

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, January 4, 2005, 4:00 p.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Eileen Pilla (Village)  
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: Marcus Griffith (City)  
George Hosey (Town)  
Christina Selin (City)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Nancy MacMillan, Director of Housing  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
Barbara Acosta, Program Administrator  
Ed Hoffmeister, Associate Planner  
Jeff Williams, Associate Planner  
Doreen Capozza, Employment Counselor  
Kim Holland, Program Administrator  
Larry Kelly, Program Administrator  
Susanne Marino, Program Administrator  
Dana Sanchez, Program Administrator  
Bill Brady, Associate Planner

OTHERS ATTENDING: Lawrence C. Salley, Commissioner, Department of Transportation

I. Call to Order

The meeting was called to order at 4:10 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on Tuesday, February 1 at 8 a.m. March 1 at 4 p.m., and April 5 at 8 a.m.

III. Adoption of Minutes

The minutes of the December 7, 2004 meeting were approved on a motion by Mr. Smith and seconded by Ms. Pilla.

IV. Chair's Remarks

Ms. Lewy thanked the several Planning Board members who attended the December site visit to the waterfront development areas of the Villages of Sleepy Hollow and Tarrytown. She said that it was helpful to see the various sites, their proximity to each other, and how their development will transform this area of the Hudson River waterfront.

Ms. Lewy asked the Board to consider holding a Planning Board retreat following the April 5 meeting. A half-day or full-day retreat could follow the 8 a.m. Board meeting. An agenda needs to be pulled together soon with possible topics including an update of *Patterns*, discussion of the Hudson River waterfronts and how these issues affect the Planning Board's roles. She asked that the Board let her know if the April 5 date is favorable.

V. Commissioner's Remarks

Mr. Mulligan noted the recent press release on a proposed museum at the Sing Sing Prison in the Village of Ossining. A marketing report and conceptual design for a museum had been developed in 2006. The County Executive would now like to regain the momentum to develop such a facility, which would include a museum in an existing powerhouse building, and the rebuilding of the prison's original blockhouse. The project is anticipated to be a joint effort among local, county, state and non-profit organizations. A PowerPoint presentation was developed by Jeff Williams and Tracey Corbitt of the Department of Planning regarding the proposed museum and has been used to promote the idea. The presentation will be shown to the Planning Board at one of the upcoming meetings.

Mr. Mulligan noted that County staff is still working with the Town of Somers on the acquisition of the 650-acre Eagle River property. It is anticipated that the matter will be on the Planning Board's February agenda.

Mr. Mulligan noted that the Department is reviewing Community Development Block Grant (CDBG) funding for the upcoming third year of the current three-year funding cycle. Although the County will be receiving \$300,000 less in CDBG funding this coming year, the approved program will be able to absorb this reduction. There will not be many changes in the projects in the coming year from what had previously been reviewed and supported by the Board. The next three-year cycle will be "kicked-off" in February when a meeting is held to discuss the upcoming application process and program priorities with all potential municipal and non-profit applicants.

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

- November 16 through December 15, 2004

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

Mr. Smith asked that he be recused from projects in the Town of New Castle and the following projects: GRB 04-009 Princewood Properties, Town of Greenburgh, NOC 04-009 90 Business Park Drive, Town of North Castle, and SOM 04-006B Somers Realty Planned Hamlet, Town of Somers.

VIII. Matters for Board Action

A. Capital Budget Amendments for Airport Projects

Mr. Brady used a PowerPoint presentation to describe the following proposed Capital Budget Amendments being requested by the County Department of Transportation. Commissioner Salley also provided information and answered questions from the Board. All four resolutions supporting the projects, as well as the Planning Board Reports describing the projects and the Board's comments on the physical impacts of the projects, were approved on a motion of Mr. Landi, seconded by Ms. Pilla.

1. A050A - Emergency Response Facility Security Upgrade  
This project consists of two components. The first component is the replacement of the Terminal Airport Rescue and Fire Fighting (ARFF) Security Gate. The existing gate is over 10 years old and does not operate properly, which poses a security risk. The second component includes the enclosure of an existing open area at the northern end of the Airport for an emergency staging area. New security fencing, a gate, cameras and lighting would be included. The area is currently used for construction staging operations. During emergency events, emergency vehicles currently queue along Airport Access Road. The Board gave a recommendation of PL2, approved in concept, subject to review when more detailed studies or plans are prepared.
2. A050B - Improvements to Existing Perimeter Security Personnel Gates  
This project includes the conversion of 18 pedestrian gates on the west side of the Airport from lock and key gates to electronic card swipe access. The gates are occasionally left open and pose a security risk. The Board provided a recommendation of PL2, approved in concept, subject to review when more detailed studies or plans are prepared.
3. A056B - Heavy Equipment Acquisition  
This project includes the acquisition of a new Airport Rescue and Fire Fighting (ARFF) vehicle to replace a vehicle that has reached the end of its useful 10-year life. Mr. Salley noted that this truck is highly specialized. The Board gave a recommendation of PL1, a project without physical planning aspects of concerns to the Planning Board.
4. A095A - Perimeter Intrusion Detection System  
This project includes the installation of a "virtual fence" around the perimeter of the Airport. Approximately 33 security cameras would be mounted on existing buildings and several new poles. The project also includes software, equipment and alterations to existing Airport space to house the controlling computer and equipment. Associated site work will be needed to connect the system to the Airport's existing conduit system. This project is less environmentally harmful than previously planned clear zones around the Airport's fence line. The Board provided

a recommendation of PL2, approved in concept, subject to review when more detailed studies or plans are prepared.

B. Capital Budget Amendments for Improvements to Long Island Sound Wastewater Treatment Plants.

Commissioner Landi described the proposed Department of Environmental Facilities Capital Budget Amendments for a total of approximately \$6 million to begin design of improvements at four of the County's Long Island treatment plants to address nitrogen limits of the NYS 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 help meet the limits. Mr. Landi provided handouts to the Board describing hypoxia, a common occurrence caused by high levels of nitrogen. Maps showed how the lower, or western portions of the Sound, are distressed. Mr. Landi summarized the proportion of nitrogen loading in the Sound caused by the four County plants. He also outlined the key dates for the County to implement this study and dates for improvements to the plants to meet the state standards and avoid fines by the state. The funds for these proposed engineering design projects were not included in previous capital submissions because the County did not know the nitrogen limits until recently. Mr. Landi noted that there is renewed interest in conducting a study to examine the possibility of combining some or all of the County's sewer districts.

All four of the Planning Board resolutions, and the Board's comments on the physical impacts of the projects, were approved on a motion of Mr. Fitzpatrick, seconded by Mr. Smith.

Ms. Lewy suggested that the Board attach a cover letter with the Board's resolutions and Planning Board reports which states the need for the County Board of Legislators to approve this proposed project in a timely manner because of the important deadlines faced by the County to meet the state's standards and to avoid fines. The letter would suggest that the reconsideration of the consolidation of sewer districts should not be a pre-condition to this project's approval. The four capital budget amendments are listed below.

For each of the four projects below, the Board provided a recommendation of PL2, stating that the engineering study should be coordinated with Planning Department staff to evaluate potential impacts to the facilities and vicinities as well as for consistency with established policies.

1. SBB91 - Blind Brook Wastewater Treatment Nutrient Removal
2. SMO92 - Mamaroneck Wastewater Treatment Nutrient Removal
3. SNR93 - New Rochelle Wastewater Treatment Nutrient Removal
4. SPC94 - Port Chester Wastewater Treatment Nutrient Removal

C. RGP08 General Infrastructure Vehicle Replacement, Addition to Capital Budget

Mr. Williams and Commissioner Stout described the proposed purchase of vehicles to replace a portion of the County Parks Department's fleet. Vehicles would include pickup trucks with plows, sanitation vehicles and construction equipment such as backhoes and small dump trucks. The vehicles are critical to maintaining the County's parks system. Mr. Stout noted age of the fleet and the increasing cost of maintenance. The Board gave a recommendation of PL1, a project without physical planning aspects of concerns to the Planning Board.

A resolution supporting the project, as well as the Planning Board Report were approved on a motion of Ms. Pilla, seconded by Mr. Fitzpatrick.

D. Development of Active Recreation Facilities at Barnhart Park, Village of Sleepy Hollow, Revised Resolution

Mr. Mulligan noted that this project was the subject of a County Board of Legislators' Committee on Budget and Appropriations meeting earlier in the day. Mr. Douglas was also in attendance at that meeting in his role as Village Manager. The Board of Legislators committee supported the project, with the Board's Parks Committee to discuss the project next. The amount requested for the proposed recreation improvements has changed from \$1,000,000 to \$1,250,000. The Planning Board supported the previous amount in a resolution at their December 2004 meeting. A revised resolution reflects this new amount.

Ms. Pilla noted the recent site visit by several Planning Board members to the Village of Sleepy Hollow, including Barnhart Park and the adjacent General Motors site. She said that the development of buildings at the GM site, as currently discussed, may block some or all of the views from Barnhart Park. Mr. Mulligan noted that the GM redevelopment project is still a "work in progress". He noted that the Board will have an opportunity to comment on the GM proposal when it is referred to their Board in the future. Mr. Mulligan said he will ask staff member Suzette Lopane to speak with the Village about the scenic overview in relation to the proposed GM development.

The Board supported the resolution for an increase in the funding amount on a motion by Ms. Pilla, seconded by Mr. Smith.

E. Acquisition of 1.05 Acres at Ichabod's Landing, Village of Sleepy Hollow, Revised Resolution

Mr. Mulligan noted the resolution to support the acquisition of 1.05 acres was revised to say that proposed RiverWalk improvements would be constructed prior to the acquisition of the property by the County and the Village. He also noted that the transfer of Webber Avenue from the County to the Village is part of the agreement between the County and the Village for the Barnhart Park improvement project, not as part of the Ichabod's Landing acquisition, as stated in the December resolution.

Mr. Mulligan also noted that the County Board of Legislators, at a committee meeting earlier in the day, had several questions on the proposed acquisition of Ichabod's Landing, including whether the developer should convey the property and

improvements to the Village without financing by the County. He said the Department of Planning would be providing additional information to the Board of Legislators on the acquisition and the improvements proposed along the waterfront.

The Board supported the resolution reflecting changes to the proposed purchase terms on a motion by Ms. Pilla, seconded by Mr. Smith.

IX Matters for Board Information

A. Dr. Martin Luther King, Jr. Memorial

Mr. Mulligan told the Board that since County Legislator Clinton Young was unable to attend the Planning Board meeting, the discussion on the Dr. King Memorial would be held over to a later date.

Mr. Stout and the Board briefly discussed the current policies of the County on the location and nature of memorials on County property, and the need for further clarification of these policies. Mr. Stout provided some background Parks Board policies and those materials will be provided to the Planning Board. Ms. Lewy mentioned an article in the New York Times regarding parks and public art in New York City.

B. Overview of Housing Section

Ms. MacMillan gave a brief overview of the Housing Section's programs, accomplishments and responsibilities. She noted that there are 36 staff members, 30 of which are in the Section 8 office. The section's major affordable housing programs include the County's Housing Implementation Fund and New Homes Land Acquisition programs, federal HOME program, Lead Safe Westchester, Housing for Persons with Aids (HOPWA) and the Property Improvement Program. Staff introduced included Ms. Acosta, Ms. Holland, Ms. Marino, Ms. Sanchez and Mr. Kelly. Each staff member briefly described their responsibilities and some sample projects.

X. Other Matters

A. Bronx River Parkway Median

Commissioner Butler mentioned that the County Board of Legislators is currently considering the proposed project to improve the median areas along the northern portion of the Bronx River Parkway. A member of the County Board is particularly concerned about the safety of the proposed median area, and is interested in seeing median barriers put within the proposed bio-retention areas. Mr. Butler noted that staff of several County departments have worked for years on the design of this project, and have also received input and support from the County's Historic Preservation Advisory Committee. Mr. Stout noted that the project also has support of the County Parks Board and the Friends of Westchester County Parks, Inc. Mr. Butler suggested that Planning Board members attend future meetings of the County Board's Budget and Appropriations Committee to voice project support.

Mr. Butler was concerned with using different safety standards on one section of the Parkway. He noted that it is hoped that some elements of the proposed median improvements can be used in other parts of the Parkway. This project would be seen as a

demonstration project, along with the proposed improvements to the County Center parking lot, to show progressive techniques in stormwater management and historic preservation.

B. I-287 and Tappan Zee Bridge

Ms. Lewy asked for an update on the status of the study and environmental impact analysis for the proposed improvements to the Tappan Zee Bridge and the I-287 Corridor. Mr. Salley noted that the County Departments of Planning, Transportation and Public Works have been working closely together, and with the agencies involved with the study, particularly the New York State Thruway Authority and Metro-North Railroad. Alternatives are still being narrowed down to identify which will be included in the upcoming Environmental Impact Statement. The process continues to be delayed and slow moving.

Mr. Salley noted that the County has continued to ask for additional information on the alternatives, and the alternatives have been inadequately presented. Additional work sessions and meetings will take place in the coming months. It was noted that the Metro-North has its own vision of the project, particularly its desire to have a “one-seat” ride for commuters to New York City from west of the Hudson.

Mr. Salley said that the County continues to stress the need for some form of mass transit alternative across the I-287 corridor. There is a particular need to analyze a transit connection in Tarrytown. It was also noted that Metro-North likely does not want to deal with New Jersey Transit. Mr. Mulligan noted that County Executive Spano has sent a strongly worded letter stating his concern over the process, as well the County’s desire for transit across the I-287 corridor. Mr. Buroughs noted that the County is now waiting for an upcoming report which will hopefully better explain the process of selecting final alternatives. He also hopes that a better analysis is provided of the rail tunnel alternatives. Mr. Salley discussed the recent news that the New York State Department of Transportation will be taking over the review process. He was hopeful that this change will help the process move along better and more effectively.

XI. Adjournment

The meeting was adjourned at 6:15 p.m.

**DISCUSSION NOTES\***  
**WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York

Tuesday, February 1, 2005, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Hal Fitzpatrick (Town)  
Clinton Smith (Town)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation  
Leah Radko for Ralph Butler, Commissioner,  
Department of Public Works

BOARD MEMBERS ABSENT: Dwight Douglas (City)  
Marcus Griffith (City)  
Eileen Pilla (Village)  
Christina Selin (City)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Ed Buroughs, Deputy Commissioner  
Nancy MacMillan, Director of Housing  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
Ed Hoffmeister, Associate Planner  
Mike Lipkin, Associate Planner  
Jeff Williams, Associate Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
Dr. Joseph Hankin, Westchester Community College  
Dr. John Flynn, Westchester Community College  
Fred Boyer, Westchester Community College  
Pam Garrity, Westchester Community College  
Lou Torrieri, Westchester Community College  
Robert Cirillo, Westchester Community College  
Marge Glusker, Westchester Community College

**\*Important Note: The following is a summary of the discussions held on the morning of February 1, 2005 in the Cassella Conference Room, Michaelian Office Building in White Plains. A regularly scheduled meeting of the Westchester County Planning Board was to be held at that time, though a quorum of the Board was not attained. A meeting of the Westchester County Planning Board was not held. Those in attendance discussed several items, as summarized below.**

**Meeting Dates and Announcements**

The next three Planning Board meetings will be held on Tuesday, March 1\*\* at 4 p.m., April 5 at 8 a.m. and May 3 at 4 p.m. (\*\*Important: subsequent to this discussion, a Special Meeting of the Planning Board



**was scheduled for Wednesday, February 23, 2005 at 4 p.m. The regularly scheduled meeting of the Planning Board set for March 1 at 4 p.m. was rescheduled to take place on Tuesday, March 8 at 4:00 p.m.)**

### **Chair's Remarks**

Ms. Lewy commended the Department on their reduction in paper usage, as described in the Board's Announcements and Updates.

Ms. Lewy also discussed a meeting that she attended on Friday, January 28 at the Department of Planning with the consultants currently working on the study for the I-287/Tappan Zee Bridge. She felt that it was helpful to hear the status of the various alternatives being considered. She said that a rail tunnel option, perhaps combined with a highway bridge option, may be one of several alternatives moved forward into the EIS. She discussed the potentially significant impacts on the Villages of Tarrytown and Sleepy Hollow. She noted that the large riverfront developments now being constructed or considered in these two communities may be substantially completed or underway when the bridge/tunnel project is constructed, and could be greatly impacted by most of the alternatives. There may be a need for up to six train tracks running south of the bridge to accommodate the new commuter rail across the Hudson from Rockland County. There will be impacts from the increase in right-of-way required for these tracks, including impacts on the Hudson River. Ms. Lewy said she hoped to be able to provide an upcoming report to the Board which will summarize the project alternatives and designs.

### **Commissioner's Remarks**

Mr. Mulligan noted that he regretted to announce that George Hosey has resigned from the Board. He noted that Mr. Hosey was a valuable member of the Board and always an active participant in the issues discussed by the Board. He will be missed. Mr. Hosey has also resigned from the Westchester County Housing Opportunities Commission. He had informed Mr. Mulligan that he wished to cut back on some of his responsibilities. Mr. Mulligan noted that a Resolution from the Board expressing the Board's gratitude for Mr. Hosey's service will be considered at the Board's next meeting.

Mr. Mulligan noted that staff of the County Department of Corrections has invited members of the County Planning Board to visit the County's new Penitentiary Building, and to see the sites for other proposed improvements at the facility at the Grasslands Reservation in Valhalla. Mr. Mulligan will inform the Board when a visit is arranged.

Mr. Mulligan noted that a press release and various news articles have been published recently regarding the County's efforts to reactivate a proposal for a museum at the Sing Sing Correctional Facility in the Village of Ossining. A marketing and a design study were done several years ago, prior to September 11, 2001, but the project did not move ahead after that date. County Executive Spano has requested that the efforts be revived. It is anticipated that the project could be coordinated and funded through a variety of local, state and federal agencies. A PowerPoint presentation has been prepared by Jeff Williams and Tracey Corbitt describing the effort, as well as the interesting history of Sing Sing. The presentation may be shown to the Board at a future meeting.

### **Committee Reports**

Ms. Lewy noted that the preliminary results of the Department's design issues survey, dated January 3, 2005, were mailed to the Board to help bring them up to date on the progress of drafting a new design primer. She noted that Jeff Williams and Suzette Lopane prepared the survey and the report, and may present the

survey's results at the Westchester Municipal Planning Federation's Land Use Training Institute to be held at Pace University in White Plains in March.

### **Westchester Community College, Presentation of 2005/2006 Requested Capital Budget**

Dr. Hankin introduced his staff and thanked those in attendance for the opportunity to discuss the College's requested capital program. Dr. Flynn used a PowerPoint presentation to summarize several projects now underway at the College, as well as some projects approved by the County yet still awaiting matching funding approval from New York State. He then summarized the four projects the College is requesting for 2005/2006. \$75,000 is requested for **WCC61 – Planning Studies 2001/02-2005/06**; this project provides for studies to assist in the planning and development of its capital program. \$100,000 is requested for **WCC71 – Satellite Space and Technology Improvements**; this project will provide for computer equipment and software for the College's satellite facilities in Ossining, Mt. Vernon and Peekskill. Dr. Flynn provided background on the satellite centers, their enrollment levels and the types of courses offered at the different sites. \$1,266,000 is requested for **WCC73 – Technology Upgrade**; this project provides new computer equipment and software at the Valhalla Campus. **WCC77 – Information Systems Upgrade** is the largest project requested, with \$6,500,00 requested for 2005/06. This project allows the College to complete its implementation of the basic business processes for the County's Finance and Human Resources systems, as well as implement various other databases and systems at the College. Ms. Garrity discussed the process through which the software provider, PeopleSoft, was selected by the College to provide the new systems, and why the project has such a high cost. The College has studied the project for several years. Updates to several specialized modules are needed, included budget, asset management, and student administration. Ms. Lewy suggested that the College include more of this background on the PowerPoint presentation as it makes a good case for the project.

There was some discussion on the potential for additional satellite locations. It was noted that Port Chester and New Rochelle are being considered. Dr. Flynn and other College staff noted the high costs of such expansions. Data on the success rates for the College's graduates will be provided to the Board by the College. This data, gathered by a survey of graduates, shows current employment and salary levels as well as higher educational levels being pursued or accomplished.

College staff gave background on the status of Green Technology to be used at the proposed Gateway Building. Dr. Hankin noted that staff has recently visited Battery Park City in New York to view examples of Green Technology. The College's Board President, Timothy Carey, is also the President and Chief Executive Officer of the Battery Park City Authority. The Gateway Building may not become LEEDS certified because of the high costs of design and construction of some required elements, though most components of the building will incorporate Green Technology. The building's usable space may be reduced as a result of utilizing Green Technology. Several students and a College professor interested in the technology have been involved with the project. Mr. Mulligan noted that the RFP for the senior affordable housing proposed by the County for Court and Quarropas Streets in White Plains includes a provision for the use of Green Technology, as do plans for the redevelopment of the Hilltop Hanover facility in the Town of Yorktown. The County is also pursuing "green" medians along the Bronx River Parkway and a parking lot at the County Center in White Plains to better manage stormwater runoff. Ms. Lewy noted that the County will hopefully be able to show off these future "green" projects.

### **Nutrient Removal Projects**

Mr. Landi gave the Board a brief update and background on the proposed capital budget amendments to provide for the design of improvements at four of the County's Long Island treatment plants to address nitrogen limits of the NYS Department of Environmental Conservation. The cost of the project to the County was discussed as compared to New York City's much larger input of nutrients into the Sound. The

County is now under a Consent Order to lower nutrient levels. Mr. Landi will keep the Board up to date on the progress of the design of the improvements as well as how the current pilot projects are working this winter.

### **Bronx River Parkway Median Project**

Mr. Smith requested an update of the proposed project to construct new medians that will better address stormwater runoff from the Parkway. Mr. Mulligan noted that the project is still being considered by Committees of the Board of Legislators. Commissioner Butler had requested that Planning Board members attend Board of Legislators meetings to help this project be approved. Mr. Stout noted that the County Parks Board was sending a letter supporting the project. The Planning Board may send a letter of support.

### **Eagle River Property Acquisition**

Mr. Natarelli gave background on the 654 acre property in the Town of Somers which is currently being considered for possible purchase for open space among various municipal partners. Mr. Natarelli used an aerial photo to describe the property's location and natural features. He noted that a portion of the site would be acquired with funds from the NYC Department of Environmental Protection. The remaining portion would be purchased with funds from the County, the Town, and the NYS Department of Environmental Conservation. The Town of Somers would retain a 15-acre portion for Town use. Trail linkages to nearby Lasdon and Muscote County Parks will be studied once the property is acquired. Access for hiking and fishing within the portion to be owned by New York City is anticipated. The Town would be responsible for maintenance of the town/county portion. The Town of Somers would also take over ownership and maintenance of two County roads in Somers that are currently maintained by the County. The Town will be required to adopt an Affordable Housing Plan in which the Town will agree to strive to create new affordable housing units through a variety of methods. No action, including a resolution of support for the acquisition, was taken by the Board since there was no quorum of the members of the Board.

### **BPL22 - September 11 Memorial, Capital Budget Amendment**

Mr. Williams discussed the Capital Budget Amendment being requested by the County Executive to add \$700,000 to the September 11 Remembrance Memorial. During the design of the memorial it was seen that new structural requirements are needed. The additional amount will bring the total cost to \$900,000, of which \$850,000 is the County share. The Planning Board previously reviewed and issued a report on BPL22 in 2004. The proposed Capital Budget Amendment is a change in financing only. No further action by the Board is necessary. Mr. Williams noted that further County fund raising efforts would be used to help with additional maintenance costs for the memorial. Several Board members expressed surprise that the cost of the project has almost tripled in cost.

### **Affordable Senior Rental Housing Proposal, Court and Quarropas Streets, City of White Plains**

Mr. Mulligan noted the release of a request for proposals (RFP) for an affordable senior rental housing project on a site currently owned by the County on Court and Quarropas Streets in the City of White Plains. He thanked Ms. MacMillan for putting so much effort into the development of the RFP. Mr. Mulligan used a PowerPoint presentation to describe the location of the project, background on the need for the housing proposed income limits and the type of project the County wants to see. He noted that the project is proposed to be a model for the development of projects incorporating "Smart" building technology (including building maintenance information, security and computer access for residents), green technology (environmentally efficient materials, fuel efficiency, etc.) and space for an "intergenerational" setting for child and adult day care facilities within the building. The RFP calls for the units to be handicapped accessible with a set aside of units for those with more severe disabilities. The building would be built on the

site of an existing parking lot, though the full development site includes the development rights for the former Post Office Building which is now used as County offices. It is estimated that approximately 14 stories can be developed. Respondents to the RFP will describe the size and types of units to be built (i.e. number of bedrooms). Some examples of similarly sized buildings were shown. Mr. Mulligan noted the long waiting lists for other affordable senior housing in White Plains. Demographic trends show the coming increase in senior population for the area. He also noted the RFP also calls for a high level of design for this project for both interior features and the exterior appearance. There may be on-site parking, though improvements to the City-owned public parking lot on Court Street might be another option for a developer to consider.

Responses to the RFP are due on June 15, 2005. Mr. Mulligan noted that White Plains' Mayor, Joseph Delfino and members of the City Council were invited to attend a PowerPoint presentation about the proposed housing but the offer was declined.

### **Need for Planning Board Members**

Ms. Lewy noted that there are two vacancies on the County Planning Board, including a member from a City and a member from a Town (unincorporated portion). Mr. Mulligan noted that candidates with a background in design such as architecture or landscape architecture would be desirable. There are no current Board members from the Cities of White Plains or Yonkers, or from the Town of Mount Pleasant. It was asked that current Board members provide recommendations for potential new Board members to Mr. Mulligan.

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Ralph Butler, Commissioner, Department of Public Works  
Robert Matarazzo for Anthony Landi, Commissioner,  
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Joseph Stout, Commissioner, Department of Parks, Recreation  
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STAFF PRESENT: Jerry Mulligan, Commissioner  
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Norma Drummond, Deputy Commissioner  
Nancy MacMillan, Director of Housing  
Ed Hoffmeister, Associate Planner  
Jeff Williams, Associate Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, County Board of Legislators  
Bill Greenawalt, Chair, Westchester County Parks  
Recreation and Conservation Board

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on Tuesday, March 8 at 4 p.m., April 5 at 8 a.m., and May 4 at 4 p.m. Ms. Lewy noted that she would be unable to attend the meeting scheduled for Tuesday, July 5, and proposed to move it to Tuesday, July 12. Ms. Lewy asked that Board members be canvassed on their availability on the new date.

Ms. Selin noted that she would be unable to attend the March 8 meeting. Mr. Fitzpatrick also may not be able to attend the March 8 meeting.

III. Chair's Remarks

None

IV. Commissioners Remarks

Commissioner Mulligan asked Commissioner Stout to introduce the Board's guest. Mr. Stout then introduced Mr. Greenawalt, who is Chair of the Westchester County Parks, Recreation and Conservation Board. The Parks Board recently discussed the proposed acquisition of the Eagle River Property in the Town of Somers. Commissioner Mulligan welcomed Mr. Greenawalt and encouraged the cooperation of the County Planning and Parks Boards on such matters. He noted that the two Boards met in 1999 to discuss the County's Open Space Policies and that a future joint meeting might be productive on shared areas of interest. Mr. Stout said that he would recommend that the Parks Board also discuss future joint meetings and cooperation. He also suggested that a meeting could be shaped around a tour of Parks capital projects on a weekday afternoon or a Saturday morning.

V. Matters for Board Action

A. A071A-Bomb Blast Analysis at Airport, Proposed Capital Budget Amendment

Mr. Brady described the proposed Capital Budget Amendment to provide \$10,000 in County funds toward the \$200,000 total cost for an analysis of the impacts of bomb blasts at the County Airport terminal and garage. The analysis will also provide recommendations on procedures and physical improvements to help prevent or minimize the likelihood of bomb attacks and recommendations on physical improvements to minimize the impacts of bomb blasts. This project is required by the U. S. Transportation Security Administration and 95% of the project will be funded by the Federal Aviation Administration (FAA).

A Planning Board Report was drafted by staff with a recommendation that the Planning Board concur that projects to improve the safety at the airport are necessary and that the Planning Department be involved throughout the design process to ensure all physical planning concerns are properly addressed. Board members requested that the draft resolution to support the Capital Budget Amendment be amended to reflect that 95% of the funding will come from the FAA. Mr. Brady provided an edited resolution to reflect this change.

The Board adopted the resolution and Planning Board Report on a motion by Mr. Douglas, seconded by Mr. Fitzpatrick.

B. Resolution for George Hosey

Mr. Mulligan noted that a resolution had been drafted for consideration by the Board that expresses the members' gratitude and recognition of George Hosey's service as a member of the County Planning Board for 10 years. Mr. Mulligan noted that Mr. Hosey recently retired from service on the Planning Board as well as on the County's Housing Opportunities Commission so as to spend time on other pursuits. He noted that Mr. Hosey had been a very valuable and active member of the Board who provided insightful comments. Mr. Mulligan noted that the staff and will miss his service.

The resolution was adopted on a motion by Mr. Fitzpatrick, seconded by Mr. Douglas.

C. Eagle River Property Acquisition, Town of Somers

Mr. Hoffmeister used a PowerPoint presentation and aerial photograph to describe the proposed acquisition of the 654-acre property in the Town of Somers by several municipal

partners. He described the property's location and natural features. He said that 269 acres of the site would be acquired with funds from the NYC Department of Environmental Protection and would then be under the sole ownership of DEP. The remaining portion, 385 acres, would be purchased with funds from the County, the Town of Somers (each contributing \$4 million) and New York State (contributing \$3 million). New York State's participation will be based on the placement of conservation easements on the property. Ownership would be split between the County and Town with the exception of 15 acres that would be retained by the Town for the Town's sole use. The potential uses would be limited to those allowed by the State and are related to open space and recreation.

Mr. Mulligan noted that the draft intermunicipal agreement (IMA) does not currently detail the site's use by the Town. Trail linkages across the property and trail connections to nearby Lasdon and Muscoot County Parks are to be studied once the property is acquired. Access for hiking and fishing within the portion to be owned by New York City is anticipated. The Town would be responsible for maintenance of the Town/County portion.

Under the terms of the draft IMA, the Town of Somers would take over ownership and maintenance of two County roads in Somers that are currently maintained by the County (total length 0.6 mile). The portions of the property purchased by the County and Town would become de facto parkland since County Legacy funds are being used. The Town will be required to adopt a plan to promote establishment of affordable housing as part of the IMA's terms. A draft plan is attached to the draft IMA. The Town has agreed in principal to strive to create new affordable housing units through a variety of methods although the plan has not yet been adopted by the Somers Town Board.

Mr. Greenawalt noted that the County Parks Board raised several concerns over this project at its recent meeting and will again be discussing the proposed acquisition at its March 17 meeting. The Parks Board was particularly concerned that the IMA would not be strong enough to result in the construction of affordable housing in the Town. They questioned why the entire County \$4 million share should not be returned if they do not abide by the Affordable Housing Plan. He also noted that the Parks Board thought the Town should be required to build housing if other efforts described in the affordable housing plan did not produce housing.

Mr. Mulligan discussed how the agreement with the Town of Cortlandt for the Hillpoint property has resulted in the development of affordable housing. The agreement with the Town of Lewisboro for the purchase of the Houlihan (Old Field Preserve) property included the adoption of an affordable housing plan, though no new units have been constructed. The IMAs require the towns to report annually to the County on their progress. If they do not, or if other requirements of the plan are not followed, then one-half of the County's initial contribution is to be returned.

Mr. Buroughs described the draft Somers housing plan. He noted that the draft IMA requires the Town to adopt the Plan within four months of the County Board of Legislators' approval. The Plan describes amendments to the Town's ordinances that would direct density bonuses for affordable housing, remove restrictions on establishing accessory apartments and require affordable housing in every new subdivision. Housing would be considered in Town-owned buildings. The Town, however, would not be required to build affordable housing itself under the language in the draft plan. This language is the same as in the agreements with the Towns of Cortlandt and Lewisboro.

Mr. Mulligan noted that discussing changes to the IMA with the Town might be difficult. He also noted that he could provide copies of the draft IMA and draft housing plan to the Board if requested. Ms. Selin was concerned that the IMA should include a requirement that interest be accrued on the Town's penalty to the County so that if the Town were not to satisfy the requirements of the Plan within the required 10-year period, the penalty would be larger than the \$2 million now required. This would avoid the Town possibly seeing the current penalty as diminishing in value over time. If the penalty amount were to grow over time, then the Town may reconsider paying the penalty.

The Board agreed to insert language into its resolution of support that would state that the IMA should require that affordable units be developed. The "interest on penalty" issue may also be included. Mr. Mulligan noted that he would discuss these issues with the Town of Somers.

The resolution will be modified and discussed further at the Board meeting on March 8.

D. FY 2005 Action Plan and Neighborhood Revitalization Strategy for the Village of Sleepy Hollow

Ms. Drummond noted that the County of Westchester has a Consolidated Plan approved by the U.S. Department of Housing and Urban Development that covers Fiscal Years 2004-2008. The County now wishes to amend that Plan to include an Action Plan to outline all the projects that will be undertaken with funding for Fiscal Year 2005. This Plan includes a Neighborhood Revitalization Strategy Area Plan for the Village of Sleepy Hollow. The County wishes to accept approximately \$8,703,487 under the Community Development Block Grant program, HOME Investment Partnership Program, the Emergency Shelter Grant program and the American Dream Downpayment Initiative.

It was agreed that two separate resolutions will be considered by the Board, one on the Action Plan and one on the Neighborhood Revitalization Strategy. If approved, Ms. Drummond noted that the resolutions will be forwarded to the County Board of Legislators, which intends to act on these matters no later than March 15 so as to meet the federal application deadline.

The resolution to support the amendment to the Consolidated Plan to include the Action Plan for 2005 was adopted on a motion by Mr. Smith, seconded by Ms. Selin. Mr. Fitzpatrick recused himself from that vote.

The resolution to support the amendment to the Consolidated Plan to include a Neighborhood Revitalization Strategy Area Plan for the Village of Sleepy Hollow was adopted on a motion by Mr. Smith, seconded by Ms. Selin. Mr. Douglas recused himself from that vote.

VI. Matters for Board Information

A. RMAC2 V.E. Macy Park Ball Field Improvements, Proposed Capital Budget Amendment

Mr. Williams noted that the Planning Board, at the January 2004 meeting, discussed and adopted a Planning Board report on the physical planning aspects of the Macy Park Ball Field Improvements project and adopted a resolution approving the advance of \$2,150,000 in construction funding into the 2004 capital budget. However, the County Executive did not submit the legislation to the Board of Legislators in 2004. With the project now ready for construction, the legislation is being submitted to the Board of Legislators for a capital budget amendment to advance the funds into the 2005 budget. Since there has been no change in the



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location, size or character of the project since the Planning Board issued its report and resolution in 2004, no further action by the Board is necessary. A memo outlining this matter had been provided to the Board.

VII. Adjournment

The meeting was adjourned at 5:30 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, March 8, 2005, 4:00 p.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Robert Matarazzo for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Jack Robbins for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

BOARD MEMBERS ABSENT: Hal Fitzpatrick (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
Ed Hoffmeister, Associate Planner  
Robert Lopane, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: John Butler, Verizon  
Michael Miles, Verizon

I. Call to Order

The meeting was called to order at 4:15 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on April 5 at 8 a.m., May 3 at 4 p.m., and June 7 at 8 a.m.

The Board decided to have the July meeting on Wednesday, July 6 at 4 p.m. The Board previously discussed moving the meeting from Tuesday, July 5 to Tuesday, July 12. It was also decided that the September meeting will be moved from Tuesday, September 6 to Tuesday, September 13 at 4 p.m.

**Westchester County Planning Board**

**March 8, 2005**

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The Board discussed whether a meeting was necessary in August. Mr. Natarelli noted that the Board usually adopts the Planning Board Report on the County's Capital Budget at the July meeting. Since the Report is due to the County Executive by September 10 (prior to the proposed meeting on September 13), it was agreed to tentatively schedule the meeting on Tuesday, August 2 at 8 a.m. to allow the Board to adopt the Report should they not be able to act on the matter at the July meeting.

III. Adoption of Minutes

The Board adopted the minutes of the January 4 meeting and the February 23 special meeting on a motion by Mr. Matarazzo, seconded by Mr. Smith.

It was noted that the Board had reviewed the Discussion Notes prepared for the discussion held on Tuesday, February 1.

IV. Chair's Remarks

Ms. Lewy noted that the Westchester Municipal Planning Federation (WMPF) will hold its annual Land Use Training Institute on March 16, 22, 24 and 29 at the Pace Graduate Center, Martine Avenue, White Plains. She encouraged Board members to attend. Ms. Lewy also noted that the first session will center on a presentation by the Planning Board and Planning Department staff on the importance of addressing design aspects in the review of land use and development proposals. Additional information on the program can be found at the Department's website.

V. Commissioner's Remarks

Mr. Mulligan said he would hold off on any remarks given the sudden snow storm and need to get through the full agenda. He thanked members for making the extra effort to attend in spite of the bad weather.

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

- December 16, 2004 through December 31, 2004
- January 1, 2005 through January 15, 2005
- January 16, 2005 thru February 15, 2005

The Board voted to ratify the actions of staff taken in response to referrals, as summarized in the three reports, on a motion of Mr. Smith, seconded by Mr. Robbins.

Mr. Smith asked that he be recused from projects in the Town of New Castle and the Village of Pleasantville, as well as the Angell Subdivision in the Town of Cortlandt and the Ferry Landings project in the Village of Tarrytown.

B. Current Referrals

1. SLH 05-001 – Lighthouse Landing, Village of Sleepy Hollow, Draft EIS

Mr. Buroughs noted that comments are due on the draft Environmental Impact Statement (EIS) on April 4, before the next Planning Board meeting. He said that today's presentation will focus on a summary of the project and the variety of issues of concern to the Planning Board. These topics are discussed in the Staff Report that had been sent to Board members. A letter will be drafted by staff incorporating the comments and issues raised by the Board at this meeting and will be distributed to the Board for review later in March.

Mr. Herbert used a PowerPoint presentation to describe the location of the project, its components and the various issues staff has noted in the review of the draft EIS. The project, as proposed, includes 1,562 dwelling units (including apartments), senior housing and townhouses, retail space, office space, a hotel, a supermarket and an area for municipal uses. The project site is 96 acres. The project would be completed within seven years. He described the varying heights, sizes and locations of the buildings. The open space components include ball fields which will become part of an adjacent Village Park, an area that could be incorporated into the adjacent Phillipsburg Manor historical site and an area along the Hudson River which would become part of the Westchester RiverWalk. Much of the open space will be donated to the Village. The project will abut Kingsland Point Park, a County park that is leased to the Village of Sleepy Hollow. Kingsland Point Park will be accessible along the common boundary between the two properties, thus making it an urban park. The location and design of this access may be a topic to be discussed in the Board's letter.

Ms. Lewy requested that the Board's letter state the need for detailed visual analysis of this project upon surrounding areas, particularly upon the Village's Barnhart Park, located just to the east of the project site. The analysis should include a scaled model of the development and computer visual imaging. As a result of the recent site visit by Board members to the project site and Barnhart Park, members expressed concern that many of the project's buildings will block views of the Hudson River from the Park.

Mr. Herbert noted that the project was consistent with *Patterns* in several ways. It is a mixed-use redevelopment of a waterfront area and the density of the project is within the range of density recommended in *Patterns*, though this would likely need to be discussed further by the Board. While much of the site will be open to the public, some of its open spaces will remain in private ownership.

Mr. Herbert discussed the proposed new Metro-North train station on the development site. He noted that construction of a station at that location might be difficult due to the site's proximity to the Philipse Manor station to the north and the Tarrytown station to the south. However, he noted that there may be opportunities to adjust the train schedules to a "skip/stop" format at these stops to allow a new station. He also noted that the draft EIS assumes that public funding would be necessary for such a station; this aspect would need further discussion. The proposed station would have approximately 400 parking spaces in a lot owned by the developer. The users and permit system for this lot is to be determined. Residents of the new development would likely walk to the

new station or use a proposed shuttle bus. Those parking at the new lot would likely be other residents of the Village of Sleepy Hollow or adjacent communities.

Mr. Herbert discussed traffic impacts of the proposal. It was recognized that traffic is already problematic in the Sleepy Hollow and Tarrytown area, and that the new development will cause further problems. The draft EIS discusses several mitigating measures including intersection improvements on local roads. This topic will require further review by Planning staff and the County Department of Public Works. Mr. Herbert noted that the County Bee-Line bus Route 13 is proposed to be re-routed to serve the proposed development site. Mr. Herbert also discussed how ferry service was not proposed at the development. The Board suggested analysis of a possible shuttle route to serve the Lighthouse Landing development as well as the waterfront proposals in Tarrytown and the downtown areas of Sleepy Hollow and Tarrytown.

Mr. Herbert said the draft EIS proposes that only “chain” retail uses are going to be located in the retail buildings in the development. The Board was concerned whether such uses would be successful or appropriate for this area. Some members suggested more specialty stores and restaurants, oriented toward the river, would be better suited for this waterfront area. The need for smaller, local retail to serve residents of the development was also discussed. Mr. Herbert noted that the draft EIS states that the County’s sewage pump stations and the Yonkers wastewater treatment plant will have the capacity to handle the wastewater created by this project. Mr. Herbert also briefly listed some other topics that will be reviewed by staff before assembling a draft letter for the Board’s review in the coming weeks. These topics include plans for the area along the site’s waterfront, affordable housing, impacts on schools, parking, stormwater impacts, wetland impacts, layout and articulation of buildings and interior circulation.

Mr. Mulligan noted that the Village has expressed its desire to hear comments from the County Planning Board on this matter. Mr. Burroughs said the draft letter will particularly focus on intermunicipal issues, such as a potential transit shuttle around Tarrytown and Sleepy Hollow. Mr. Mulligan noted that the Village of Tarrytown is close to finalizing plans for the proposed Ferry Landings development including the possible removal or relocation of the existing asphalt site from its current site. A draft letter will be sent to Board members for their review and input, with a final letter to be sent to the Village of Sleepy Hollow prior to April 4.

VIII. Matters for Board Action

A. Eagle River Property Acquisition, Town of Somers

Mr. Mulligan noted that the draft Planning Board resolution had been redrafted twice to reflect the comments of the Board as discussed at the February 23 Board meeting and that the latest draft is in the day-of-meeting packet. Ms. Lewy noted that additional penalties such as payments of interest on the County funds for acquisition of the property may be difficult to negotiate at this time. She also said that language was inserted in the new resolution which states that the Board “encourages the Commissioner to enforce the housing provisions” in the IMA. The draft resolution was also edited at the request of the Board to take out the word “penalty” from the description of the IMA provision on the repayment of the County funds.

Mr. Mulligan noted he had advised the County Executive's Office that the County Planning and Parks Boards were concerned about the implementation of the affordable housing plan and possible need for stronger provisions in the IMA to ensure that the housing is actually built. Deputy County Executive Schwartz expressed concern that the terms in the IMA for Eagle River be consistent with IMAs done for the Houlihan Property in Lewisboro and Hillpoint Property in Cortlandt. Mr. Mulligan advised that the provisions were the same.

The edited version was approved by the Board on a motion by Mr. Robbins, seconded by Mr. Smith.

B. Adoption of Westchester Community College 2005/2006 Capital Budget, Planning Board Report

This matter will be discussed at the Planning Board meeting in April.

C. Disposition of Eight County-owned Parcels

Mr. Hoffmeister discussed the proposed disposition of eight vacant parcels currently owned by Westchester County. The County has no need for the sites and the municipality in which each parcel is located has waived any rights to acquire the properties. Mr. Hoffmeister used a map to show the site locations. Three draft resolutions supporting the dispositions were provided to the Board.

One resolution described the disposition of six residual parcels in the Towns of Greenburgh and Mamaroneck, the Village of Elmsford and the City of New Rochelle. Two parcels in Greenburgh and New Rochelle will be purchased by adjacent owners. Four parcels in Greenburgh, Elmsford, Mamaroneck and New Rochelle are intended to be sold at auction to the highest bidder.

The resolution was approved by the Board on a motion by Mr. Griffith, seconded by Mr. Robbins.

A second resolution described a parcel owned by the County between 136 Laurel Avenue and the New England Thruway in the Town of Mamaroneck. The site is intended to be sold to the owner of an adjacent single-family residential property.

The resolution was approved by the Board on a motion by Mr. Griffith, seconded by Mr. Smith.

A third resolution describes a parcel owned by the County and known as the East Main Street parcel in the Town of Yorktown. The site was formerly part of State Highway 1309 and is intended to be sold to an adjacent property owner for use in expanding a parking lot for a proposed commercial building.

The resolution was approved by the Board on a motion by Mr. Griffith, seconded by Mr. Robbins.

IX. Matters for Board Comment

A. Update on South County Trailway Phase 5, Potential Disposition of Putnam Right-of-Way Land

Mr. Mulligan gave a brief overview of the progress of the development of the 14.1 miles of the South County Trailway. The County is hoping to complete the full length of the South County Trailway within the next few years. The Planning Board will soon be asked to support the funding for the development of approximately five miles of the trailway in the City of Yonkers, known as Phase 5. Mr. Mulligan noted that the County Departments of Planning and Public Works have worked closely on the project's design and development. He noted that the trailway will eventually connect with a trail in Van Cortlandt Park in The Bronx. The full 36-mile length of the North and South County Trailways will run from New York City to Putnam County. The trail in Putnam County has also expanded recently, with plans for further expansion proceeding by Putnam County. Mr. Mulligan noted that sixteen properties are currently leased by the County to adjacent commercial property owners in Yonkers along Phase 5. The Board will be asked to support the disposition of these parcels at a future meeting.

Mr. Lopane gave an overview of the proposed Phase 5 trailway improvements, using a map, aerial photo and trailway site plans to show the segment location, as well as background on the proposed property dispositions. Mr. Lopane noted that the design of the trails are currently at 60% design level but will be at 90% by the end of the month. Three existing bridges will be improved and one new bridge will be constructed in Phase 5. He noted that the former rail right-of-way was generally 60 feet wide and that the trail did not require 60 feet in width. All of the properties to be sold are narrow strips of land on the east side of the trailway, and the properties vary in size. In the areas proposed to have lands sold to adjacent owners, the right-of-way would be reduced, thus reducing the buffer between the trail and the adjacent commercial uses. In some instances, the center line of the trail would be relocated by two or three feet to accommodate these property sales. Such shifts in the trail route would be gentle and designed to be safe for users of the trail. Mr. Ntarelli and Mr. Lopane noted that other areas of the North and South County Trailways have reduced right-of-way areas. Both sides of the trailway are narrowed significantly in the Village of Elmsford due to existing adjacent commercial uses.

Mr. Mulligan also noted that the former Putnam rail right-of-way was purchased in 1991 for general municipal purposes since it was envisioned that there may be a future need to install utilities within the right-of-way. By its recreational use, the trail itself has become parkland. However, no parkland alienation would be required should utilities be installed underground within the right-of-way. Mr. Mulligan also noted that the leased land areas are very difficult to oversee since the right-of-way is a linear facility located in many municipalities over many miles. The liability associated with these leased parcels proposed for disposition are seen as substantial by the County.

X. Matters for Board Information

A. Verizon Utility Boxes – Discussion with Verizon

Ms. Lewy welcomed Mr. Miles, Outside Plant Engineer Manager, and Mr. Butler, Community Affairs Manager, from Verizon. They were invited to the meeting by the Chair

to discuss the installation of new pole-mounted utility boxes around the county. Concerns about this installation have been expressed by several communities and were discussed recently by the County Planning Board. Mr. Miles noted that Verizon has committed to bringing Broadband service for data, telephone and cable service to Westchester homes and businesses. Currently, 23 municipalities have been targeted for the services. Many communities have questioned the size and locations of the new boxes being installed. Many are large and located close to the ground and are highly visible. In response to the concerns, Verizon has been meeting with the communities, changing the design of some of the boxes, moving some boxes, and discussing the location of future box sites. A handout was provided to the Board with more background on the technology. It was noted that the older copper wiring system will be removed over time.

Mr. Miles described the sizes of the wires and boxes, what is in the boxes, how the boxes are located, and how many boxes are required to service the new technology. Mr. Miles and Mr. Butler noted that the boxes are being placed to minimize safety concerns and admitted that many could be placed in less visible locations. Many of the larger boxes are close to the ground because the manufacturer did not provide “balconies” to allow workers to sit while servicing the boxes higher on poles. Balconies may be installed on larger boxes installed in the future. Vandalism would also be prevented with boxes installed at higher levels.

Ms. Lewy asked for the locations of some of Verizon’s newer “ADC” boxes. Mr. Miles will provide the locations. Ms. Lewy also discussed the possibility of redesigning some boxes to incorporate public art. She also noted recent efforts by some utilities to remove trees and tree limbs near utilities, and the impact this has had on community appearances. Several Board members suggested that Verizon work closely with the mayors and supervisors of Westchester municipalities to ensure that the box locations will be adequately assessed with the appropriate staff and citizen representatives.

Mr. Miles and Mr. Butler thanked the Board for the opportunity to discuss this matter, and invited the Board members to call with any future questions. Ms. Lewy thanked the Verizon representatives for their frank comments and noted the information will allow the Board to be more knowledgeable when discussing this topic with local officials.

XI. Adjournment

The meeting was adjourned at 6:45 p.m.



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, April 5, 2005, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Leah Radko for Ralph Butler, Commissioner,  
Department of Public Works  
James Morris for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Jack Robbins for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

BOARD MEMBERS ABSENT: Christina Selin (City)  
Ralph Butler, Commissioner,  
Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Anthony Zaino, Director of Design  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Associate Planner  
Paul Gisondo, Associate Planner  
Ed Hoffmeister, Associate Planner  
Robert Lopane, Landscape Architect  
Mike Selig, Program Specialist  
John Isaac, Planner, Urban Design  
Jerome Thorpe, Planner, Urban Design  
Tana Bigelow, Assistant Planner, Urban Design  
Denise Lai, Assistant Planner, Urban Design  
Bill Brady, Associate Planner

I. Call to Order

The meeting was called to order at 8:15 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on May 3 at 4 p.m., June 7 at 8 a.m. and July 6 at 4 p.m.

III. Adoption of Minutes

The Board adopted the minutes of the March 8 meeting on a motion by Mr. Douglas, seconded by Mr. Smith.

IV. Chair's Remarks

Ms. Lewy noted that Mr. Douglas has agreed to serve as the Planning Board's representative on the Westchester County Housing Opportunities Commission, an appointment most recently held by former Planning Board member George Hosey. She also noted that the Westchester County Parks Board has suggested that a committee be formed with members of the Planning Board to look more closely at the relationship of County open space funding and a municipalities' commitment to build affordable housing. She asked that Planning Board members contact her if any are interested in serving on such a committee. She also noted that a committee may be formed in the future to address the issues related to the I-287 Corridor and the Tappan Zee Bridge study and project.

Ms. Lewy thanked Ms. Drummond for a successful CDBG Day, held in Peekskill on March 30. The tours were particularly helpful by showing projects in downtown Peekskill supported by CDBG and other County funds, including parks and playgrounds, affordable housing, streetscapes and sidewalks. It was noted that the City has matched the County's CDBG funds with its own and other public and private funding to accomplish such projects.

Ms. Lewy thanked Planning staff who assisted in preparing and presenting at the Westchester Municipal Planning Federation (WMPF) Land Use Training Institute on March 16 at the Pace Graduate Center in White Plains. Ms. Lewy, Jeff Williams, Suzette Lopane and Bill Brady led a discussion on the importance of addressing design aspects in the review of land use and development proposals. Ms. Lewy noted positive feedback from attendees, and looked forward to working on the upcoming Design Primer with staff and the Planning Board's design committee.

Ms. Lewy also noted a recent charette and design studio presentation by students of Columbia University on the topic of I-287 Corridor and the Tappan Zee Bridge study and project. She was impressed with their professionalism and presentation skills, and their knowledge and analysis of the topic discussed. The presentation was well attended by staff of NYS Department of Transportation, the Thruway Authority and the Westchester Business Council.

Ms. Lewy invited Planning Board members, as guests of the Department, to attend the Westchester Municipal Planning Federation's Annual Awards Dinner to be held on June 2 at the Whitby Castle in the City of Rye.

Ms. Lewy informed the Board that she would be attending a meeting of the Westchester County Municipal Officials Association on April 7 to discuss *Patterns* and its update. She noted that a possible Planning Board retreat to discuss an update of *Patterns* would likely be delayed until after the appointment of two new Planning Board members.

V. Commissioner's Remarks

Mr. Mulligan noted that Nancy MacMillan, Director of Housing, had recently accepted a position with a supportive housing non-profit agency in Connecticut. He noted that potential replacements from in-house staff and outside candidates would be interviewed for the position. He said he was sorry to see Nancy go and she had done some excellent work on a number of projects.

Mr. Mulligan informed the Board of the recent approval by the County Board of Legislators of Legacy funding for the acquisition of the Ichabod's Landing waterfront park and for improvements at Barnhart Park, both in the Village of Sleepy Hollow. A press release discussing these approvals was prepared by the Department.

He also noted that the proposed acquisition of the Eagle River property in the Town of Somers had recently received support from two committees of the Board of Legislators and may receive approval from the full Board of Legislators at their next meeting. He noted that the requirement for the Town to provide an affordable housing plan was key to the project's support by the County Board. As mentioned above, linking affordable housing with open space funding was a significant topic of discussion among both the County Parks and Planning Boards, and that a joint committee may be formed by the two boards to discuss the issue. Parks Board members strongly felt that the County should strengthen the requirements for affordable housing in return for the provision of open space funds.

Mr. Mulligan requested that Ms. Drummond update the Board on the recent proposal by the federal government eliminate the Community Development Block Grant (CDBG) program. Ms. Drummond noted that the President's budget had included the program's elimination in February, though calls and letter writing may have helped keep the program secure for 2006. The U.S. House of Representatives and Senate Budget Committees have recommended resolutions to secure full funding for the program. The Appropriations Committee will meet in the fall to decide on the full budget and program funding. The budget may pit the CDBG program against other Housing and Urban Development programs such as HOME, HOPWA and Section 8.

Ms. Drummond noted that a new formula to calculate the County's CDBG allocation might reduce the County's funding. Instead of benefiting from the age of the County's housing stock, the formula may focus on only older homes occupied by poverty households, which may limit eligibility to several municipalities in the county (e.g. Peekskill, Port Chester, Mount Vernon and Yonkers). Continued contact with Westchester's federal representatives is needed. Ms. Drummond noted that many municipalities were adopting resolutions supporting continued funding.

Board members agreed that a resolution of support from the Board would be appropriate. Ms. Drummond will draft a resolution for the Board's consideration urging municipalities to adopt a resolution of support if they had not done so already. Ms. Drummond also updated the Board on how the Town of Mount Pleasant will hopefully join the County Consortium soon. Mr. Mulligan noted Ms. Drummond's very convincing efforts to have Mount Pleasant join.

VI. Referrals

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

- February 16-March 15, 2005

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Ms. Pilla, seconded by Mr. Fitzpatrick. Mr. Smith asked that he be recused from projects in the Town of New Castle and the Village of Briarcliff Manor.

**B. Current Referrals**

**SLH 05-001 – Lighthouse Landing, Village of Sleepy Hollow**

Mr. Buroughs informed the Board that a revised letter was forwarded to the Village of Sleepy Hollow on April 4, the deadline for comments on the Lighthouse Landing draft Environmental Impact Statement. He thanked Board members for their comments and guidance and discussed several changes made to the letter, including discussions on the façade of a proposed supermarket at the development, access for the disabled at the proposed train station, water and river-based activities along the project's waterfront, impacts on Kingsland Point Park, and the need for flexibility in the design of retail space. Mr. Buroughs also noted a letter was sent by the SEQRLand Use Committee of the Westchester County Environmental Management Council (EMC) commenting on this proposal. The Committee came to some different conclusions regarding this proposal.

**VII. Matters for Board Action**

**A. Adoption of Planning Board Report on Westchester Community College 2005/2006 Capital Budget**

Mr. Brady noted that Dr. Joseph Hankin, President of Westchester Community College, and other College staff, had presented their capital project requests to members of the Board on February 1. A draft Planning Board Report on the College's capital program and requests was forwarded to the Board for their review. Of the four projects proposed for 2005/06, none had any physical planning issues of concern, although the report requested that the College continue to keep the Planning Board and Department involved in the review of the projects' plans and other studies in the event that potential physical planning concerns arise. The report includes an update on the generic Environmental Impact Statement completed last year on the components of the College's Master Plan. Also, the design of the proposed Gateway Building is underway.

The Board adopted the report on a motion by Ms. Pilla, seconded by Mr. Douglas. The report will be forwarded to the County Executive.

**B. Tree Removal Permit – Metro-North Harmon Yards at Croton Point Park, Village of Croton-on-Hudson**

Mr. Natarelli described the proposed tree removal in an area owned by the County for general municipal purposes and currently used by Metro-North Railroad through a license agreement. Metro-North is proposing to construct required stormwater utilities on the land, which is adjacent to the Croton Point County Park. It was noted that the trees proposed to be removed are an invasive species and do not serve as a significant buffer between the Metro-North rail yards and the park. In return for the easement, Metro-North permitted the County to construct a portion of the RiverWalk pedestrian and bicycle trail and a road over Metro-North property at the north end of Croton Point Park near the Half Moon Bay Condominium.

Metro-North has also agreed to cooperate with the County on other segments of RiverWalk where access through or over their property will be needed.

The Board approved the tree removal permit on a motion by Ms. Pilla, seconded by Mr. Griffith.

Mr. Mulligan noted that Metro-North was cooperating with the County on the proposed segment of RiverWalk that would link to the trail segment on the Kraft property in the Village of Tarrytown. Mr. Douglas requested that the Board be given an update on the various segments, plans and improvements for the full length of RiverWalk. Mr. Mulligan told the Board that such an update would be given at next month's meeting. He also noted that the RiverWalk Design Guidelines Manual has recently been completed and made available in printed format, on compact disk and on the Department's website.

C. BPS14 Public Safety Helicopter, Capital Budget Amendment

Mr. Natarelli discussed the proposed capital budget amendment to provide \$4.5 million for the acquisition of a new public safety helicopter, of which \$2 million would be funded by a federal grant. The County now operates one helicopter. The new aircraft is larger and will expand Public Safety's capabilities to respond to multiple mission requests, homeland security needs and emergencies. The helicopter will be used to support other area municipalities, and will provide backup should the other helicopter be out of service.

The Board approved a resolution of support on this matter on a motion by Ms. Pilla, seconded by Mr. Robbins.

D. B0045 South County Trailway, Phase 5, Capital Budget Amendment

Mr. Natarelli gave an update on the progress of the improvements to Phase 5 of the South County Trailway in the City of Yonkers. To date, 7.75 miles of the full 14.25-mile length of the South County Trailway have been completed. Four segments have yet to be completed. A capital budget amendment for \$4.5 million has been requested for the construction of two segments (Phase 5) in Yonkers from Barney Street to Tuckahoe Road and from Dunwoodie Golf Course to the New York City border. The segments include three bridges, one over the Cross County Parkway. The neighborhood adjacent to the final segment in Yonkers has been resistant to the construction of the trailway. The County has decided to wait to complete that segment until all others are completed to help convince adjacent property owners of the benefits of the trailway. Mr. Zaino and Mr. Lopane noted that the plans for Phase 5 are at 90% completion and that a capital budget amendment is needed to put the project out to bid.

Mr. Natarelli also noted the recent completion of a segment of the South County Trailway in Greenburgh. The other uncompleted segment is a segment in Elmsford and Greenburgh that includes an area leased by the Westchester County Humane Society. The County is trying to negotiate to allow the completion of the trail in that area. Recent meetings have been held with the Town of Greenburgh to discuss how to best negotiate with the Society on this important missing link.

The Board discussed parking and access points along the trailway. Parking and access are already shown on maps. Historical markers are also installed along all segments of the trail, particularly at the sites of old train stations.

The Board adopted a resolution of support for the capital budget amendment on a motion by Mr. Fitzpatrick, seconded by Ms. Pilla.

E. Disposition of Putnam Right-of-Way Land

Mr. Hoffmeister described the proposed disposition of 14 properties along the Putnam Right-of-Way. The County has determined that it has no current or future need for the parcels. The respective municipalities in which the parcels are located have waived their rights to acquire the parcels. Adjacent property owners are currently using the properties under agreements with the County and are now requesting to purchase the properties. A resolution supporting the dispositions was prepared with a list of the properties, their size and location.

The Board supported the dispositions on a motion by Mr. Fitzpatrick and seconded by Mr. Smith.

Mr. Hoffmeister described the proposed disposition of a 0.13-acre portion of the Putnam Right-of-Way. Using an aerial photo and a schematic site plan, he showed that the subject site is located in Dobbs Ferry adjacent to the South County Trailway and is currently leased to a private business for storage of buses. The Village of Ardsley would like to improve the property with parking spaces and a landscaped area for trail users. The Village of Dobbs Ferry has waived its right of first refusal. The County Law Department has advised that it is permissible for a municipality to own property located outside of its municipal borders. The Board felt that such a “node” along the trail would benefit trail users. Mr. Douglas suggested that the intermunicipal agreement with the Village of Ardsley specify the improvements and maintenance proposed at the site. He also suggested that the County publicize this disposition and the improvements to be made by the Village to other municipalities along the trailway.

Mr. Fitzpatrick asked whether there were restroom facilities planned for this site, or if they are located on other portions of the trailway. Staff told the Board that there are no restrooms installed or planned along the trailway, though installation of restrooms could be considered in the future if a municipality or other entity were willing to take responsibility for its upkeep. It was suggested that the County consider installing signage along the trail directing trail users to nearby commercial areas for potential restroom facilities. Such signage would also encourage visits to the commercial areas along the trailway. It was also suggested that outreach be made to business owners near the trail to volunteer use of restrooms to trail users to help increase their business. It was suggested that Ardsley could consider installing a restroom at the subject site. Ms. Lewy also noted that such restroom locations along the trail could be identified on the County’s trail maps. She also suggested that trail maps be put in map boxes along the trail. Mr. Mulligan noted that the Department was working on a new comprehensive countywide bicycle map, which is close to completion.

The Board approved the resolution of support for the sale of the property to the Village of Ardsley on a motion by Mr. Douglas and seconded by Ms. Pilla.

F. BLA01 Parkland Acquisition/Westchester Legacy Program, Improvements to King Street Ballfields, Village of Rye Brook

Mr. Hoffmeister described the proposed legislation for the County to provide Legacy funds for improvements to the King Street Ballfields in the Village of Rye Brook. The Village has requested County contributions to fund the improvements, and the Village will lease the subject site to Westchester County in order to facilitate the issuance of the bonds which will finance the improvements. The Village will be responsible for the operation and maintenance of the facilities. The 6.8-acre site, adjacent to a school, is currently used as a compost area for the Village. A total of \$2.754 million would be provided for the improvements, which would include two ballfields. Use of the fields would generally be reserved for Village and school use during the week, with county resident usage at all other times. Approximately 2.9 miles of County roads will be taken over by the Village as part of the agreement for the provision of these funds. Mr. Hoffmeister commended the Village on the clear and complete application by the Village and its assemblage of properties to allow the improvements. It was suggested that the County investigate whether all-weather or artificial surfaces may be most appropriate for these fields. Staff will discuss with the County Parks Department how best to coordinate this matter with the Village.

The Board approved the resolution of support for the provision of Legacy funding and the transfer of the County roads on a motion by Ms. Pilla and seconded by Mr. Robbins.

VIII. Matters for Board Information

A. Overview of Design Section

Mr. Zaino gave a brief overview of the Design Section's accomplishments and responsibilities. He noted that there are nine staff members in the section working on a variety of design projects, including the design of Community Development Block Grant (CDBG) projects, the design of some County capital projects and various County facilities. Graphics and mapping services for the Department are also provided in the Section. Staff introduced included Tana Bigelow, Paul Gisondo, John Isaac, Denise Lai, Robert Lopane, Mike Selig and Jerome Thorpe. Each staff member briefly described their responsibilities and some sample projects. Suzette Lopane was not able to attend the meeting.

B. Sing Sing Museum – PowerPoint Presentation

Mr. Mulligan told the Board that he and Jeff Williams, the Department's Historic Preservation Planner, had gone to Albany to give a presentation on the proposed museum to the Greenway Conservancy at their quarterly meeting. The presentation was well received and a number of positive comments were made. A letter of thanks and support was provided by Carmella Mantello, Executive Director of Greenway. Mr. Mulligan met that day with staff of the NYS Department of Corrections in Albany to discuss the plans for the proposed Sing Sing Prison Museum. He assured the state staff that the current plans are consistent with the plans developed in 1999 for the museum. A letter of support for the current museum plans was recently received from the state, and a copy of the letter was provided to Board members.

Ms. Corbitt gave a PowerPoint presentation on the proposed museum. The presentation described the history of the prison, how a proposed museum would help describe its history and impact on the Village, region and nation. The museum's tourism potential was a focus of the plan, particularly its potential to help encourage visitors to the Hudson Valley region. The location and proposed design of the museum was shown, and the costs and potential funding were discussed. The museum would focus on educational aspects of the prison, and avoid the sensational aspects of the museum and its history.

Mr. Douglas was concerned about a museum at an operating prison. He noted that he had visited the facility and said that it has poor current conditions and lacked adequate programs for the inmates. It was noted that the museum could possibly help direct funds to improve conditions at the prison. It was agreed that the Board and the County would need to discuss further the appropriateness of the museum, and how it relates to the current facility. Ms. Corbitt noted that the next step will be to meet with a local committee which the local Ossining committee that has helped put our proposal together in the late 1990s.

IX. Adjournment

The meeting was adjourned at 10:30.



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, May 3, 2005, 4:00 p.m.

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  
James Morris for Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Jack Robbins for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

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

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Ed Buroughs, Deputy Commissioner  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Anthony Zaino, Director of Design  
Patrick Natarelli, Chief Planner  
Sabrina Charney, Principal Planner  
Paul Gisondo, Associate Planner  
Robert Lopane, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on June 7 at 4 p.m., July 6 at 4 p.m. and August 2 at 8 a.m. It was decided to move the June 7 meeting from 8 a.m. to 4 p.m. since Planning Board

members have been encouraged to attend the Capital Projects Committee meeting to be held from 2 to 4 p.m. in the 9<sup>th</sup> Floor Blue Conference Room. The August 2 meeting will be held if needed to discuss the proposed capital budget and the Planning Board Report.

III. Adoption of Minutes

The minutes of the April 5 meeting were approved on a motion by Ms. Pilla, seconded by Mr. Douglas.

IV. Chair's Remarks

Ms. Lewy noted that the Announcements and Updates provided to the Board in the pre-meeting mailing were particularly well prepared and helpful. She noted that there are several events scheduled for the spring. Most importantly, she encouraged the Board to attend the June 7 and June 9 meetings of the Capital Projects Committee. Both meetings will be held at 2 p.m. in the Blue Conference Room in the Office of the County Executive on the 9<sup>th</sup> floor of the Michaelian Office Building. As noted above, the Planning Board meeting previously scheduled for 8 a.m. on June 7 has been moved to 4 p.m. so that Board members can attend the Committee meeting and the Planning Board meeting immediately following.

Ms. McLaughlin said that the June 7 Capital Projects Committee meeting will feature video presentations by DPW Buildings, Emergency Services, Information Technology, Planning, Labs and Research, Public Safety and Correction. On June 9, there will be presentations on Parkways, Roads and Bridges, Recreation, Transportation, Airport and Environmental Facilities. Following the presentations, there will be a time for questions and answers. The sessions should be helpful to Board members as the evaluations begin for these projects for the 2006 Planning Board Report. The Report is used as an important resource during the review of the capital budget by the Capital Projects Committee, the Board of Legislators and various departments.

The Planning Board will likely hold a special meeting later in June to discuss the requested projects and the Planning Board Report. Mr. Butler said that the video presentations will be made available on compact disk upon request.

Ms. Drummond described how the Department will be running "Housing Alive" tours of affordable housing in the five regions of the county in order to show how affordable housing blends into each neighborhood. Five tours have been scheduled: Central County, May 6; Long Island Sound, May 13; Hudson River, May 20; North County Watershed, June 3 and Bronx River Valley, June 10. Each tour will begin at 9 a.m. at a location within that region, and will end at the same location with a boxed lunch and discussion to be moderated by a member of the County's Housing Opportunities Commission. A flyer had been included in the Board's pre-meeting mailing with more details on the tours. Ms. Drummond said that County Executive Andy Spano would attend the kick-off tour which starts in Pleasantville and the final tour on June 10. Each tour will also be videotaped so that the sites visited can also be seen on the County's website.

Ms. Lewy invited Planning Board members, as guests of the Department, to attend the Westchester Municipal Planning Federation's Annual Awards Dinner to be held on June 2 at Whitby Castle in the City of Rye. She noted that former Planning Board member, George Hosey, would be honored with a Citizen Planning Award.

Ms. Lewy and Ms. Pilla discussed the recent charette and design studio presentation by students of Columbia University on the topic of the I-287 Corridor and the Tappan Zee Bridge study and project. They were very impressed with the presentation and conclusions of the students. The students made recommendations for replacing the bridge and using bus rapid transit for the full I-287 corridor. Ms. Lewy will send the students' final report to the Board when made available. Mr. Mulligan noted that the planning effort for the bridge and corridor, involving the New York State Thruway Authority, Metro-North Railroad, and, most recently, the New York State Department of Transportation, has recently stalled.

V. Commissioner's Remarks

None

VI. Referrals

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

- March 16-April 15, 2005

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

VII. Matters for Board Action

A. Acceptance of 2004 Annual Report: Referrals to the Westchester County Planning Board

Mr. Buroughs noted that the Annual Report on Referrals to the County Planning Board has been helpful to staff, Board members and municipal officials by providing a useful summary of planning and zoning actions referred to the Board, of the comments provided by the Board to the municipalities and of how the referral process works. The Report highlights a number of significant projects reviewed by the Board and serves as a marketing tool to show others the role and benefit of the Board's referral reviews. The Report will be made available to municipal officials and posted on the Department's website.

Mr. Herbert prepared the report and noted several shifts in the numbers and types of referrals reviewed by staff and the Board. He said that due to the change in procedures and the new Notification Only process for quick e-mail notification and response, the number of referrals requiring paperwork has been cut in half. Also, the largest category of referrals received has changed from special permit applications to site plan applications, thus reducing many minor applications of no concern to the Board, and allowing more focused reviews of site plans and projects of more substantial concern to the County. He noted that even with the new procedures, some municipalities continue to send all or many of their applications to the Board.

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

B. RB088 – Rehabilitation of Ridge Street, Village of Rye Brook, Proposed Capital Budget Amendment

Mr. Herbert described the proposed Capital Budget Amendment for an amount not to exceed \$4.2 million for the design and construction involving the rehabilitation of three miles of North Ridge Street, South Ridge Street and Wappanocca Avenue, which are County roads. North and South Ridge Street are located in the Village of Rye Brook, and Wappanocca Avenue is located in the City of Rye. As discussed at last month's Board meeting, the County's purchase of the King Street Ballfields in Rye Brook is associated with the Village's proposed take over of the ownership, repair and maintenance responsibilities of North and South Ridge Street. The County will be entering into an intermunicipal agreement (IMA) with the Village regarding the use of Legacy funds for the Ballfield acquisition and the rehabilitation and transfer of the roads. The advance of funds for the design and construction, originally scheduled for 2006 and 2007, will allow the County to meet the timeframes of the IMA.

Mr. Butler described the County's program to transfer County roads to municipalities. He noted that a County-owned road system is no longer necessary since local municipalities now have the equipment and resources to maintain these roads adequately. Since the County cannot pay a municipality to accept the roads, the transfer must be in return or associated with some other activity, such as the acquisition of open space. Mr. Butler noted that he would like to transfer all remaining 168 miles of County roads except for the Bronx River Parkway and Playland Parkway. Twelve miles of roads have been transferred recently with another eight miles to process.

A resolution supporting the Capital Budget Amendment for the rehabilitation of Ridge Street was approved on a motion by Ms. Pilla, seconded by Mr. Fitzpatrick.

C. Support of Community Development Block Grant Funding

At the Planning Board's April meeting, Ms. Drummond had described the proposed cuts in the Community Development Block Grant program. She noted that the U.S. House and Senate Budget Committees have recommended the full restoration of the CDBG program, though approval of this will be required by the full Congress. It was agreed that the Planning Board adopt a resolution supporting the continued funding of the program, as well as encourage the county's municipalities to also adopt such resolutions and contact their federal officials to help secure the continuation of the program.

The resolution was approved on a motion by Mr. Fitzpatrick, seconded by Ms. Pilla.

VIII. Matters for Board Information

A. Grassroots Healthy Lawn Program

Ms. Charney noted that six months ago, the County partnered with Grassroots Environmental Education to initiate the Westchester Grassroots Healthy Lawn Program. She noted that, at no cost to the County, Grassroots has embarked on a three-pronged approach to educate the public to encourage use of non-toxic lawn care. The program focuses on the education of professional lawn care companies and staff, establishes liaisons

with retailers of lawn care products to make non-toxic products available, and provides outreach to the public to make them aware of the benefits of organic lawn care. A sample flyer was provided to the Board. Some of the techniques being used to educate the public include training programs, meetings with professionals and local groups, flyers for children to take home from school, DVDs to be viewed by landscapers, public service announcements and lawn signs.

Mr. Robbins noted that Grassroots presented the program at the recent Conversations on Conservation at Pace University. Several grants have also been received to assist in the program locally. Outreach is also being made to owners of large properties such as condominiums, municipalities, school districts and golf courses. Mr. Mulligan noted that he was very impressed by the progress made by Grassroots in such a short period of time with little staff support. Mr. Robbins noted that the County Parks Department is also following the requirements of the County's organic lawn care policies.

B. RiverWalk Update

Mr. Mulligan gave background on how County Executive Spano initiated the planning for RiverWalk several years ago, and how the Department of Planning developed the Hudson River Trailway Plan in 2003 which outlined an approximate 46-mile route through the 13 municipalities along the river. Mr. Gisondo provided a summary fact sheet describing the length of trails already existing along the route by municipality. He noted that about 74% of the trail route is on publicly accessible lands such as local and County parks, and areas along public roadways and trails through the several historic properties such as Lyndhurst and Sunnyside in Tarrytown. The remainder of the trail is on properties with restricted access, such as Metro-North properties, the Kraft property in Tarrytown, and other private residential or commercial properties. This varied ownership makes the process challenging.

Mr. Zaino discussed the recently completed RiverWalk Guidelines Manual, which provides municipalities, developers and designers a design template to use along the varied portions of the RiverWalk trail. Cherbuliez/Munz was the local consultant hired to develop the Manual. Mr. Zaino showed sample sign graphics from the Manual. The consistent signage will help unify the visual appearance and improvements along the trail, and help guide and educate users with pleasing graphics, furniture and pavement treatments. The elements can be retrofitted for each community or trail segment. The Manual can be viewed on the department's website, and will be mailed to all of the municipalities along RiverWalk. An upcoming segment of the trail in Croton and in Sleepy Hollow will be the first segments to utilize the suggested design elements and trail markers. Mr. Mulligan noted that \$100,000 is being requested in County funds to assist in the design and purchase of signage and other elements along the trail. Several other upcoming trail segments were discussed and shown on a map.

Ms. Selin suggested that a sign template be developed which suggests that trail users clean-up after their dogs. It was noted that most of the trail will not have lighting since, like most parks, it will be closed after dark. Also, the trail will be 10 feet wide, enough for an emergency vehicle to travel. The Board was impressed with the Guidelines Manual.

Mr. Zaino and Mr. Lopane discussed the recent discussions on a trail segment proposed on the Kraft Foods property in the Village of Tarrytown. Several upcoming residential

developments in Tarrytown and Sleepy Hollow will also be incorporating the trail and the design elements. A goal is to have private developers pay for the trail improvements. Mr. Douglas noted that the developer of the General Motors site may develop the design of a future trail in the adjacent Kingsland Point Park as part of the design of the Lighthouse Landing project on the GM site. Mr. Zaino noted that Metro-North Railroad has been particularly cooperative while planning routes on or near their properties. Mr. Mulligan mentioned discussions with the City of Yonkers and the Hudson River Museum to link the museum with the nearby Glenwood train station as part of RiverWalk. Mr. Mulligan also noted that the Hudson River Towns of Westchester have been involved in the planning of the trail, though a meeting is required soon to bring them up to date on recent progress. He noted that the RiverWalk signage will be incorporated to complement the signage proposed by HRTW to be used along the river communities. He noted that coordination with the New York State Department of Transportation regarding the HRTW signage has been difficult. County Executive Spano has specifically required that the RiverWalk signage help to coordinate such signage systems and avoid a hodge-podge of signage systems.

During the discussion of the RiverWalk Guidelines, Mr. Mulligan noted that the County Attorney's office had recently requested that the Planning Board consider adopting a resolution of support regarding the disposition of a roadway at Croton Point Park to the Village of Croton-on-Hudson. The County recently completed constructing a new access road at the park to provide required secondary access for the Half Moon Bay condominium development. The developer of the condominium has paid for the new road, as well as a new segment of RiverWalk which runs parallel to the new road and links the park with a recently completed segment of RiverWalk constructed by the developer on the Half Moon Bay site. The Village will maintain the road and trail at the park, though it has been determined that for the Village to apply for grants to help improve and maintain the road, they must own the road.

A draft resolution of support was discussed by the Board and was approved on a motion by Mr. Douglas, seconded by Mr. Pilla. The approved resolution incorporated several edits suggested by the Board.

C. Status of Davids Island, City of New Rochelle

Mr. Mulligan gave a brief report on the future purchase, cleanup and development of Davids Island in New Rochelle as a County park. Legislation is being drafted to allow the County and City to be co-applicants for funding for the cleanup of existing hazardous wastes, primarily including asbestos in the remains of buildings and some underground tanks and contamination. In 2001, the County Executive pledged that the County will assist in the purchase and cleanup of the island and its planning, design and development as a County park. It is estimated that the cleanup will cost over \$15 million. Mr. Mulligan said recent fund-raising efforts to help with the cleanup had not resulted in any funds. The U.S. Environmental Protection Agency had also turned down the City and County for requested funds for cleanup. An application has been made to the NYS Department of Environmental Protection for funds for cleanup. Legislation will be soon submitted to the County Board of Legislators that will allow the County and City to be co-applicants for these funds. The legislation will also formalize the agreement between the City and County to allow the sale of the island from the City to the County for \$6.5 million. Some of these funds may also be

used for clean-up if needed. The City has recently adopted a resolution supporting the provision of funds for clean-up.

A resolution is also expected from the City supporting the \$6.5 million sale to the County.

Mr. Mulligan also noted that U.S. Representative Nita Lowey has secured two grants for building demolition totaling \$4.1 million from the Army Corps of Engineers. County and City staff are now working with the Corps on the scope of the work. Much of this cost is for asbestos removal in these buildings. At least 80 buildings may be removed. Mr. Mulligan noted that much thought and planning will be required following the cleanup of the site, including planning future uses at the site, how to best preserve and interpret the site's history as a military facility, and access to the site. Some decisions regarding the preservation of various buildings, however, will be needed prior to final demolition plans by the Army Corps of Engineers. Mr. Robbins discussed the possibility of the site as part of a federal bird refuge. Mr. Mulligan noted that the County is investigating nearby ferry service to an island park in Greenwich, Connecticut to better assess the feasibility of a ferry service to Davids Island.

D. Proposed Plan for Hilltop Hanover Farm, Town of Yorktown

Mr. Kvinge used a PowerPoint presentation to give an overview of the proposed improvements and uses at the County-owned Hilltop Hanover Farm property. He noted the site's location, size and current layout, and showed photos of many of the existing buildings at the site. The 52.5-acre west side of the property has been used for agriculture, while the 123-acre east side is primarily wooded. Mr. Kvinge described the planned or potential uses for the various buildings, farm fields and wooded areas. The site will become an Environmental Resource Center, which will include agricultural training, events, organic agriculture and grazing demonstration. Participants and users at the site will likely include the Watershed Agricultural Council, Cornell Cooperative Extension, Greenmarket, Teatown Lake Reservation, and others. Trails and woodland management techniques are also planned for the east side of the site.

The property is owned by the County for general municipal purposes, and is currently operated and maintained by the County Department of Public Works. The Planning Department is managing the planning and cooperation with the various groups and agencies involved with the facility. Mr. Kvinge stressed that only organic, non-toxic farming will take place at the site. Coordination with the County Parks Department on linking and complementing programs at Muscote Farms in the Town of Somers was also discussed. Other private facilities, such as Stone Barns in Mount Pleasant and Teatown Lake Reservation, will not be competing with Hilltop Hanover – they have expressed enthusiasm and cooperation as this facility is being planned. Mr. Mulligan noted that County Executive Spano has requested that County staff investigate the possible construction of an observatory within the existing silo building.

IX. Adjournment

The meeting was adjourned at 6 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, June 7, 2005, 4:00 p.m.

**BOARD MEMBERS PRESENT:** Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
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  
Dan McBride for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:** Hal Fitzpatrick (Town)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

**STAFF PRESENT:** Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Ed Burroughs, Deputy Commissioner  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Susanne Marino, Program Administrator  
Larry Kelly, Associate Planner  
Jeff Williams, Associate Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

**OTHERS ATTENDING:** Barbara Dodds, Board of Legislators  
Honorable Thomas Abinanti, Board of Legislators  
Honorable Gordon Burrows, Board of Legislators  
Dan Richmond, Zarin & Steinmetz, Attorneys at Law  
Jim Mitchell, Affordable Housing Development Corporation  
Robert Sanborn, Westhab  
Taffy Williams, Crestwood Civic Association  
David Mencken, Esq.



I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on July 6 at 4 p.m., August 2 at 8 a.m. and September 13 at 4 p.m. The meeting on August 2 will only be held if necessary to discuss capital projects or other agenda items that require attention.

III. Adoption of Minutes

The minutes of the May 3 meeting were approved on a motion by Ms. Selin, seconded by Mr. Griffith.

IV. Chair's Remarks

Ms. Lewy noted that a copy of a presentation by students of Columbia University regarding plans for the Tappan Zee Bridge and I-287 Corridor was given to Board members. A recent news article also commended the students' efforts. She noted that the students recommended bus rapid transit as the preferred alternative for the corridor since they concluded that there is not enough population density in the corridor to warrant a new commuter rail across the corridor. Ms. Lewy also announced that a Task Force will be announced on Wednesday, June 8 in Rockland County by the Westchester and Rockland County Executives to examine the progress of the Tappan Zee/I-287 environmental review process and how the public can better become informed and involved as it proceeds. Ms. Lewy, among other representatives from government, business and local groups, will serve on the Task Force.

Ms. Lewy noted the upcoming County-sponsored conference, "Getting There: Mobility for Seniors and Baby Boomers Down the Road," to be held on Monday, June 20, from 9 a.m. to 2 p.m. at the Westchester County Center. The conference will focus on planning for the transportation needs of the growing population of seniors. Ms. Lewy and Mr. Mulligan will participate on one of the panel discussions. Programs were distributed to the Board, and all members were invited to attend.

Ms. Lewy also discussed an Urban Land Institute program that she had attended this morning in Norwalk on "Sustainable Development Practices." She said it was a very effective visual presentation. She also commended the Announcements and Updates prepared by staff for the Board.

V. Commissioner's Remarks

Mr. Mulligan told the Board that the annual Westchester Municipal Planning Federation's Annual Awards Dinner held on June 2 at Whitby Castle in Rye had the highest attendance in the history of the event. Several Planning Board members attended. The awards presented

were a cross-section of planning projects. The PowerPoint presentation prepared by staff was well done and is now available for viewing on the Department's website.

VI. Referrals

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

- April 16-May 15, 2005

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Douglas, seconded by Ms. Selin. Mr. Smith asked that he be recused from projects in the Towns of Cortlandt and New Castle and the Westgate Farms project in the Town of Greenburgh.

B. Current Referrals

1. SLH 05-002 – Zoning Map and Text Amendment Regarding Commercial Areas, Village of Sleepy Hollow

Mr. Herbert described a recent letter sent to the Village of Sleepy Hollow from the Planning Board regarding proposed zoning text and map amendments for commercial areas in the Village's downtown business district. Mr. Herbert showed a map of the proposed rezonings. The letter was supportive of the amendment's encouragement of mixed uses in the commercial areas and recommended that the proposed map amendments be carefully considered by the Village in light of the proposed development of the Lighthouse Landing project on the Village's waterfront. Mr. Douglas, a Board member and Village Administrator for Sleepy Hollow, also gave some background on the reasoning for the amendments. The Board agreed that the staff comments were appropriate.

2. GRB 05-006 Westgate Farms Subdivision

Mr. Herbert described the recent letter sent to the Town of Greenburgh commenting on the proposed subdivision of a 32.27-acre site on Dobbs Ferry Road, a site currently operated as a golf driving range. The letter recommended that the Town consider whether a gated community is appropriate at this site and recommended that connections be provided to an adjacent subdivision. Mr. Herbert showed a map of the proposed subdivision. The Board discussed the subdivision layout, the roadway system and location of detention basins and made additional comments for staff's reference to provide direction for future comment letters on similar matters. Board members agreed that there was value in considering connections to adjacent development as well as the open space area. These connections could be pedestrian paths.

3. YON 05-005 - Ridge Hill Village, Final Environmental Impact Statement, City of Yonkers

Mr. Buroughs gave a brief overview of the status of the City's review of the Ridge Hill Village project and the Board's review. A final EIS has been submitted to the Board for review. Comments will be accepted until Thursday, July 7. Mr. Herbert will continue reviewing the final EIS and will develop letter of comment. The Board will be able to comment on the draft materials and may approve the letter at the July 6 Board meeting, which would then be sent to the City.

Ms. Lewy requested that all Board members, staff and guests introduce themselves since several people were in attendance regarding this project.

Mr. Herbert used a PowerPoint presentation to outline some of the changes in the proposed Ridge Hill Village project since the draft EIS was reviewed and commented upon by the Board last year. He pointed out the new locations and sizes of several buildings and the change in location of the access road onto Tuckahoe Road. He noted that some residential uses will be more dispersed on the project site. There is also a change in orientation of the large retail anchor at the south end of the site. Mr. Herbert also noted that he will examine all the Board's previous comments and whether they have been addressed in the FEIS.

Board members had a general discussion of aspects of the Ridge Hill proposal. Several commented that the large box retail proposed at the south end of the site appeared to be at odds with the concept for the rest of the development as it was auto-centric and not related to the proposed "Main Street" design. One member commented that the two diverse uses do not belong in the same development. In addition, it was noted that identification of the proposed retailer for this space would allow a more useful examination of potential impacts.

A question was raised about how accessible the "Main Street" area would be from the residences proposed to be located west of "Ridge Hill Boulevard," as well as from the new site of the hotel. It was asked if residents would have access to a grocery store on site, a use that would seem to be needed based on the number of proposed apartments. Another question related to the potential conflict between parking for demand for residents and for shoppers on weekends.

It was noted by Board members that the percentage of the site that would be impervious surface had increased with the final EIS site plan and it was questioned how this related to compliance with Stormwater Phase II requirements.

Members also asked what new alternatives had been considered that would address comments on the draft EIS. A concern was expressed about the visual impact of the hill top development from longer distances. An observation was

made that it would not be possible to weave the development into the fabric of the community.

Mr. Richmond, of the law firm Zarin & Steinmetz, noted that his firm serves as Special Counsel to the Town of Greenburgh and the Ridge Hill Coalition regarding the Ridge Hill project. They are also reviewing the final EIS. He noted the large size of this project, its traffic and visual impacts, and requested that the Board take the lead in recommending that the project be reduced in size. Mr. Richmond distributed a letter to the Board from Mr. Michael D. Zarin of Zarin & Steinmetz, noting that the letter states that the Town and the Coalition supports the Board's earlier letter on the draft EIS, but notes that the final EIS does not respond to the Board's comments, particularly regarding the traffic impacts of the project. The letter asks that the Board carefully assess the regional impacts of the project.

Legislator Abinanti said that he agrees with the Board's comments in its letter on the draft EIS. He asked that the Board consider the project's impacts on infrastructure, including water supply and the Yonkers sewage treatment plant.

Ms. Williams noted that she is a member of the Crestwood Civic Association, a neighborhood association in Yonkers. She noted that the project is highly unpopular among nearby residents. She asked that the board consider economic impacts on other retail centers in the area, as well as impacts on the Yonkers sewage treatment plant. She also noted that there were wetlands on the site and pointed out air quality concerns, traffic concerns, as well as police and security issues. Mr. Zabinski noted that there is sufficient capacity at the County's Yonkers Wastewater Treatment Plant to serve this project.

Legislator Burrows noted that it was his understanding that the Yonkers plant is nearing capacity. He said that the City has not reviewed this project well enough to assess all its impacts. He was concerned with the impacts on Tuckahoe Road, which he felt is overburdened already. Mr. Butler noted that the County is currently rehabilitating Tuckahoe Road, which does not include any widening of the road.

Ms. Lewy reminded the guests that the Board's comments are advisory and the Board does not have authority to approve projects. Mr. Burrows requested that he and Mr. Abinanti be notified of future Board meetings which will address this matter. A tour of the site for Board members may be arranged before the next Board meeting. The tour may incorporate visits to County parks in the area. The final EIS Executive Summary and the Board's previous letter on the draft EIS will be sent to the Board to assist in their review. A list of comments in bullet form may be initially sent.

VII. Matters for Board Action

A. 217-227 South Waverly Street, City of Yonkers, Housing Implementation Fund

Ms. Marino described the request from the City of Yonkers for \$385,000 in Housing Implementation Funds (HIF) to help pay for infrastructure costs associated with the development of 29 affordable rental units at 217-227 South Waverly Street in the City of Yonkers. Infrastructure improvements would include a water main, street, sidewalk and curb improvements. Using a PowerPoint presentation, Ms. Marino described the location of the project site and showed photos of the project which is already underway, as well as plans and drawings of the project. She outlined the development budget and funding sources for the project which is being developed by Westhab, Inc. a non-profit housing developer and operator. The units will be occupied by formerly homeless families.

The Board approved a resolution of support for the request to provide HIF funds on a motion by Ms. Pilla, seconded by Ms. Selin.

B. RSP02 Sprain Ridge Pool Modernization, Proposed Capital Budget Amendment

Mr. Williams discussed the proposed Capital Budget Amendment to provide \$680,000 in capital funds to partially fund the design and construction document preparation for the rehabilitation of the entire pool complex at the Sprain Ridge Pool facility in the Town of Greenburgh. The scope of the project's existing bonding will be changed from construction of an aquatic playground. The balance of the funds will remain "Under Review." These funds will be used for construction of the proposed pool complex improvements, including the new aquatic playground. Mr. Williams noted that since this project was initially proposed, the complex, which is over 30-years old, has shown signs of wear and deterioration. The scope will include all infrastructure associated with the pool systems, filters, drainage and safety equipment. Mr. McBride provided some statistics on the numbers of users and from where in the county they come.

Mr. McBride also discussed the upcoming opening of a new aquatic center at Willson's Woods Pools in Mt. Vernon and noted that all of the County's pools will likely be improved with new aquatic centers since these facilities draw users from further locations. He said that much of the Sprain Brook Pool complex was built on poor, wet soils and that these conditions will be evaluated as part of this project.

A resolution supporting the Capital Budget Amendment was approved by the Board on a motion by Mr. Douglas, seconded by Mr. Griffith.

VIII. Matters for Board Discussion

A. Potential Site Visits/Tours

The Board discussed a potential tour of County parks facilities, including Sprain Ridge in the Town of Greenburgh in combination with a tour of the Ridge Hill site in Yonkers as discussed above. Other parks facilities may be visited in the coming months and will be arranged with County Parks Department staff.

IX. Matters for Board Information

A. September 11<sup>th</sup> Video

Prior to the beginning of the meeting, several Board members viewed a six minute video produced by the Office of the County Executive discussing the proposed September 11<sup>th</sup> Memorial called "The Rising." The memorial will be constructed at Kensico Dam Plaza, and the video will be distributed to assist in the fund raising efforts for the memorial. The video may be obtained on VHS cassette or on DVD and will also be shown on cable television.

Carl Pagano of the County Executive's Communications Office produced the video and attended its showing. The cost of the project was discussed, including the reasons for cost escalations above the originally estimated cost. The current total cost of the project is \$700,000.

X. Adjournment

The meeting was adjourned at 6:10 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, July 6, 2005, 4:00 p.m.

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

**BOARD MEMBERS ABSENT:** Clinton Smith (Town)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

**STAFF PRESENT:** Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Ed Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Lukas Herbert, Planner  
Bill Brady, Associate Planner

**OTHERS ATTENDING:** Hon. Lois Bronz, Board of Legislators  
Hon. Andrea Stewart Cousins, Board of Legislators  
Barbara Dodds, Board of Legislators  
Amanda Modugno, Board of Legislators  
Shari Pomerantz, Board of Legislators  
Dan Richmond, Zarin & Steinmetz, Attorneys at Law  
Mike Gannon, Journal News  
John Larkin, Nepera Park–Grey Oaks Neighborhood Assoc.  
John Swagerty, FCRC  
J. Michael Divney, Divney Tung Schwalbe  
Lisa Baker, Divney Tung Schwalbe  
Henry Hocherman, Hocherman Tortorella & Wekstein, LLP

Lee Ellman, City of Yonkers Planning Department  
Mark Constantine, City of Yonkers City Council  
Steve Sansone, Tuckahoe Road Watchdog Group  
Vince Ferrandino, Ferrandino and Associates  
Mary Jane Shimsky, Ridge Hill Citizens Committee  
R. Reninger  
Richard Murray  
Fred Polvere

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on September 13 at 4 p.m., October 11 at 4 p.m. and November 1 at 8 a.m. Ms. Lewy noted that a meeting in August should be held only if a special circumstance or agenda item would require a meeting. Commissioner Mulligan noted that there may be an item which will require a meeting of the Board in advance of the 13<sup>th</sup> but only if necessary. Planning staff will alert the Board should the meeting be necessary.

Ms. Lewy also noted that she has postponed the proposed Planning Board retreat to discuss an update of *Patterns* while the Board awaits two new Board members; the retreat may be held in the fall.

The Board voted to not hold a meeting in August on a motion by Mr. Douglas, seconded by Ms. Pilla and a unanimous consent of the Board.

III. Adoption of Minutes

The minutes of the June 7 meeting were approved on a motion by Ms. Selin, seconded by Mr. Douglas and a unanimous consent of the Board.

IV. Chair's Remarks

Ms. Lewy noted that she attended the recent Housing Alive Tour of affordable housing sites in the Bronx River Valley communities. She said the tour was very informative and looks forward to having the tours videotaped and made available for public viewing on the County's website.

Ms. Lewy and Mr. Mulligan recently participated as panelists at the Pre-White House Conference on Aging on the topic of senior mobility held at the County Center. She noted that the County has a higher proportion of seniors compared with other parts of the country,



and will be “ahead of the curve” as that population continues to grow in the coming years. She commented on the high level of service and programs provided by the Town of Eastchester including a subsidized taxi service for seniors.

V. Commissioner’s Remarks

Mr. Mulligan noted that the Westchester County Housing Opportunities Commission will soon release a draft of the new affordable housing allocation plan. The report includes a recommended number of units to be created by subregions of the county, as well as the number of units allocated to each municipality. A public hearing may be scheduled for August 10 at Greenburgh Town Hall to discuss the plan. Mr. Mulligan noted County Executive Spano’s desire to have the plan consider the availability of public transportation when calculating allocation numbers. Mr. Douglas, also a member of the Commission, said that an action plan will soon be developed to suggest ways to create the affordable housing units.

Mr. Mulligan noted that Ms. Lewy has been appointed to a I-287/Tappan Zee Bridge Task Force, along with business, government and citizen groups from both Westchester and Rockland Counties to examine the progress of the planning efforts for the bridge and corridor.

Mr. Mulligan pointed out the brochure included in the Board’s packets on the Aquatic Restoration Program noting that a virtual tour of the restoration sites will also be made available for viewing on the County’s website.

VI. Referrals

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

- May 16-June 15, 2005

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

B. Current Referrals

1. YON 05-005 - Ridge Hill Village, Final Environmental Impact Statement, City of Yonkers

Ms. Lewy welcomed the many guests in attendance at the meeting, and asked that those wishing to speak raise their hands and limit their comments to five minutes. She noted that Department staff and the Board have been reviewing this project for approximately one year, and a detailed letter commenting on the draft EIS was forwarded to the City of Yonkers in August 2004. Planning staff made a presentation on the revised final EIS at the Board’s June 7 meeting.

Members of the Board met with representatives of the developer recently on a site visit to the Ridge Hill site and the adjacent Sprain Ridge County Park. Copies of sections of final EIS were provided to the Board. A draft comment letter was forwarded to the Board in the past week, reflecting comments received by the staff. The draft has been modified several times based on more input from Board members. The most recent version of the comment letter was provided to the Board as well as guests at the meeting. Several other correspondence and news articles related to the project were also included in the Board's recent mailings and packets.

Ms. Lewy noted that the draft letter states that the project is generally inconsistent with the principles of *Patterns*. The Board has also taken a serious look at the many details and issues related to the proposed project. She listed the many topics and issues discussed in the letter. Ms. Pilla recognized the exceptional work done by staff to help prepare the Board's review and comments on this project. Ms. Lewy stated that she hoped the City of Yonkers will seriously consider the Board's comments. A shorter comment letter will be sent directly to the City of Yonkers City Council specifically addressing the proposed rezoning of the project site to allow the proposed mixed use development. The full comment letter will be sent to the City Council.

Ms. Lewy also welcomed two members of the County Board of Legislators, Ms. Bronz and Ms. Stewart-Cousins.

Ms. Lewy specifically pointed out how the letter suggests that the relationship to Sprain Ridge Park should be enhanced, that the City and developer should create more usable open space on the site and that consideration should be given to the redesign of parking areas on the site to reduce site coverage. She noted the letter suggests better relationships between residential and commercial uses, and the need for more amenities for residents and seniors in terms of recreation and public transportation. She also noted the suggestion to consider green technologies to reduce impacts on the site and regional environment and to reduce energy consumption.

Mr. Larkin, representing the Nepera Park–Grey Oaks Neighborhood Association, questioned the traffic data in the Final EIS, stating that more of the traffic from the project will use Tuckahoe Road than recognized. He noted that many area residents do not want Tuckahoe Road expanded in this area.

Mr. Murray noted that he is a resident of Grassy Sprain Road and is concerned about the traffic impacts of the development on Tuckahoe Road and nearby local roads.

Mr. Sansone noted that he is a member of the Tuckahoe Road Watchdog Group and that the Board's draft letter reflects and enhances many of his group's concerns with this project, particularly its inconsistency with *Patterns*. He also noted that Tuckahoe Road is a mixed-use corridor, with residences located among the commercial uses.

Mr. Richmond, of the law firm Zarin & Steinmetz, noted that his firm serves as Special Counsel to the Town of Greenburgh and the Ridge Hill Coalition regarding the Ridge Hill project. He said that he applauds the Board's comments on this proposal, and that his group will also be submitting extensive comments, particularly noting that the project should be substantially reduced in size since it will overwhelm the area's road system.

Ms. Stewart-Cousins commended the Board for its extensive review of this project, appreciates the hard work done during the course of the reviews, and looks forward to working with the City on this project review. She noted that the Board's letter is a good starting point for all parties to start looking at this project. Ms. Lewy noted that the Board appreciates the efforts of the Board of Legislators in helping to bring the Planning Board's comments to the City of Yonkers. She noted that the Board requests that the City and developer do much more work to address the Board's concerns and provide more information on various topics as the review proceeds.

Mr. Hocherman, of the law firm of Hocherman Tortorella & Wekstein said that he is counsel to the developer of the project. He noted that the traffic data has been assembled by a respected and experienced traffic consultant and that the data is clear. He noted that the City of Yonkers Planning Board has already given a positive recommendation on the proposed rezoning.

Mr. Divney, of Divney Tung Schwalbe, noted that he is also a consultant to the developer and appreciates the Board's comments on the project. He noted that it is difficult to make the project economically feasible without the proposed density. He noted the strong market for retail uses. He said that the project was providing many amenities to the residents, visitors and neighbors of the project. All infrastructure required for the development on and off the site will be provided by the developer. He noted that the developer will be preserving some land for open space, and that the developer would be willing to enhance portions of Sprain Ridge Park. He noted that they have also received confirmation from the County Department of Environmental Facilities that there is adequate capacity at the Yonkers Wastewater Treatment Plant to serve this project.

Ms. Shimsky, representing the Ridge Hill Citizens Committee in the Town of Greenburgh, noted that much of the road improvements to be done by the developer will be done on-site. She said that poor traffic conditions already exist

at the intersection of Jackson Avenue and Saw Mill River Road in Greenburgh, and that the improvements proposed by the developer there will not be adequate to prevent the negative impacts of the proposal. She questioned the traffic data presented in the final EIS and said traffic impacts upon area roads will be greater than noted in the final EIS. Ms. Shimsky suggested that the Planning Board examine the history of traffic reports done for past projects that are now completed, and compare traffic numbers predicted for a proposal with actual traffic generated by the completed project. She agreed with the Planning Board's recommendation that non-commercial uses may be a better alternative for the project site.

Ms. Dodds read a letter from County Legislator Thomas Abinanti. The letter expressed concerns about the project's impacts on Sprain Ridge Park, and that a 200-foot buffer should be provided between the development and the park. The letter also discussed concerns on air quality and how the Yonkers Wastewater Treatment Plant does not have the capacity to serve the proposal, particularly when considering the inflow and infiltration of stormwater and the impacts of other large development projects proposed in the county. The letter states that the developer has underestimated the potential flow from the Ridge Hill project.

Mr. Zabinski noted that the Yonkers plant has the capacity to handle this and other current proposals in the county.

Mr. Divney noted that the site is currently zoned to allow office uses only, and therefore the proposed mixed-use will have less of a peak traffic impact on the area's roads, and that this project is "good planning."

The Board approved submitting the letter to the City of Yonkers as drafted on a motion by Ms. Pilla, seconded by Ms. Selin and a unanimous consent of the Board.

Ms. Lewy commended Mr. Herbert and Mr. Buroughs for their work in reviewing this project, drafting the Board's letter and incorporating the Board's comments. Mr. Mulligan also commended Ms. Lewy on her efforts in reviewing the project and coordinating the Board's review.

## VII. Matters for Board Action

### A. Adoption of the Planning Board Report on 2006 Capital Projects

Mr. Natarelli noted that the Board received a draft of the Planning Board Report. He thanked the Board for their attendance and participation at the two presentations of the Capital Budget at the County Executive's office, as well as the work session held with staff. The latest draft of the report incorporates the comments of the Board. On

the matter of proposed drinking fountains on County golf courses as part of RGC14 Golf Course Irrigation Rehabilitation, Ms. Pilla said that it was her understanding that fountains are not typically provided at various locations on golf courses. Mr. Natarelli noted that the Planning Board Report supports the concept of providing drinking water to golfers in a safe and efficient manner other than by water fountains. Ms. Lewy thanked the staff for their work on the report.

The report was adopted by the Board on a motion by Ms. Pilla, seconded by Mr. Douglas and a unanimous consent of the Board.

VIII. Matters for Board Discussion

A. Overview of Fiscal Years 2006-2008 Community Development Block Grant Applications

Ms. Drummond gave a PowerPoint presentation summarizing the 162 applications received by the June 1 deadline for the coming three-year cycle of CDBG funding. She outlined the number of municipalities and non-profits making applications and the total amount requested (\$32.9 million). There will be \$6.5 million expected available for fiscal year 2006. She outlined the priorities for funding: affordable housing, comprehensive neighborhood revitalization and social services and discussed the 10 communities that are considered most distressed. She also outlined the timing of the review process and the project and applicant considerations as the projects are reviewed. Ms. Drummond said that the Town of Mount Pleasant will not be joining the County's consortium at this time, noting the Town's issues with the County's proposal to develop housing at the Grasslands Reservation at Valhalla. She then updated the Board on the status of proposed cuts and modifications of the CDBG program in Congress.

IX. Matters for Board Information

A. Croton Plan Update Status Update

Mr. Buroughs noted that the draft Croton Plan would be sent shortly to the Croton watershed municipalities for their review and comment. If the 10 town supervisors agree to release the draft plan for public review when they meet in August, the Plan will be presented to the Board at their September 13 meeting. A watershed land use plan map was shown to the Board. Ms. Lewy noted that the Croton Plan may provide a prototype for the upcoming update to *Patterns*.

X. Adjournment

The meeting was adjourned at 5:30 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, September 13, 2005, 4:00 p.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Ralph Butler, Commissioner,  
Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Jack Robbins for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

BOARD MEMBERS ABSENT: Clinton Smith (Town)  
Hal Fitzpatrick (Town)  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Ed Burroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
Deborah DeLong, Director of Housing  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Michael Lipkin, Associate Planner  
Liz Cavorti, Planner  
Chris Gomez, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: George Raymond, Housing Opportunities Commission  
Richard Hyman, Housing Opportunities Commission  
Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

Ms. Lewy told the Board that the remaining meetings in 2005 were to held at 4 p.m. The next three Planning Board meetings will be on October 11, November 1 and December 6. The meeting of October 11 will run until approximately 7:30 p.m., with a light dinner to be served for Board members to allow for discussion of the proposed update of *Patterns*. The Board's meeting schedule for 2006 will be discussed in the coming months.

III. Adoption of Minutes

The minutes of the July 6 meeting were approved on a motion by Ms. Pilla, seconded by Mr. Douglas and a unanimous consent of the Board.

IV. Chair's Remarks

Ms. Lewy welcomed the Board's newest member, Mr. David Menken, from the Town of Bedford. Mr. Menken introduced himself and told how he looks forward to serving on the Board. Staff and guests present at the meeting introduced themselves. It was noted that there is still a vacancy on the Board for a member from a city.

Ms. Lewy thanked those Board members who attended the special meeting of the Board on September 7, which was held to discuss two items which were supported by the Board and are now being considered by the Board of Legislators.

V. Commissioner's Remarks

Mr. Mulligan noted that Ms. Drummond will become President of the National Association for County Community and Economic Development (NACCED) at the group's annual conference to be held this month in Salt Lake City. He noted that we are fortunate to have Ms. Drummond as our Deputy Commissioner, and that NACCED will benefit as she leads that organization as President.

Mr. Mulligan and Ms. Drummond introduced Deborah DeLong as the new Director of Housing. Deborah has over 27 years of experience in housing and community development program and project development implementation and oversight and has worked both in the private and nonprofit sector.

Elizabeth Cavorti and Christopher Gomez were also introduced as new planners in the Land Use section. They will be working on municipal planning referrals, capital project reviews, as well as a variety of special projects. Mr. Mulligan congratulated Mr. Herbert on his recent promotion to Associate Planner.

Mr. Mulligan noted that the opening ceremony for Hilltop Hanover Farm in the Town of Yorktown was held earlier in the day. The 183-acre property was purchased in 2003 as general municipal land for preservation of the farm. Four groups now operate at the farm: Cornell Cooperative Extension, Greenmarket, Hudson Valley Woolworks and the

Watershed Agricultural Council. These groups are part of an environmental resource center being established to educate the public and professionals on best management practices for agriculture and land use in a watershed. Approximately 75 people attended the ceremony, and Mr. Mulligan noted that he would like to arrange a visit to the farm for the Board.

VI. Referrals

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

- June 16-July 15, 2005

Ms. Selin pointed out comments shown in the Board's referral report regarding the moratorium on sewer extensions in the New Rochelle Sewer District for the 250 Pelham Road Townhouses project. She said that such comments were not included for the larger project in New Rochelle known as LeCount Square, also listed in the report. Mr. Landi noted that a new plant in New Rochelle will be developed by 2014, as required by a New York State Department of Environmental Conservation (NYSDEC) consent order. This matter is being handled by the County Departments of Environmental Facilities and Health, as well as NYSDEC.

Ms. Pilla noted the high frequency of comments on the lack of information sent from the municipalities to the Board on various projects. The Board discussed the variety of ways already used to educate municipal officials and staff of their referral responsibilities, including training courses offered by the Westchester Municipal Planning Federation (WMPF). Mr. Burroughs said he could discuss the matter with the WMPF Board of Directors to include this matter in future training sessions.

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

VII. Matters for Board Action

A. Legacy Ballfield Construction and County Roads Rehabilitation (RB077 Pines Bridge Road and RB112 Underhill Avenue) Proposed Capital Budget Amendments and Transfer of Roads to Town of Yorktown

Mr. Natarelli said the Town of Yorktown has requested Legacy funds to construct two Ballfields on a Town-owned parcel. An Intermunicipal Agreement (IMA) would detail the operation and maintenance of the fields, the transfer of several county roads (Underhill, Pines Bridge, Lake, Seven Bridges and East Main) to the Town and the design by the County of drainage improvements to a portion of East Main Street. Related to the road transfer are the proposed capital budget amendments to advance funding for roadway repairs to sections of two of the roads to be transferred (Capital Project RB077 Pines Bridge Road and RB112 Underhill Avenue). The total cost of the ballfield construction will be approximately \$6.5 to



\$7 million, with the Town to provide for site preparation, which will cost approximately \$1.2 million. Three separate resolutions are to be considered by the Board: a resolution supporting that the County provide funding for the Ballfields and enter into the IMA with the Town of Yorktown which details the ballfield construction and maintenance and the road improvements and transfers; a resolution supporting the additional \$3,245,000 for Capital Project RB077 (Pines Bridge and Ryder Road); and a resolution supporting the additional \$530,000 for Capital Project RB112 (Underhill Avenue). Draft Planning Board reports on these Capital Projects were also provided for the Board's consideration.

The Board discussed whether the cost of the ballfield construction should be included in the resolution – it was decided not to include the cost.

All three resolutions were approved by the Board on a motion by Ms. Pilla, seconded by Mr. Douglas.

B. RB073, RB093 Bedford Center Road and Jay Street Transfer to Town of Bedford, Proposed Capital Budget Amendment

Mr. Herbert said the Town of Bedford has expressed interest in creating bicycle and pedestrian amenities in Town, particularly to connect hamlet centers within the Town. The Town has agreed to take ownership of both Jay Street and Bedford Center Road if the County were to construct the desired amenities before the road transfer. Two capital budget amendments are proposed to address the Town's requests: \$60,000 for the construction of a sidewalk along Jay Street (RB073), and \$2,100,000 for a bicycle path along Bedford Center Road (RB093). Mr. Menken noted the need for safe pedestrian and bicycle facilities in these areas. Mr. Butler noted that there would be no change in elevation from the road surface to the surface of the new bicycle lane. Mr. Herbert noted that there would be no property takings for Bedford Center Road. For Jay Street, the exact boundaries of the right-of-way are unclear. Property may or may not need to be acquired for the sidewalk depending on the exact property lines. Draft Planning Board reports on these Capital Projects were also provided for the Board's consideration.

The two resolutions were approved by the Board on a motion by Ms. Pilla, seconded by Mr. Douglas.

C. T0027 Automated Scheduling System, Proposed Capital Budget Amendment

Mr. Herbert described the proposed capital budget amendment not to exceed \$200,000 for additional software upgrades for the automated scheduling system for paratransit and fixed-route transit systems. The budget amendment would be entirely funded by a grant of State Dedicated funds, and there would be no County contribution. A draft Planning Board report on this Capital Project was also provided for the Board's consideration.

The Board approved the resolution supporting this project on a motion by Mr. Griffith, seconded by Ms. Selin.

D. Disposition of Three Residual Parcels, City of Rye

Mr. Hoffmeister provided background on the history of the County's residual parcels. Using a map and aerial photos he discussed the location of three residuals in the City of Rye, adjacent to I-95, that total approximately two acres. The County has determined that it has no current or future need for these properties and has offered them to the City of Rye for \$1 each to use for parks and municipal recreation purposes. The City of Rye has indicated its desire to accept the parcels under these terms. The Board discussed whether the County has a system to track whether such properties continue to be used as open space. Mr. Mulligan noted that the County does not have such a system, and relies on nearby property owners to report on improper uses of such properties but it is unusual that the limitations on use of these properties is violated. He also noted that the County had reduced the original number of such residual parcels from 300 to 65 parcels, a number of which are in the process of being sold to adjoining landowners or conveyed to municipalities for park use.

The Board approved a resolution supporting the disposition of these properties on a motion by Mr. Douglas, seconded by Ms. Selin.

E. MC001 Equipment Replacement, Supplement to the 2006 Capital Projects Report

Mr. Hoffmeister discussed the recent changes in the County's review of the capital program of the Westchester Medical Center, also known as the Westchester County Health Care Corporation (WCHCC). A supplement to the County Planning Board's 2006 Capital Projects Report is proposed for the replacement of biomedical, patient care services, and radiology/radiation medicine equipment that has reached the end of its useful life or purchase new equipment to enhance patient care services provided by Westchester Medical Center as well as working conditions and efficiency for staff and physicians. A second proposed supplement to the Report is also discussed below – the Board's discussion on these two items follows that proposal.

F. MC002 Information Technology Upgrades

Mr. Hoffmeister discussed a proposed supplement to the County Planning Board's 2006 Capital Projects Report for the upgrade of information technology and systems associated with scheduling, charting and staffing of peri-operative and respiratory therapy patient care services and supply chain functions.

Mr. Douglas requested that the Board be provided with further information on the new relationship between WCHCC and the County, particularly the County's legal responsibilities for supporting WCHCC. Mr. Butler and Mr. McLaughlin provided

additional background on the relationship and the responsibilities of the County, and the condition of the hospital's facilities. Mr. Mulligan suggested the relationship is effectively the same as when the Medical Center was a County department and their capital program would include the same level of reviews as capital requests from other County departments.

The Board asked that a member of the administration be invited to their next meeting so they have a better understanding of the relationship before they begin approving new capital projects for the Medical Center. The Board agreed not to consider the proposed resolutions of support for the two projects until after such discussions are held.

### VIII Matters for Board Discussion

#### A. Westchester County Housing Opportunities Commission Affordable Housing Allocation Plan

Mr. Mulligan introduced Mr. Raymond, Chair of the Westchester County Housing Opportunities Commission (HOC), and Mr. Hyman, consultant to the HOC. Mr. Raymond noted that a draft Housing Allocation Plan has recently been developed by the HOC and submitted to the County Executive for review. He discussed the continued need for affordable housing in the County, and a brief history of past housing plans. The current plan updates an allocation plan of 1993 which called for 5,000 new affordable units to be created by 2000. Numbers of units were assigned to the County's municipalities. Approximately 2,300 units were built. The formula for calculating the recommended units for each municipality took into consideration land area, job growth, incidence of overcrowded housing and excess aggregate income. A new plan was developed for the HOC by Rutgers University, which developed the 1993 Plan. Proximity to public bus transportation is the one new variable added to the formula for the new plan.

Mr. Raymond discussed how the new plan calls for 10,768 new units to be developed between 2000 and 2015. Units were allocated by municipality as well as by the five sub-regions of the County. Municipalities can work with neighboring municipalities to help create units and receive or give credits for units. Municipalities would be credited with those units created since 1990, while those municipalities which did not meet their previous allocation would need to add on those units not created to their new allocation.

A public hearing was held on August 8. Several municipalities attended, spoke and made comments and recommendations. The Commission is considering those comments. The Commission will likely be making adjustments to the Plan, with a final Plan to be ready shortly. The Board discussed ways to better communicate the Plan to the County's municipalities. Mr. Hyman pointed out that several municipalities have created units as agreed to provide affordable housing in return for County open space funds. He also pointed out that the courts have ruled that

municipalities have an obligation to provide for affordable housing in their zoning ordinances. Several municipalities have had their ordinances challenged and overturned on this issue. The Board discussed the creation of many new higher cost and luxury housing being constructed in some municipalities and the need to set-aside affordable units. Some municipalities are setting aside units, while others are not. Ms. Lewy suggested that the Plan be presented and discussed at the Westchester Council of Governments. It was noted that if the Board were to have any further comments or questions, they should speak with Mr. Douglas, the Planning Board's official designee/member of HOC.

B. Grasslands Master Plan

Mr. Mulligan gave a brief summary of the recent efforts to update the Master Plan for the County's Grasslands Campus at Valhalla. A kick-off meeting was held to discuss the plan with the various departments either located at or involved with the campus. Using a map and aerial photo, he described the many projects and proposals at the campus and the issues to be considered. The update of the Master Plan is scheduled to be completed in early 2006 in time for departments to request funding for capital projects that may be recommended in the plan. It was agreed that a tour of the campus should be scheduled for Board members.

C. Other Matters

Ms. Pilla requested an update on the status of the I-287/Tappan Zee Bridge study. Ms. Lewy discussed a recent meeting of the inter-county Task Force on the matter. She noted the New York State Thruway Authority gave an update on the condition of the bridge. The Authority said the bridge will maintain a "#4" safety rating, with continued work slated to maintain this rating. Mr. Buroughs noted that the Task Force's recent efforts may influence the multi-agency group working on the report to move more quickly to releasing the final list of alternatives.

Ms. Lewy discussed the upcoming efforts of the Board and Department staff on an update of *Patterns*. The document was completed in 1995. The Board will likely need to meet to more fully discuss several issues related to the upcoming update, including: the scope of the report, format (print and electronic), how to deal with 2000 Census data, public outreach, staff capacity to work on the project, the Board's role and abilities in developing the report, and funding. New or changing issues to consider in the report will be discussed, such as affordable housing, "big box" development, open space, transportation, immigration, the elderly, reverse commutation, watershed issues, trailways and RiverWalk, and large developments such as Ridge Hill in the City of Yonkers. Mr. Mulligan noted that staff will develop a list of such issues and topics to be considered in the update. Ms. Lewy asked that the Board re-read *Patterns* before the Board's October meeting.

Ms. Selin suggested that the Board consider developing a “vision statement” for the update, with a line-by-line evaluation of the report to follow. Mr. Buroughs noted that other planning reports and efforts by the Department may be helpful in developing the *Patterns* update. These various reports and plans will be compiled for review and consideration. Mr. Mulligan noted that Westchester may be the only county in the region with such a comprehensive set of land use policies. The Board agreed to set aside time at the October 11 meeting to discuss Patterns. The 4:00 p.m. meeting will be extended to approximately 7:30 p.m., with a light dinner to be served. As discussed earlier, the topic of the Westchester Medical Center will also be a substantial item for discussion at the October meeting.

Mr. Mulligan noted that a developer may soon be selected for the proposed affordable senior housing development at 143 Grand Street in White Plains. The County has narrowed the group of developers responding to the Request for Developers down to three developers. Interviews with the three developers will begin shortly.

IX. Adjournment

The meeting was adjourned at 6:30 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, September 7, 4:00 p.m.

BOARD MEMBERS PRESENT: Eileen Pilla, Acting Chair (Village)  
Dwight Douglas (City)  
Christina Selin (City)  
Clinton Smith (Town)  
Leah Radko for Ralph Butler, Commissioner,  
Department of Public Works  
Jack Robbins for Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation  
Adam Zabinski for Anthony Landi, Commissioner,  
Department of Environmental Facilities

BOARD MEMBERS ABSENT: Cheryl Winter Lewy, Chair (Village)  
Hal Fitzpatrick (Town)  
Marcus Griffith (City)  
Ralph Butler, Commissioner,  
Department of Public Works  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Ed Hoffmeister, Associate Planner  
Bill Brady, Associate Planner

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Acting Chair, Eileen Pilla.

II. Matters for Board Action

A, BPL18 Facility Asset Management, Westchester County Health Care Corporation,  
Proposed Capital Budget Amendment

Mr. Hoffmeister said that the County has recently taken back some financial responsibilities associated with the Westchester Medical Center, also known as the

Westchester County Health Care Corporation. The County may also be responsible for funding capital projects at the Medical Center. The County is proposing a capital budget amendment to help fund a facility assessment of the Center to determine what infrastructure improvements may be needed and to prioritize the projects. A recent visit to the facility by County staff showed needed work on roofs and the parking structure, among other needs. The assessment will also digitize all the facilities' floor plans which will help better plan for future capital projects. An additional \$300,000 would be added to the 2005 Capital Budget for the assessment.

The Board approved the resolution supporting the Capital Budget Amendment on a motion by Mr. Smith, seconded by Mr. Robbins.

B. Disposition of Former Twin Lakes Park Property, Town of Eastchester

Mr. Hoffmeister, using a map and aerial photo, described how the County is proposing to convey an approximately 4.9-acre former portion of the County's Twin Lake Park to the Town of Eastchester for the sum of one dollar. New York State assumed ownership of a portion of the park with the intent to construct improvements to the Hutchinson River Parkway. The State issued a permit to the Town to allow the 4.9 acres to be used for a composting site for organic yard waste.

In 2002, the State reconveyed parkway lands back to the County, including the subject 4.9 acres. The lands reverted to the County as parkland. An alternative location for the composting facility has not been found.

In 2003, the New York State Legislature approved alienation of 4.903 acres of parkland in Twin Lakes Park for the operation of the composting facility. The County was required, and did, dedicate 10.8 acres of new County parkland located in the Town of Mount Pleasant.

Board members discussed language in the draft Planning Board resolution regarding how "any other use of the Premises which may be authorized by the New York State legislature will, at no time, occupy more than the remaining 1.403 acres of the premises..." The Board agreed to take out this language in the resolution since it was not needed.

The Board approved the resolution supporting the conveyance as amended on a motion by Mr. Douglas, seconded by Mr. Smith.

The Board agreed that the September 13 meeting would be held in Room 420, instead of at Hilltop Hanover Farm in the Town of Yorktown, where a ceremony was to be held earlier in the day.

X. Adjournment

The meeting was adjourned at 4:45 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, October 11, 2005, 4:00 p.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner,  
Department of Public Works  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

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

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
Larry Kelly, Program Administrator  
Dana Sanchez, Program Administrator  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Chris Gomez, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Larry Schwartz, Deputy County Executive  
Barbara Dodds, Board of Legislators

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.



II. Matters for Board Information

A. Westchester Medical Center – Relationship with County

Larry Schwartz, Deputy County Executive, thanked the Board for allowing him the opportunity to discuss the relationship between Westchester County and the Westchester Medical Center. The Board members introduced themselves. Ms. Lewy noted that at the Board's last meeting, some members asked for background on the past and current relationship between the County and the Medical Center so that they could better understand the context of the proposed capital projects at the Medical Center. Mr. Schwartz gave a brief history of how the County is currently trying to assist the Medical Center with funding for several infrastructure projects since the Center is now at its bonding limit and has no capacity to borrow funds for such projects.

Mr. Schwartz noted that the Medical Center provides critical services to the County and the region, and there are basic infrastructure projects which cannot be deferred. Those projects proposed for County funding at this time have been identified by the Center and the County as those that are most pressing and would cost more to the Center and the County if they were deferred. Other projects may be identified later. One project recently supported by the Planning Board is a facility assessment study to better identify these infrastructure needs. Other current requests include information technology and equipment purchase projects.

Mr. Schwartz also gave background information on the separation of the Medical Center from the County in the late 1990s, and the funding already pledged for the Center over the past several years through the use of the tobacco industry's settlement money. He noted that there is a clear understanding between the County and the Medical Center that capital expenditures for the Medical Center will be financed from the settlement money and not from County tax levy. He further noted his close scrutiny, along with other County officials, of the Center's finances and discussed his confidence in the Center's new management staff. He also stated that the Grasslands Campus is an important county facility that needs to function smoothly and have an attractive appearance. He noted the Planning Department is working with other departments on the update of the Campus Master Plan.

Ms. Lewy thanked Mr. Schwartz for his time and background information.

III. Matters for Board Action

A. MC001 Equipment Replacement, Supplement to the 2006 Capital Projects Report

Following the background discussion given by Mr. Schwartz, Mr. Hoffmeister and Board members discussed the proposed supplements to the County Planning Board's

2006 Capital Projects Report for two projects. One project is the replacement of biomedical, patient care services, and radiology/radiation medicine equipment that has reached the end of its useful life or for the purchase of new equipment to enhance patient care services provided by Westchester Medical Center as well as working conditions and efficiency for staff and physicians.

B. MC002 Information Technology Upgrades, Supplement to the 2005 Capital Projects Report

Mr. Hoffmeister and the Board members also discussed the second proposed supplement to the Board's 2006 Capital Projects Report for the upgrade of information technology and systems associated with scheduling, charting and staffing of peri-operative and respiratory therapy patient care services and supply chain functions. Mr. Hoffmeister noted that the Medical Center will also come back to the County for additional projects as part of a five-year capital program. Mr. Douglas questioned why a reference to *Patterns* was included in the Board's draft resolution. Mr. Mulligan noted that *Patterns* supports the maintenance and development of infrastructure at County-owned facilities.

The Board approved a resolution supporting the amendment of the 2006 Capital Projects Report to include these two Medical Center projects on a motion by Ms. Pilla, seconded by Ms. Selin.

C. James Varick Homes, City of Mount Vernon, New Homes Land Acquisition and Housing Implementation Fund

Mr. Kelly described the proposed use of \$990,000 in New Homes Land Acquisition funds for the purchase of property on South 9<sup>th</sup> and South 10<sup>th</sup> Avenues in Mount Vernon. The land acquisition would assist in the development of 32 units of affordable housing, which will be housed in 16 two-family townhouses each with one rental unit. An additional \$440,000 in Housing Implementation Funds is also being requested by the City of Mount Vernon to help support this project through the construction of infrastructure improvements related to the project.

Mr. Kelly used aerial photos, site plans and drawings to describe the proposed location and layout of the proposed homes. The homes would be sold to families with incomes at or below 80% of the county's median income. The rental apartments would be rented to families with incomes at or below 60% of the median income. The owners would choose the tenants and be responsible for the upkeep of the apartments, and they would be counseled by local non-profit housing groups. Mr. Kelly described the project's sources and uses of funds. It was noted that while the homes and apartments would be marketed to local Mt. Vernon and Westchester

residents, residents outside Mt. Vernon and Westchester cannot be precluded from buying or renting the units.

The Board approved a resolution supporting the use of the County funds for this project on a motion by Ms. Pilla, seconded by Ms. Selin.

IV. Meeting Dates and Announcements

The next two Planning Board meetings will be on November 1 at 4 p.m. and December 6 at 4 p.m. A draft schedule for Board meetings in 2006 will be prepared and discussed at the November 1 Board meeting. While some members and staff prefer the 4 p.m. meeting time, several members preferred the 8 a.m. meeting time.

V. Adoption of Minutes

Minutes of Special Meeting of Wednesday, September 7, 2005

Minutes of Meeting of Tuesday, September 13, 2005

The minutes of the September 7 special meeting and the minutes of the September 13 meeting were approved on a motion by Ms. Selin, seconded by Ms. Pilla and a unanimous consent of the Board members in attendance at each meeting.

VI. Chair's Remarks

Ms. Lewy discussed the sad news that Planning Board member Hal Fitzpatrick had passed away since the Board's last meeting. A resolution was drafted which expressed the Board's sadness at Mr. Fitzpatrick's passing, as well as the gratitude the Board felt for the contributions he made to the Board and for the residents of Westchester County. Details on services for Mr. Fitzpatrick were discussed. Mr. Mulligan also noted that the important work Mr. Fitzpatrick had done on behalf of the Board toward the development of a Martin Luther King, Jr. memorial on County property and that work would be continued by the Planning staff.

The Board's resolution was approved on a motion by Ms. Pilla, seconded by Mr. Griffith.

VII. Commissioner's Remarks

Mr. Mulligan noted that the Westchester County Greenway Compact Plan was recently adopted by 4 municipalities in the county bringing a total number of Greenway Compact communities in the county to 12. Westchester is only the second county in the Greenway region to have an approved Compact Plan. The County and its municipalities are now eligible to apply for Greenway funds for various projects and planning efforts. Mr. Mulligan congratulated Tracey Corbitt who worked on the Plan and helped push for the

adoption of the Plan in the communities and said the Department will continue to work with remaining municipalities to adopt the Plan. Mr. Buroughs also pointed out a compendium of county municipalities which lists all the most recent comprehensive plans adopted by the municipalities, as well as which have adopted the Compact Plan.

Mr. Mulligan noted the flyer sent to the Board for the upcoming program to be sponsored by the Westchester County Environmental Management Council, "Getting to Know Hilltop Hanover Farm." The program will be held on Monday, October 24, from 4 to 6 p.m. at the Hilltop Hanover Farm Environmental Resource Center in Yorktown Heights. The Planning Board was encouraged to attend to take a tour of the farm and hear about the new programs and organizations at the facility.

### VIII. Referrals

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

- July 16-September 15, 2005

Ms. Pilla was pleased to hear that Planning staff recently met with staff and officials from the Village of Ossining to discuss the Harbor Square project (OSV 05-002).

Mr. Buroughs noted that the Village had taken the Board's recent comments seriously and had presented the latest version of the project.

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

#### B. Current Referrals

##### 1. YON 05-002B – Cross County Center, City of Yonkers

Mr. Herbert and Mr. Gomez used a PowerPoint presentation to describe the proposed redevelopment of the Cross County Shopping Center in Yonkers. A draft EIS has been prepared for the project, and comments are being accepted by the City until November 19. The project consists of the addition of 245,375 s.f. of new retail space, 838 new parking spaces in two structures, replacement of building facades and new streetscapes, the rehabilitation of the existing office building at the site, the expansion of the underground tunnel, and on and off-site traffic improvements. A portion of the office building now houses a satellite facility for Westchester Community College.

The expanded shopping center would become the largest shopping center in the region. A significant traffic improvement includes the elimination of dangerous traffic movements from northbound I-87 into the site's western entrance in front of Macy's. Also, a new direct access into the site will be

constructed from the eastbound Cross County Parkway, easing traffic on local streets to the east and north of the site.

The new parking structures were described. The staff report and comments of the Board noted that the structures are particularly large and should be examined by the City. The existing and proposed public transit system was also described. Mr. Lukas noted that the staff report recommends an increase in the presence of public transit, with more signage and amenities to encourage and facilitate use by the public.

The Board also discussed other recommendations regarding public transit, such as improvements to pedestrian flow and access and improved locations of bus stops, and supported a recommendation for a jitney to the Fleetwood Train Station. Mr. Lukas and the Board also discussed the need for additional information on stormwater treatment facilities, the need for improved visual analysis of the project, lack of discussion of Green Building Technologies, rock removal and the use of retaining walls, and the need for more discussion of the impacts upon the Westchester Community College facility at the site.

IX. Matters for Board Discussion

A. Update of *Patterns for Westchester: The Land and the People*

Ms. Lewy noted that a special meeting was needed to adequately begin the Board's discussion of the update of *Patterns*. The Board agreed to consider the various issues, trends and development forces that have changed in the county since the last publication of *Patterns*. These changes may include the redevelopment of many of the Hudson River communities and the growing desire to live in some of the cities' downtowns. The Board will also discuss how best to communicate with the County's communities during the update process. The Board agreed to meet on Monday, October 17 at 4 p.m. in Room 420.

X. Adjournment

The meeting was adjourned at 6:15 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, November 1, 2005, 4:00 p.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation  
Leah Radko for Ralph Butler, Commissioner,  
Department of Public Works

BOARD MEMBERS ABSENT: Ralph Butler, Commissioner,  
Department of Public Works

STAFF PRESENT: Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
Fran McLaughlin, Director of Administration  
Anthony Zaino, Director of Design  
Patrick Natarelli, Chief Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Robert Lopane, Associate Planner  
Bill Brady, Associate Planner

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be on December 6, 2005 at 4 p.m., January 3 at 4 p.m. and February 7, 2006 at 8 a.m.

Ms. Lewy discussed the draft schedule for the Board's meetings in 2006, which had been mailed to the Board. The Board discussed the possibility of changing the morning meetings from 8:00 a.m. to 8:30 a.m. since some members were having difficulty getting to the meeting on time due to traffic delays. It was agreed, however, to keep the morning meetings in 2006 at 8:00 a.m. The revised draft schedule of meetings for 2006 will be included in the Board's mailing for the December meeting.

III. Adoption of Minutes

The minutes of the October 11, 2005 meeting were adopted on a motion by Mr. Menken, seconded by Mr. Douglas and a unanimous consent of the Board.

IV. Commissioner's Remarks

Mr. Mulligan discussed a possible joint meeting of the County Planning Board and Transportation Board to hear a presentation and have a discussion on the proposed Tappan Zee Bridge/I-287 Study and project alternatives. Instead of having a joint meeting at one of the Boards' regularly scheduled December meetings, it was decided to have a special meeting sometime before the December holidays. Planning staff will canvass the Board will potential dates. The meeting may take place in the conference room at 143 Grand Street, White Plains.

Ms. Lewy, who is a member of the Westchester-Rockland Tappan Zee Futures Task Force, appointed by the County Executives, briefly discussed the recent release of six alternatives for the bridge and corridor. She was concerned about the limited choices for transit alternatives; she feels that more research and discussion should occur on the transit options. She was also concerned with the goal of a "single seat" ride into Manhattan from Rockland County for MTA Metro-North Railroad and how this is driving much of the project. Ms. Pilla noted that Metro-North has not released projections on the demand for single seat customers. Ms. Lewy noted that, unfortunately, an update of *Patterns* will not be completed in time to influence the selection of a bridge/corridor option. She is looking forward to discussing these issues further with the Planning and Transportation Boards, particularly to help her develop her recommendations to the County Executive on the alternatives.

Mr. Mulligan noted that, following discussions with the Parks Board, a subcommittee of the Planning and Parks Boards was to have been formed to discuss the County's policies on property acquisitions for open space and recreation in regard to affordable housing. However, it was decided that new language could be drafted on the affordable housing issue and would be shared with both boards in lieu of a formal subcommittee.

Mr. Mulligan said that a memo was mailed to the Board regarding a proposed Capital Budget Amendment for Capital Project BPL11 Bronx River Pathway Harney to Crane. He noted that the amendment will add \$276,000 to the existing project in order to replace the non-County share from the NYS Department of Transportation with County funds for this project. Mr. Mulligan said that, after repeated attempts, the County has been unable to gain approval from NYSDOT for the design of the project due to unique site conditions. The

County will seek approval from NYSDOT to use their grant for the development of another portion of the Reservation pathway. The proposed amendment is a change in financing only, and there has been no change in the scope or location of the project as reviewed by the Board; therefore, no further action by the Board is necessary.

Mr. Mulligan pointed out flyers for upcoming programs being sponsored by the Westchester Municipal Planning Federation (WMPF). A seminar for Clerks will be held on Friday, November 4 at 8:30 a.m. at Greenburgh Town Hall. A forum for Zoning Board Members and Chairs will be held on Tuesday, November 29 at 6 p.m. at 94 White Plains Road, Tarrytown, and a forum for Planning Board Members and Chairs will be held on Wednesday, November 30 at 6 p.m. at 1311 Mamaroneck Avenue, Harrison.

Mr. Mulligan mentioned the upcoming program, Historic Preservation IS Green: Intersecting Preservation and Sustainability, to be held on Friday, November 18 from 8:45 a.m. to 1 p.m. at the Jay Heritage Center, 210 Boston Post Road, Rye. Mr. Stout also mentioned the recent and admirable efforts by Jeff Williams of the Planning Department in assisting the Parks Department applying for and receiving a \$500,000 American Treasures Grant. The grant, the single largest grant awarded by the program, will be used in the restoration of the Colonnades at Playland Park. The project will be submitted to the Board of Legislators.

V. Referrals

- A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board
- September 16-October 15, 2005

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

VI. Matters for Board Action

- A. Andes Property Acquisition, Town of Lewisboro

Mr. Hoffmeister discussed the proposed acquisition of a 9-acre site near John Jay High School in Lewisboro for ballfields. The cost of the acquisition is \$1,200,000 - with closing costs the total amount being requested is \$1,311,000. Mr. Hoffmeister used an aerial photo to show the location and the existing conditions of the property on Route 121.

The County intends to enter into an Inter-Municipal Agreement under which the Town will be responsible for maintenance and operation of the ballfields. Also, several units of affordable housing will be created in one or more existing buildings on the site. A sketch drawing of the potential location of one or two ball fields was shown. The housing would likely be for Town staff who will be responsible for



operation and maintenance of the park, and who have incomes eligible for such affordable housing. Mr. Stout noted that there is currently a waiting list of County staff for such housing. He also stated that the County Parks Board has supported the acquisition. The exact boundaries of the site, and its relationship to an abandoned road adjacent to the site, was discussed. Mr. Stout noted that some of the site included wet areas. Mr. Mulligan said that the Town is still committed to creating affordable housing required as part of the County's funding for the acquisition of the Houlihan property.

Mr. Stout noted that the County is in discussion with the Town to possibly take over maintenance and operation of some of the roadways within the County's Ward Pound Ridge Reservation. In response to a question of Mr. Menken, Mr. Stout noted that there will not be any salt storage allowed at the Ward Pound Ridge Reservation.

A resolution supporting the Andes property acquisition was approved by the Board on a motion by Ms. Pilla, seconded by Mr. Smith.

VII. Matters for Board Information

Mr. Zaino briefly described several projects currently being worked on by the staff of the Design Section. Schematic drawings were shown for each of the projects.

A. Harbor Island Salt Marsh Restoration Conceptual Master Plan, Village of Mamaroneck

Mr. Zaino and Mr. Lopane discussed the upcoming installation of a new salt marsh, approximately one-half acre, at the southwest portion of Harbor Island Park in Mamaroneck. The project will be funded by the County's Department of Environmental Facilities. A master plan has been developed and will be reviewed with DEF and the Village. The project includes interpretive signage and pathways to the site. Construction is scheduled for spring, 2006. Mr. Landi said the water quality in the harbor will be improved.

Mr. Mulligan informed the Board of the Department's Aquatic Restoration Program. A brochure on the program and a press release on the availability of a new video and the program's webpage were provided to the Board. The video was produced in-house with the County Executive's office and can be viewed from the Departments' website link.

B. Abendroth Park Master Plan, Village of Port Chester

Mr. Zaino described how an underutilized portion of Abendroth Park in Port Chester, vacant of any improvements, has a variety of improvements planned, including a parking area, play equipment and a gazebo. The project is being funded by the Village and Community Development Block Grant (CDBG) funding through the Department. Ms. Drummond pointed out that the project is directly adjacent to the

Grant Street Senior Housing, an affordable development in the Village of Rye Brook. She also noted that the groups submitting proposals for the redevelopment of the United Hospital property, also adjacent to the park, were informed of the park's upcoming improvements, and will incorporate the park into the site's plans. Construction is expected to begin in spring 2006

C. Westchester Avenue Park Master Plan, Village of Buchanan

Mr. Zaino discussed how CDBG funds are being used to develop a Master Plan for improvements to a small park in Buchanan. The project includes play equipment, seating, improvements to a ball field and a small parking area.

D. Central Business District Improvements, Town of Eastchester

Mr. Zaino discussed the proposed improvements to the intersection of Route 22/White Plains Post Road, Mill Road and Fisher Avenue in downtown Eastchester. Department staff provided technical assistance in developing a plan for traffic, sidewalk and streetscape improvements. CDBG funds will assist in constructing approximately \$250,000 in the streetscape improvements. The plans have been approved by the NYS Department of Transportation, which is also funding most of this \$2 million project.

E. 85 Court Street Plaza, City of White Plains

Mr. Zaino described the recent request by the Department of Public Works for assistance in redesigning the entrance plaza in front of the County-owned office building at 85 Court Street. The area is not used to its potential, is aging and in need of repair. Mr. Zaino showed a proposed scheme to redesign the area; several others have also been developed and will be discussed with Public Works and the County Executive's office. A variety of seating, planting and pavement patterns are being considered. The existing driveway/drop-off area in front of the building will be eliminated.

Mr. Mulligan noted that the Design staff has been asked to work on a variety of design projects for County-owned facilities, such as the exterior of the Michaelian Office Building and the Public Safety Headquarters in Hawthorne. Mr. Zaino then gave a brief description of the Design Section's staff, their capabilities, as well as a discussion of the computer equipment being used. Mr. Lopane described the typical process and involvement by the section staff in a design project, either for CDBG projects or for projects on County-owned property. Mr. Zaino noted how the landscaping for the new Airport traffic rotary was designed by the section in cooperation with the Departments of Public Works and Transportation; the plantings will be completed in spring 2006. The Design staff involvement greatly improved the appearance of the rotary.

E. NYC DEP Kensico City Tunnel

Ms. D'Agrosa discussed materials provided to the Board regarding an upcoming public information meeting sponsored by the NYC Department of Environmental Protection to discuss plans for a new water supply tunnel in Westchester County. The program will be held on November 15 at Pace University at 1 Martine Avenue, White Plains at two times – 2 to 4 p.m. and 8 to 10 p.m.

NYCDEP is proposing a tunnel from Kensico Reservoir in Valhalla to New York City's water distribution system in the Bronx. The tunnel will be constructed in rock approximately 500 feet below the surface with several construction and service shafts along the selected route. An aerial map showed two approximate route corridors. The location of the shafts will be of particular interest to the local municipalities. While the shaft locations will be the site of certain traffic, noise, visual and other impacts, they will also provide an opportunity for new water supply connections. Mr. Mulligan noted that the County Water Agency, comprising the Commissioners of the Planning, Health and Environmental Facilities, will keep the Board updated on the progress of this project.

VIII Matters for Board Discussion

A. *Patterns* Update – Report of Special Work Session of October 17, 2005

Ms. Lewy briefed the Board on the recent Special Work Session held to begin the process of the update of *Patterns*. A summary of the points, topics and questions raised at the meeting were distributed to the Board via e-mail before the meeting. Ms. Lewy outlined the summary and the Board discussed several points. Several Board members liked the proposed "Report Card" on how municipalities have followed the recommendations of *Patterns*.

Mr. Landi agreed to discuss the issue of the County's sewage plants and other related facilities and issues at the Board's December meeting. Other separate presentations and discussions will likely include such topics as transportation, big box retail developments and Croton Watershed planning. Ms. Lewy noted that the most recent *Patterns* map is not user-friendly, and should be re-thought. Mr. Mulligan noted that, at a recent meeting of staff from other counties in the region (NYC, Nassau, Suffolk), it was agreed that maps of the region should be developed to better reflect the region as a whole. He also noted that the County Executive has asked that more easily understood maps be used in the *Patterns* update. Mr. Mulligan noted that there have been significant improvements in the mapping capabilities of the Department's staff.

Mr. Douglas suggested looking at referrals to the Board for insight into development patterns, including odd or unforeseen issues. It was agreed to stop using the phrase "report card" and use something like "assessment." Mr. Menken said that *Patterns* may have had some wrong recommendations and assumptions. It was pointed out

that there is no enforcement of *Patterns*' recommendations or of the Board's referral recommendations. Mr. Mulligan also noted that certain members of the Board of Legislators have expressed interest in amending the County Code to reactivate a requirement for a super majority to override the recommendations of the County Planning Board.

The issue of intermunicipal cooperation was discussed, including several recent and current examples, such as IKEA in New Rochelle, the General Motors development in Sleepy Hollow, and the Stew Leonard's/Costco/Home Depot site and the Ridge Hill site in Yonkers. Ms. Selin warned that it may be a big issue for *Patterns* to address. These are politically sensitive issues. For many of these developments, traffic is the biggest issue. *Amendment of Minutes approved at the Planning Board meeting of December 6, 2005: Ms. Selin also noted how municipalities often need the revenue created by large developments, and this is an important issue when dealing with municipal cooperation.*

Mr. Mulligan discussed an example of intermunicipal cooperation – the Route 202 Corridor Study. He noted the cooperation between the City of Peekskill and the Towns of Cortlandt and Yorktown. Although the project has been subject to political sensitivities, progress has been made in reaching agreement on major transportation improvements. Mr. Mulligan also spoke of recent comments questioning the County's policy of transferring County roads to municipalities and whether the County should consider retaining planning functions related to the County's ownership of the roads. It was agreed that Public Works Commissioner Ralph Butler should discuss County road issues again with the Planning Board. Issues related to the Tappan Zee/I-287 project were also discussed.

It was agreed to invite County Commissioner of Transportation Larry Salley to discuss transit and airport issues with the Board. The issue of property taxes in municipalities and how they relate to development trends were also discussed. Mr. Mulligan agreed to look into the updating of traffic volume mapping for the County.

Mr. Stout mentioned a letter he received from the Yonkers City Council requesting an official comment from the County Parks Department regarding a proposal to have an access road cross Sprain Ridge County Park for the Ridge Hill Development. He said he would prepare a letter saying the County would not approve such an access due to severe environmental constraints and parkland alienation issues.

#### IX. Adjournment

The meeting was adjourned at 6:10 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, December 6, 2005, 4:00 p.m.

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

BOARD MEMBERS ABSENT: Dwight Douglas (City)

STAFF PRESENT: Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
Deborah DeLong, Director of Housing  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Lukas Herbert, Associate Planner  
Kay Eisenman, Planner  
Bill Brady, Associate Planner

OTHERS ATTENDING: Norm Jacknis, Commissioner  
Department of Information Technology  
Larry Salley, Commissioner,  
Department of Transportation  
Barbara Dodds, Board of Legislators  
Gerry Bogacz, NY Metropolitan Transportation Council

I. Call to Order

The meeting was called to order at 4:05 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held on January 3 at 4 p.m., February 7 at 8 a.m. and March 7, 2006 at 8 a.m.

III. Adoption of Minutes

Ms. Selin noted that the minutes of the November 1, 2005 meeting should be amended to reflect the following comment; in the Board's discussion of *Patterns*, "Ms. Selin also noted how municipalities often need the revenue created by large developments, and this is an important issue when dealing with municipal cooperation".

The minutes of the November 1, 2005 meeting, as amended, were adopted on a motion by Ms. Selin, seconded by Ms. Pilla and a unanimous consent of the Board.

IV. Chairman's Remarks

Ms. Lewy commended Associate Planner Jeff Williams and the sponsors of the recent program, *Historic Preservation IS Green: Intersecting Preservation and Sustainability*, held on November 18 at the Jay Heritage Center in Rye. She noted that it was energizing to hear about the current efforts to preserve buildings while incorporating green/sustainable designs and technologies. Adaptive reuse was discussed, as well how to avoid potential environmental pitfalls when demolishing or rehabilitating older buildings.

Ms. Lewy noted the recent events regarding the review and approvals for the Ridge Hill Village development in Yonkers. She noted that much of the discussions and debate resulted from the County Planning Board's careful analysis of the project.

Ms. Lewy also noted that the Planning Board will hold a joint meeting with the County Transportation Board on Tuesday, December 20 at 8 a.m. in the second floor conference room at 143 Grand Street, White Plains to discuss the environmental review of the Tappan Zee/I-287 project. The meeting will include a presentation by the project's consultants on the six alternatives being considered.

V. Commissioner's Remarks

Mr. Mulligan pointed out the Department's Budget Overview 2006, which was recently presented to the County Board of Legislators. The budget includes projects which have recently been completed, are underway, and projects which are planned. He thanked Fran McLaughlin who helped pull the materials together. The Department will also be preparing a "Business Plan" to be submitted to the Deputy County Executive, which will include benchmarks for the completion of the Department's many projects.

Mr. Mulligan mentioned that Mr. Peter Q. Eschweiler, former Commissioner of the Department of Planning, will be honored with the Top Honors Award at the Annual Westchester County Senior Citizens Hall of Fame Luncheon to take place on December 9. Mr. Eschweiler will be honored for his efforts in the development of affordable senior housing in the Village of Pleasantville.

VI. Referrals

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

- October 16-November 15, 2005

Ms. Lewy asked about the status of the proposed Ferry Landing project in the Village of Tarrytown. Mr. Mulligan noted that Department staff will be meeting soon with Village staff and officials on the current proposal.

Mr. Griffith asked whether staff will make a presentation to the Board on the Pelham Manor Shopping Plaza in the Village of Pelham Manor, which is proposed to include a Home Depot. Mr. Herbert noted that only a Lead Agency Notification has been sent to the Board and that additional plans and reviews will be reviewed and likely presented to the Board in the future. It was noted that this site is very close to the Home Depot in New Rochelle.

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

VII. Matters for Board Action

A. *Patterns* Update – Discussion with Commissioners of Environmental Facilities, Transportation and Information Technologies

Ms. Lewy welcomed and thanked the three commissioners for attending the meeting, noting that the Board needed their expertise during the upcoming update to *Patterns*.

Mr. Landi, Commissioner of Environmental Facilities, used a slide presentation to give an overview of the department's responsibilities and facilities. He discussed the history of the County's sewer facilities, plants and various support infrastructure. Recent efforts to limit infiltration into sewer lines, including sewer lining projects, were described. He also discussed the upcoming Biological Nutrient Removal (BNR) project for the Long Island Sound plants and noted that the department was now studying various alternatives for the project. He said that BNR is not being studied for the Hudson River plants.

All of the County's plants provide secondary treatment, with tertiary treatment now being studied. Three of the plants are landlocked, which pose a challenge for their expansions and future plans. Mr. Landi also noted that the County is under a consent order from the NYS Department of Environmental Conservation to improve discharge into the Long Island Sound by 2014.

Mr. Landi said that much of northern Westchester is not sewered. Much of these areas are also in the Croton River watershed and are closely monitored for impacts on the New York City reservoir system. There are smaller sewer districts that operate their own plants in this area. Many private septic systems are dumped and disposed of at the County's trunk sewer at its Hawthorne station. Mr. Landi also briefly mentioned the issues regarding the diversion of sewage from areas outside the Peekskill sewer district into the district. Some officials and citizens are objecting to increases of usage at plants in Peekskill and Yonkers. Mr. Landi noted that, overall, there is no immediate need to expand any of the plants to serve future development. The plants were constructed to handle additional usage.

Mr. Salley, Commissioner of Transportation, noted that his department manages the Westchester County Airport, as well as the County's Bee Line Bus System and the Paratransit Bus System. He said that there were no plans to expand the Bee Line System beyond current levels and areas served and noted that expansion of bus lines into northern portions of the county were not feasible due to lack of density to provide riders for the buses. He said that the system's biggest challenge is to serve the growing "span of service" during the day – the hours of the work day have been expanding in the early morning and the later evening hours. He noted that the department is aiming to reduce the age of the bus fleet, as well as adding more buses which are accessible to the disabled. Mr. Salley noted that the creation of new bus lines will not likely influence growth; bus lines traditionally follow development. He noted that commuter train service can influence growth, however. He noted that the bus lines currently have extra capacity to serve growth. He also said that there are models which can predict the amount of bus service required to serve certain amounts of commercial and residential development.

Using a PowerPoint presentation, Mr. Salley discussed the County's operations at the Airport. He showed that there is now a capacity for more flights at the Airport. There has been an increase in corporate and "fractional" airlines, such as NetJets. The operation of the Airport is handled through a contract with a private operator. He outlined the Airport's budget, including expenses and revenues, and discussed funding from the Federal Aviation Administration (FAA). He does not think the FAA will require the Airport to reduce operations levels; in fact, he noted that the FAA has continued to give the County unfunded mandates for projects at the Airport. He also noted that new radar equipment may be purchased and installed at the Airport.



Mr. Salley discussed the upcoming Environmental Impact Statement (EIS) to be prepared to review the impacts of various upcoming security and infrastructure projects at the Airport. Many of the security projects are dictated by the recent Security Master Plan, and the EIS will also serve as an update to the current Airport Layout Plan. He also discussed a major security project now in design that will not be part of the EIS – the Electronic Perimeter Intrusion Detection System. Other projects to be assessed in the EIS include a “Remain Overnight” area for the storage of planes in a central area, vehicle screening checkpoints, passenger and baggage screening improvements, and a new facility to house public safety, security, and firefighting and rescue vehicles, to be located away from the main terminal. Other planning issues to be analyzed in the EIS are the future use of the former Air National Guard area at the north end of the Airport, and the creation of a Green Space Buffer Zone in the western portions of the Airport. He noted that the EIS is scheduled to be completed by late 2006 or early 2007.

Mr. Salley noted that while revenues at the Airport increase, many neighbors and officials would like to further restrict usage of the Airport. He noted that the County can control the number of commercial flights, but cannot restrict the number of private aircraft flights. The current curfew for flights at night and in the early morning is voluntary. Increases in flights are market driven, with recent increases mostly from charter and fractional companies.

Mr. Bogacz, Planning Group Director for the NY Metropolitan Transportation Council (NYMTC), used a brief PowerPoint presentation to give the Board an overview of his agency and the role it plays in the planning of transportation projects in the region. Mr. Mulligan noted that NYMTC has given the region’s counties the ability to come together recently to decide on priorities for future projects that are important for the entire NY Metropolitan area and to discuss planning issues. It is anticipated that a consensus on priorities among the counties will enable them to go after funds as a group rather than competing with each other for limited resources. Mr. Bogacz and the Board discussed the impacts on development, density and traffic of the improvements now being planned for the Tappan Zee Bridge and the I-287 corridor. Mr. Bogacz also briefly discussed a variety of other important transportation projects in the New York City metropolitan region.

Mr. Jacknis, the County’s Chief Information Officer, discussed the County’s role in the evolving and growing network of information infrastructure throughout the county. He said that much investment has already been made by private communications companies in the infrastructure, with ongoing improvements currently being made. Ms. Lewy pointed out that the Board has noted that boxes, wires, towers and other infrastructure have been recently added that caused significant damage to the aesthetics of the county’s communities. Mr. Jacknis said that such additions and excessive equipment would be a temporary trend and that technology will help reduce the size, visibility and burden of such equipment.

Mr. Jacknis noted that the Internet and related technologies have allowed more people to work from their homes, and that such trends will increase in the future. These trends will likely impact development, commuting and traffic patterns. Local truck traffic may increase as more people shop and do business on-line. It was noted, however, that cities continue grow and thrive as employment and cultural centers.

VIII. Adjournment

The meeting was adjourned at 6:35 p.m.

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

Second Floor Conference Room  
143 Grand Street  
White Plains, New York  
Tuesday, December 20, 2005, 8:00 a.m.

**PLANNING BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Christina Selin (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner,  
Department of Public Works

**PLANNING BOARD MEMBERS ABSENT:**

Anthony Landi, Commissioner,  
Department of Environmental Facilities  
Joseph Stout, Commissioner,  
Department of Parks, Recreation and Conservation

**TRANSPORTATION BOARD MEMBERS PRESENT:**

Donald Cecil, Chairman  
Richard P. Biondi  
Thomas L. Clark  
Richard P. Streicher

**PLANNING STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Lukas Herbert, Associate Planner  
Bill Brady, Associate Planner

**TRANSPORTATION STAFF PRESENT:**

Lawrence C. Salley, Commissioner  
Henry J. Stanton, Deputy Commissioner  
Robert Bracchitta, Assistant Commissioner  
Patricia Chemka, Director

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Richard Stiller, Director  
Virginia Johnson, Principal Planner

**OTHERS ATTENDING:**

Marsha Gordon, Westchester Rockland Tappan Zee  
Futures Task Force  
Michael P. Anderson, New York State DOT  
Ed O'Sullivan, DMJM Harris  
Joe Pasenello, Metro-North Railroad  
Arnold Block, Howard/Stein-Hudson Associates, Inc.  
Evan Latainer, Office for the Disabled  
Chris Andritsopoulos, Office for the Disabled  
Murray Bodin, Concerned Grandparents  
Maureen Morgan, East/West Rail Project  
Greg Clary, Journal News

**I. Call to Order**

The meeting was called to order at 8:10 a.m. by Mr. Cecil, Chairman of the Transportation Board.

**II. Update on Transit Strike**

Mr. Stiller gave the Boards a brief update on the status of the New York City Transit Workers' strike which began earlier in the morning. He noted that the County's contingency plans, including the opening of several park-and-ride lots at County facilities, had been put into effect, and that the County was monitoring the situation closely.

**III. Westchester Rockland Tappan Zee Futures Task Force**

Ms. Gordon, of the Westchester Rockland Tappan Zee Futures Task Force, used a PowerPoint presentation to give an overview of the importance of the upcoming review for the proposed improvements to the Tappan Zee Bridge and I-287 corridor. She briefly described the regional nature of transportation planning in Westchester County and the New York City region during the first half of the 20<sup>th</sup> Century. She noted how plans for the bridge will impact the economy, future land uses and quality of life of the County for decades to come. Ms. Gordon emphasized that a new bridge could become an opportunity to increase regional mobility, and, if well designed, can also become a visual icon for the region. She noted the importance of incorporating efficient public transportation into the project plans, and the need for public education and input and wide ranging cooperation between the variety of public agencies involved in the project.

**IV. Tappan Zee Bridge/I-287 Environmental Review**

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Michael Anderson, of the New York State Department of Transportation (NYSDOT), used a PowerPoint presentation to outline the status of the planning and environmental review for the bridge and corridor project. He noted that NYSDOT had recently joined the project to assist two other agencies, the New York State Thruway Authority and Metro-North Railroad, in facilitating the project.

Mr. Anderson noted that the next phase in the process will be the development of a Draft Environmental Impact Statement (DEIS). He noted that the environmental review process, including the preparation of a Final Environmental Impact Statement, and the selection of a locally preferred alternative, will likely be completed by 2008. He outlined the goals and objectives for the project, key issues regarding highway travel, transit and the crossing of the Hudson River.

He explained that a screening process had already narrowed down 150 initial scenarios to 15 scenarios, with six alternatives now being discussed. Alternative 1 is the "No Build" option, which would maintain the bridge and roadways at their current condition. This alternative would cost between \$500 million to \$700 million for bridge repairs with no additional service life. Alternative 2 would be to rehabilitate the bridge, with seismic retrofit and highway and bus transit improvements. This alternative would cost approximately between \$2.0 and 2.5 billion and would add 50 years of service life to the bridge.

Alternative 3 would include a new bridge with highway improvements in Rockland County and a Bus Rapid Transit (BRT) system from Suffern to Port Chester. The bridge would also include special lanes for high occupancy vehicles and other vehicles willing to pay a higher toll to cross the bridge faster (commonly called HOT lanes, or High Occupancy Toll lanes.) This alternative would cost between \$5.0 and 6.5 billion.

Alternative 4A would include a new bridge with highway improvements in Rockland County and a Commuter Rail Line from Suffern to Port Chester. The Commuter Rail Transit (or CRT) line would connect to the Hudson Line in Tarrytown, as well as operate across Westchester County through White Plains, connecting to the New Haven Line in Port Chester. It would offer Orange and Rockland County riders a one-seat ride to employment centers in Westchester, Connecticut, and Manhattan. A new station would be built near the current Tappan Zee Bridge toll plaza. The bridge would also include two HOT lanes. This alternative would cost between \$11.5 and 14.5 billion.

Alternative 4B would include a new bridge with highway improvements in Rockland County, a Commuter Rail Line from Suffern to Tarrytown, and a Light Rail Line (LRT) from Tarrytown to Port Chester. This alternative would include the same new bridge facility as in Alternative 4A and CRT extending from Suffern with a connection to the Hudson Line at Tarrytown. This alternative would cost between \$10.0 and 12.5 billion.

Alternative 4C would include a new bridge with highway improvements in Rockland County, a Commuter Rail Line from Suffern to Tarrytown, and a Bus Rapid Transit System (BRT) from Tarrytown to Port Chester. This alternative is the same as Alternative 4B but with direct rail service from Orange and Rockland Counties to Manhattan and a transfer to a

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new cross-corridor BRT service at the new Tappan Zee rail station for travel eastward to White Plains and Port Chester. This alternative would cost between \$9.0 and 11.5 billion.

Traffic and transit ridership projections will be refined as the review proceeds. A table showed the existing and proposed travel times for the various alternatives. Following a question by Mr. Smith, Mr. Anderson said he will provide better information regarding estimated rail ridership in Westchester County (*ED – I'm not quite clear on Clinton's question and Mike's answer*).

Mr. Anderson discussed how contact with the public will continue throughout the environmental review. Final approval of the selected alternative will rest with the Commissioner of NYSDOT; a consensus will likely be found among the three agencies.

Mr. Anderson noted that project completion is estimated by 2015 at the earliest. Some alternatives will take longer to complete than others. Mr. Anderson said that funding alternatives will need to be looked at during the review; a finance study will be part of the DEIS. An economic analysis will also be included in the DEIS. He noted that local municipalities have the power of changing local zoning regulations and, therefore, can control much of the development patterns and density in the corridor.

Mr. Anderson and the Boards discussed the relationship of this project with the Access to the Region's Core study, which is considering a new tunnel to Manhattan directly from New Jersey. Since that project would potentially provide the crucial one-seat ride to Manhattan for Orange and Rockland commuters, it will be important to coordinate the two projects' reviews. There could be overlap of service should both projects proceed. Mr. Anderson noted that there may be some competition for funding for the two projects. He also suggested speaking with state and federal representatives to help direct funds to the Tappan Zee Bridge/I-287 Corridor project.

Ms. Pilla questioned whether a Bus Rapid Transit System could be initiated on the bridge now to help reduce traffic impacts. Mr. Anderson noted that the system would not help since the buses would end up sitting in the same traffic now being experienced on the bridge. He also noted that increasing the number of lanes switched during the day by the movable median on the bridge would also not help reduce traffic congestion. He noted that congestion pricing, or charging higher tolls at peak times, may be able to be initiated soon. That decision may be made by the Thruway Authority.

Ms. Lewy asked whether two large approved road construction projects in Westchester can be delayed and incorporated into the subject project to save funds, Mr. Anderson noted that the funds for those two projects have already been secured, and the projects should proceed due to safety concerns. The modeling for the subject project considers the benefits of these two approved projects. Ms. Lewy also stressed the role of the County to help get the municipalities involved with this review. She discussed how this project will impact the Planning Board's update of *Patterns*, the County Planning Board's long-range land use policy document.

Ms. Morgan noted the regional importance of this project, as well as the very local nature of many aspects of the project. Ms. McLaughlin stressed the need to coordinate and gain the cooperation of local municipalities. Mr. Anderson recognized the local communities' importance in this project and the need to get them involved prior to the selection of the preferred alternative.

Mr. Cecil thanked Mr. Anderson and other guests attending. Mr. Anderson said that he would be happy to make a similar presentation to other local groups.

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VIII. Adjournment

The meeting was adjourned at 10:15 a.m.