics to better present the Town's plans and goals.

The Board's letter to the Town will likely include a recommendation to utilize a New York State model agricultural easement to help preserve agricultural lands. Mr. Buroughs noted that the Town has resolved the requirements of past court judgments calling for the need for more affordable housing opportunities in the Town. He noted that several areas of North Salem had been rezoned for multi-family housing. The plan notes the Town's interest in continuing the use of Mountain Lakes Camp County Park for recreational uses. The plan also lays a foundation for the future development of very limited conference centers and golf courses. The Comprehensive Plan acknowledges *Patterns*, the Croton Plan and other regional planning efforts.

VIII. Matters for Board Action

A. Acquisition of Ichabod's Landing Property, Village of Sleepy Hollow

Mr. Natarelli used an aerial photo and schematic plans to describe the location of a 1.05-acre property proposed to be jointly acquired by Westchester County and the Village of Sleepy Hollow from the owner and developer of the property, Ichabod's Landing, LLC. The site is along the Hudson River waterfront adjacent to the proposed Ichabod's Landing residential development. The acquisition will facilitate the development of the County's RiverWalk along the river, and the developer will donate improvements to the subject property as part of the acquisition by the County. The Village will be responsible for maintaining the improvements and will also assume maintenance responsibilities for Weber Avenue, a County road. The County will use Legacy funds for the purchase. A draft resolution of support was provided to the Planning Board. The acquisition will be in an amount not to exceed \$800,000. New York State may also be a funding partner in the acquisition. It was also noted that the Village has been working to meet their affordable housing goals.

Mr. Zaino noted that the County is interested in making this project serve as a model for future segments of RiverWalk. A Village park is located to the south and the General Motors site is located to the north of this site, both of which will also include RiverWalk improvements. The developer will rehabilitate the Village park to the south. Mr. Zaino said that the developer and the County have discussed the proposed trail improvements, which

will include at least 10 feet of asphalt and two feet of granite border. The esplanade along the river will be 16 feet wide. RiverWalk medallions, bollards and lighting will also be used. Native trees, plantings and grasses will be used on the site. Approximately \$1 million in improvements will be made by the developer, a large part of which is for bulkhead improvements along the river.

Mr. Mulligan noted that this is the first time that the County has worked directly with a developer on a segment of RiverWalk. The Board discussed the nearby General Motors site and proposal, as well as the transfer of Weber Avenue (County Road 14A) to the Village. The transfer is requested to be submitted to the County Board of Legislators at the same time as the acquisition of the subject riverfront parcel. An intermunicipal agreement (IMA) will be drafted to detail the responsibilities of the Village for the management of the parkland acquisition and the transfer of Weber Avenue.

The Board also discussed the need to have the Villages of Sleepy Hollow and Tarrytown coordinate the reviews of several projects in the Villages. Ms. Pilla was particularly concerned with the proposal to develop the waterfront area of Tarrytown with a mix of residential and commercial uses. She was concerned with the traffic impacts on the area's roadways when combined with the development of the Ichabod's Landing and General Motors sites. The relocation or elimination of an asphalt plant on the Tarrytown waterfront was also discussed. Mr. Mulligan noted that a meeting was recently held with both Villages, the County, Scenic Hudson, Hudson River Valley Greenway and the Empire State Development Corporation to discuss these various issues. Involvement of Metro-North Railroad on train station improvements in both Villages was also discussed. It is anticipated that such meetings and cooperation will result in a unified plan for both communities' waterfronts.

A resolution supporting the acquisition of the 1.05-acre parcel and transfer of Weber Avenue was approved by the Board on a motion by Ms. Pilla and seconded by Ms. Lewy.

**B. Development of Active Recreation Facilities at Barnhart Park, Village of Sleepy Hollow**

Ms. Lopane noted that this matter was briefly discussed at the Board's November meeting. Using site plans and an aerial photo, she outlined the proposed use of County Legacy funds to make improvements at Barnhart Park, which is owned by the Village of Sleepy Hollow. Equavolley courts (similar to volleyball), a small soccer field and a regulation sized basketball court will be developed. The equavolley and soccer fields can be converted to other uses in the future since they will be covered with artificial grass surface.

A passive area of the park will also be improved, which includes an area overlooking the Hudson River. Future trails will connect this park with open space areas of the former General Motors site. Views from the park will be preserved even with the development of the GM site at a lower elevation to the west. A portion of the park area included in the Legacy project will be donated by the Duracell Corporation. A former Duracell property will be remediated and capped for use in the park with a portion of the used for parking. A separate portion of Barnhart Park is planned for improvements using County Community Development Block Grant funds as well as Village funds and possibly New York State funds. These improvements include playgrounds, a water sprayground and a comfort station. The County will get leasehold on the Barnhart Park property to be improved with the Legacy funds.

A resolution supporting the use of Legacy funds for the Barnhart Park improvements was approved by the Board on a motion by Mr. Hosey and seconded by Ms. Lewy.

**IX Matters for Board Information**

**A. Capital Budget Amendment for Improvements to Long Island Sound Wastewater Treatment Plants**

Mr. Landi described an upcoming Department of Environmental Facilities Capital Budget Amendment for approximately \$6 million to begin design of improvements at three of the County's four Long Island treatment plants to address waste limits of the New York State Department of Environmental Conservation. He described how studies have been performed and limits set on the plants' discharges. As designed, these plants cannot meet the limits. Pilot projects are now underway at some of the plants to determine which technologies will best meet the limits. All the plants are limited in space; only the New Rochelle plant has space for expansion. The matter will be presented at the Board's January 2005 meeting. The Board discussed past efforts to reduce plant volumes through the "inflow and infiltration" project. Mr. Landi said the volumes have been reduced as a result of that project. The Board also discussed the possible consolidation of the County's sewer districts and sewer district taxes.

**B. Overview of Land Use and Development Section**

Mr. Natarelli used a PowerPoint presentation to briefly describe the role of the department's Land Use and Development Section. He noted that the section includes the responsibilities of three former sections – Capital and Facilities Planning, Local Planning and Research. He noted that the section's staff members have expertise in a variety of different fields and issues, and therefore are able to work on a variety of different projects. Mr. Natarelli introduced the six members of the section's staff. Staff members then gave a brief summary of their backgrounds and the types of projects they work on for the department.

**C. Discussion of Planning Board Tour of Sleepy Hollow and Tarrytown Waterfronts on December 16 at 1 p.m.**

Mr. Mulligan noted that the tour of waterfront areas of the Villages of Sleepy Hollow and Tarrytown is scheduled for December 16. Board members can meet in the lobby of 148 Martine Avenue at 1 p.m., or at the Sleepy Hollow Village Hall at 1:30 p.m. The tour will include Barnhart Park in Sleepy Hollow.

**X. Adjournment**

The meeting was adjourned at 10 a.m.