

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, January 3, 2006, 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
Jack Robbins, for Joseph Stout, Commissioner,
Department of Parks, Recreation and Conservation
Ralph Butler, Commissioner,
Department of Public Works

BOARD MEMBERS ABSENT: Joseph Stout, Commissioner,
Department of Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Gina D'Agrosa, Director, Water Agency
Deborah DeLong, Director of Housing
Fran McLaughlin, Director of Administration
Lukas Herbert, Associate Planner
Larry Kelly, Associate Planner
Bill Brady, Associate Planner

OTHERS ATTENDING: Sal Carrera, Director of Real Estate/Economic Development
Barbara Dodds, Board of Legislators

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 at 8 a.m. on February 7, March 7. and April 4.

III. Adoption of Minutes

The minutes of the December 6, 2005 meeting were adopted on a motion by Ms. Pilla, seconded by Ms. Selin and a unanimous consent of the Board. Mr. Douglas abstained from the matter since he did not attend the December 6 meeting.

IV. Chairman's Remarks

Ms. Lewy welcomed the Board members and staff back from the holidays, and wished all a Happy New Year.

V. Commissioner's Remarks

Mr. Mulligan noted that the Board had been provided a copy of the Department's 2006 Calendar and said that all staff participated in its preparation. He also noted that several copies of the printed version of the new Databook were available for the Board to review, and that the Databook is available free on the Department's website. He thanked Michael Lipkin and Ed Buroughs for their work on preparing and editing the document.

Mr. Mulligan reported that the vacant mansion at the County-owned Stokes Greene property in the Town of Cortlandt burned down over the New Year's holiday weekend. Mr. Butler said that investigators found indications that it was caused by arson, and that they will continue their investigation. Mr. Mulligan noted that the County purchased the 120-acre property in 1991. Approximately 100 acres was dedicated as parkland, with 20 acres designated for general municipal purposes. The County has been in the process of conveying an approximately 8-acre portion of the 20 acres to the Town of Cortlandt for use as parkland including the mansion which was scheduled to be razed by the Town. The remaining property is being sold to the NYC Department of Environmental Protection for watershed protection purposes. The conveyance to the Town and the City will continue as planned.

Mr. Mulligan informed the Board of the recent death of Stephen Whetstone, the Commissioner of Planning and Development for the City of Yonkers. Mr. Mulligan noted that Mr. Whetstone played a key role in helping the staffs of the City and County Planning Departments work more closely together on key planning issues. He will be sorely missed.

Mr. Mulligan also told the Board of the passing of a former Planning staff member, Edith Donenfeld. Ms. Donenfeld, who retired several years ago, administered contracts for the Department. She will be missed by the many County employees who worked with her.

VI. Referrals

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

- November 16-December 15, 2005

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Ms. Selin, seconded by Ms. Pilla. Mr. Smith asked that he be recused from the following project in the Village of Pleasantville: PLV 05-004 26 Bedford Road.

VII. Matters for Board Action

A. Sale of Property for Affordable Senior Housing at Court and Quarropas Streets, City of White Plains

Mr. Mulligan described the recent Request for Proposal (RFP) that the County issued to select a developer of senior affordable housing on the County-owned site at the southwest corner of Court and Quarropas Streets. The selected developer, the Hellenic American Neighborhood Action Committee (HANAC) and the Bluestone Organization, was chosen by an interdepartmental committee of county officials who felt this team best met the requirements of the RFP and had the qualifications to make this a model project for the County, the region and the country. The combination of their expertise in operating similar senior developments, their ability to finance the project, their partnership with a group experienced in the development of green buildings and their enthusiasm and commitment to do a first rate project clearly distinguished their proposal from others.

Mr. Carrera outlined the upcoming steps for the site to be developed, including approval of the sale by the Board of Legislators, agreements with the selected developer, approvals from the City of White Plains to be obtained by the developer, sale of the property to the developer and development of the facility. He also expressed hope that no lawsuits would develop as a result of approvals required from the City.

Mr. Kelly outlined the proposed project, which will include 15 stories, 200 units and 139 parking spaces. The project will include green building technologies, a high level of architectural design, smart building technology, accommodations for seniors with disabilities and an intergenerational center. Mr. Kelly provided background on the development team and their experience.

Mr. Carrera discussed how the \$1.56 million price to be paid by the developer for the property was determined. The use of the first floor for an intergenerational center was discussed as well as the overall project financing, including low income housing tax credits. The County has notified the developer that no further County subsidies beyond a reduced property sale price will be provided.

The Board adopted a resolution supporting the plan to sell the property to the developers for the development of this affordable housing project on a motion of Mr. Douglas, seconded by Mr. Smith.

VIII. Matters for Board Discussion

A. *Patterns* Update – discussion of Economic Development with Director of Real Estate

Mr. Carrera discussed his role as the County's Director of Economic Development. He noted that his main goal is to encourage business to invest in Westchester, particularly by purchasing or leasing of office and commercial space. He pointed out the significant reduction of office vacancy rates during County Executive Spano's tenure and predicted that vacancy rates would lower even further in the coming year. He also said that there were now fewer large office spaces available, and that future office developments will likely not be very large.

Mr. Carrera also serves as staff to the Westchester County Industrial Development Agency, which provides tax incentives for businesses that invest in the County. He described some of his office's techniques in attracting such businesses. He then pointed out some of the larger corporations recently locating here, with thousands of employees relocating to the County, and the resulting economic benefits of these relocations.

Board members and Mr. Carrera discussed several planning issues and how these issues relate to his role. On the topic of the proposed improvements to the Tappan Zee Bridge and I-287, Mr. Carrera recognized that he had no direct role in the planning process, though he noted that the most important office developments are those located along the I-287 corridor. The growth of retail activity in such areas as Central Avenue was discussed as well as the impacts of telecommuting.

Mr. Carrera then updated the Board on the previously proposed development of biotechnology uses at the Valhalla Campus at Grasslands. He noted that respondents to an RFP issued by the County did not satisfy the County's expectations.

Mr. Carrera also briefly described some of his office's efforts in bringing businesses into the County's cities. It was recommended that the County meet with the Mayors of the County's four cities to discuss their needs and strategies for economic development. Mr. Carrera noted that his research shows that all of the current and proposed residential development in the cities can be absorbed by the market. He also said that there will likely be an increase in the number of senior developments and that the County should push to have affordable units included in such developments.

B. *Patterns* Update – discussion of Croton Plan

Ms. D'Agrosa discussed the Croton Plan for Westchester, The Comprehensive Croton Watershed Water Quality Protection Plan. The draft Plan has been reviewed by the 10 municipal watershed partners and NYC Department of Environmental

Protection. Upon inclusion of NYCDEP's comments into the draft document, it will be released for public review. A copy of excerpts from the draft Plan was provided to the Board.

Ms. D'Agrosa noted that the Plan, which covers one of the *Patterns* subregions, is generally consistent with recommendations in *Patterns*, though it is more focused on water quality issues and the community character of the northern Westchester towns. The Plan has over 50 recommendations to improve water quality in the Croton watershed. Several important issues raised in the Plan include wastewater treatment, development controls to reduce water quality impacts, and the preservation of open space and agricultural lands. She noted that the town supervisors had raised issues regarding their ability to provide affordable housing without having the ability to meet the infrastructure needs usually associated with affordable housing.

Ms. D'Agrosa noted a trend in the increase in the amount of impervious surfaces associated with single-family residential development. It was noted that regulations and high costs have often led to the construction of many large single-family homes within the watershed area. Mr. Buroughs said that although the northern municipalities have a long tradition of shaping development through stringent environmental regulations, there has been a recent trend in questioning the extent of those regulations to control use of private property. Many municipalities have also made the purchase of open space properties a priority. It was also noted that the largest infrastructure items impacting growth in the region include sewer, transportation and water.

C. *Patterns* Update – general discussion

Mr. Mulligan reported on his recent contact *Patterns* for Progress, with a group from the mid-Hudson Valley which has written reports regarding the future of the Hudson Valley and the region's relationship to the global environment. He also noted an upcoming meeting with the NYS Department of Transportation to discuss upcoming and potential projects in the State's Transportation Improvement Program (TIP). It was agreed that Planning staff would look into mapping the various TIP projects. Mr. Mulligan pointed out a draft map of traffic volumes recently updated by the Department.

IX. Adjournment

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

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, February 7, 2006, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)
Marcus Griffith (City)
Milagros Lecuona (City)
David Menken (Town)
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)
Eileen Pilla (Village)
Christina Selin (City)

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Fran McLaughlin, Director of Administration
Lukas Herbert, Associate Planner
Chris Gomez, Planner
Kay Eisenman, Environmental Planner

OTHERS ATTENDING: Terry Masterson, Office of the County Executive

I. Call to Order

The meeting was called to order at 8:20 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held at 8 a.m. on March 7, April 4 and May 2, 2006.

III. Adoption of Minutes

The minutes of the January 3, 2006 meeting were adopted on a motion by Mr. Menken, seconded by Commissioner Landi and by unanimous consent of the Board.

IV. Chairman's Remarks

Ms. Lewy welcomed new Board member Milagros Lecuona, an architect from White Plains who has been active in a number of associations and boards, and brings a wide breadth of experience to the position. After introductions, Ms Lecuona thanked the Board and expressed her pleasure at the opportunity to be appointed to the County Planning Board.

Ms. Lewy briefly discussed the letter regarding the Tappan Zee Bridge/I-287 alternative analysis which was sent out by the Westchester Rockland Tappan Zee Futures Task Force, of which Ms. Lewy is a member. The letter makes recommendations to the study agencies on items to include or address in the forthcoming environmental impact statement. Board members discussed issues related to transit in the county and compared it to the plans for a new tunnel between Manhattan and New Jersey under the Hudson River which would have the potential to improve train service to midtown from west of the Hudson in Rockland and Orange counties.

Ms. Lewy thanked staff for the good work done on the Referrals summary received in the planning board packet. She also encouraged members to attend the upcoming WMPF Land Use Training sessions in March, to be held at Pace University Graduate Center.

V. Commissioner's Remarks

Commissioner Mulligan introduced Terry Masterson from Economic Development in the Office of the County Executive, who is joining the Planning Department staff. Mr. Masterson will take on a number of responsibilities including assistance in managing the update of *Patterns*. Mr. Mulligan said Mr. Masterson is very knowledgeable about county issues and will be a major asset to the Department.

Mr. Mulligan said he will be part of a panel of speakers on February 8 at the Westchester Arts Council, on the subject of sustainable development versus sprawl. The session is part of a countywide, month-long examination of the issue of suburbia, including the arts and film.

VI. Referrals

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

- December 16, 2005-January 15, 2006

The Board voted to ratify the actions of staff taken in response to referrals on a motion of Mr. Griffith, seconded by Mr. Menken. Mr. Smith abstained on referrals pertaining to the Town of New Castle and Village of Pleasantville.

B. Current Referrals

1. WHP 06-003 – Pinnacle & 260 Main Street, Draft Environmental Impact Statement, City of White Plains

Mr. Gomez used a PowerPoint presentation to illustrate his remarks regarding this proposed Pinnacle project. He said that a public hearing had been held at which the site plan was discussed. The project site is over an acre on the south side of Main Street, east of City Center and is part of an urban renewal district where transfer of development rights is being used.

Mr. Gomez described current conditions along Main Street in the area of the project. The Pinnacle project will be 22 stories with 139 condos and 260 Main Street will have 50 affordable rental units and five retail areas. He said that Department staff feels that there should be a better mix of affordable units as most units offered are studio or one-bedroom apartments. There are also concerns about the configuration of the plaza area, with access from the café to the outdoor seating needing improvement. Traffic calming is another issue to be considered. During construction, public bus transportation will be affected and currently there is not enough information about how the closures will affect riders.

Mr. Gomez said that the Pinnacle design may raise concerns about the setback and the spatial relationship between the tower and base. He noted that the project is consistent with *Patterns*, that the affordable housing component is within its recommendations and that the planned “green building” techniques are good. Staff recommends installing bike racks and better public parking.

Commissioner Landi commented on the problem of wastewater treatment, saying the City should be encouraged to address the issue of no-net-increase because of the potential of additional flows into Long Island Sound resulting from the higher density. As plants cannot realistically be expanded, municipalities need to address infiltration and inflow which some municipalities, such as New Rochelle have already done.

Members made several points in their discussion of the project. Ms. Lewy disagreed with the observations that the tower design should be re-considered. She opined that the architect has done a good job of introducing new design elements from the streetscape to the "green" roof and that the

setback could actually be seen as an enhancement. Mr. Gomez noted that the setback was also required by zoning. Ms. Lecuona noted that there could be concern with the steep pitch of the roof which could result in ice dropping rapidly in the winter. The issue of affordable housing units was also of concern as members were not satisfied that there was enough diversity among the units.

2. NOC 05-011 – Moratorium, Planning and Zoning Study, Draft Environmental Impact Statement, Town of North Castle

Mr. Herbert said that the Town has been under a moratorium for the past 18 months. Planning staff is supportive of actions to implement the Town's comprehensive plan.

The proposed action involves zoning map and text amendments along with other planning and regulatory changes. The moratorium period was used to conduct a townwide study, which resulted in the proposed regulatory changes now being considered.

Mr. Herbert noted one concern was the lack of attention paid to promoting or providing opportunity for new affordable housing. He said, that based on the Department's records, North Castle has not provided any units of affordable housing under the housing allocation program advanced by the Westchester County Housing Opportunities Commission. The Town's fair share, updated as of 2005, is the provision of 707 affordable residences. He said that the Planning Board should recommend that the Town give consideration to 1) allowing for increased residential development within and near existing hamlet centers subject to the inclusion of a mandatory percentage of units to be designated affordable, 2) requiring that a percentage of units in all residential developments including subdivisions consist of affordable units or that an appropriate fee in-lieu-of be paid and 3) requiring a mandatory percentage of affordable units under the regulations of the proposed senior citizen housing floating zones. He also said that the board should recommend that the Town's proposed floating zone requirements for senior citizen housing be revised to require a mandatory percentage of affordable units.

The Planning Board members expressed support for the staff recommendations.

VII. Matters for Board Action

- A. Amendments to the FY2004-2008 Consolidated Plan for the Urban County Consortium

Ms. Drummond discussed the Consolidated Plan and reminded members that Westchester's four largest cities receive their own CDBG funds. One municipality,

Mount Pleasant, does not belong to the Consortium. Funds have been reduced in the proposed FY 2007 federal budget to \$5.9 million, down \$1.1 million from \$7 million. Ms. Drummond reminded members that CDBG was not conceived as a poverty program but rather as a way to sustain communities, which in Westchester often means repairing or replacing very old infrastructure. She said that priorities in this funding cycle are for affordable housing, comprehensive neighborhood revitalization and social services, particularly in the area of childhood obesity. She also briefly described the process of application and told members that applications came from 32 municipalities, 28 non-profits, nine of which were new agencies. There were a total of 167 applications.

She described constraints on funding such as the fact that at least 70% must go to low/moderate income projects. Applicants are also considered in terms of their ability to perform, to make good on proposed projects and to use their allocated monies. There were 80 successful applications. Projects to be funded include the expansion of Riverwalk, access to transportation, mitigation of flooded areas and after-school programs.

The 10 neediest Westchester communities are receiving 66% of the funding, with 1.6% of funds going to the 10% least neediest communities.

The Board adopted a resolution approving the two amendments to the Consolidated Plan on a motion of Mr. Griffith, seconded by Mr. Stout, with Mr. Smith abstaining.

B. Planning Board Report on Board of Legislators Additions to the 2006 Capital Budget

Mr. Natarelli asked for support for adoption of the Report on additions to the Capital Budget. These projects were added to the Capital Budget by the Board of Legislators during the budget deliberations in November and December 2005. They were not reviewed by the Planning Board during the Board's capital budget deliberations last summer. The Board had been mailed brief descriptions of these various projects.

The Board supported the Report on the additions to the budget on a motion of Mr. Griffith, seconded by Mr. Landi.

C. Disposition of Four Residual Parcels

Mr. Hoffmeister briefly discussed disposition of surplus County-owned parcels, totaling 3/4 of an acre. The group of parcels contains two parcels that are part of the Putnam Right-of-Way, one residual parcel that was acquired as part of the parkway assemblage and one property that was part of a road right-of-way. None of the properties is needed for current or future use by the County and all are proposed to

be sold to adjacent landowners who have agreed to purchase the sites at fair market value.

The disposition was supported on a motion of Mr. Smith, seconded by Mr. Griffith, with Commissioner Landi disclosing his personal knowledge of Greystone Holdings without any actual involvement.

D. B006A, Utility Reinforcement, Fire Training Center, Valhalla Campus, Capital Budget Amendment

Mr. Hoffmeister discussed the proposed capital budget amendment for the enhancement of the electrical system at the Valhalla campus to accommodate additional loads from new construction on the campus.

The Board supported the amendment on a motion of Mr. Griffith, seconded by Mr. Smith.

E. B0021 MOB Modernization, Capital Budget Amendment

Mr. Hoffmeister discussed the proposed capital budget amendment for upgrades to the Information Technologies work areas at the Michaelian Office Building.

The Board supported the amendment on a motion of Mr. Griffith, seconded by Mr. Smith.

F. Tree Removal Permit, DPW Staging Area, Westchester County Airport

Mr. Natarelli used an aerial photo and plans to describe the proposed removal of 66 trees at the Westchester County Airport as part of the proposed capping of a former staging area. The site is an acre in size and drains into Rye Lake. The area has contaminated soils and is in need of remediation, therefore, the landfill on the site will be capped after clean-up is performed. New trees and shrubs will be planted in another location of the airport as part of the remediation for the tree removals, at an existing detention basin near Hangar E. The Board requested a slight change in the resolution and approved the issuance of the tree permit.

The Board adopted a resolution for the approval of the tree permit request to remove the trees in question and the tree remediation plan, as revised based on the discussion, on a motion of Mr. Griffith, seconded by Mr. Stout.

VIII. Matters for Board Discussion

A. Discussion of *Patterns* Update with Milt Hoffman, former Editor, Journal News

Mr. Hoffman was welcomed to the meeting. He had been a reporter and editor of the Journal News for 50 years, and reread *Patterns* in light of today's meeting. Mr. Hoffman said that *Patterns* seems to be working and has changed the face of planning in the county. He felt that although it should not be changed, additions should be made to include new areas, particularly transportation, energy, Grasslands Reservation and historic preservation.

On the issue of transportation, Mr. Hoffman felt that the Tappan Zee Bridge should be boldly discussed and a strong stand taken for an east-west rail connector. He felt that this east-west connector should only have stations at the three existing north-south lines. He also made a strong plea for rebuilding roads for safety in the north county, namely east/west and diagonal roads such as Route 22. He felt that these dangerous, winding thoroughfares contribute to deaths on the roads, particularly of teenagers, who need to drive because of lack of transportation but don't have much experience.

Mr. Hoffman said he felt that energy issues need to be included in the new *Patterns* update. Simple conservation won't solve our problems and nothing concrete has been proposed for the county.

Grasslands Reservation is a county treasure and should be preserved without the "nibbling" of the Reservation. It should not be used for economic development. It was originally planned for social services and should remain that way. He felt it deserved and needs a Master Plan.

On another subject, Mr. Hoffman noted that historic preservation boards have multiplied in the past decade and that some encompass a broader range of design topics. He said that these boards could use assistance and guidance.

Mr. Hoffman said that he has been impressed with the comments of the County Planning Board on land use matters that are referred to the board by municipalities. He recommended that the board seek a higher profile for these reviews so that more residents are aware of the comments.

Members discussed his ideas and proposals and were particularly interested in his comments about straightening roads in the north county. Mr. Buroughs mentioned intermunicipal cooperation among the five regions of the county and said that this led to the formation of 911 and improvements to the bus system. It was suggested that the County hold a forum to discuss the safety of its roads which could lead to an intermunicipal effort.

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Mr. Hoffman gave a brief history of the Gannet newspaper corporation. He also gave the Board a copy of an old report on the original siting of the United Nations, which at one point was proposed to be built in Westchester, and which mentions the County Planning Commission as it was known then.

Ms Lewy thanked Mr. Hoffman for his informative and fascinating discussion and invited him back whenever he could come.

IX. Adjournment

The meeting was adjourned at 10:45 a.m.

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WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room
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Tuesday, March 7, 2006, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)
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Department of Public Works

BOARD MEMBERS ABSENT: Eileen Pilla (Village)

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
Fran McLaughlin, Director of Administration
Patrick Natarelli, Chief Planner
Lukas Herbert, Associate Planner
Terry Masterson, Director, Research

OTHERS ATTENDING: Dr. Joseph Hankin, President, Westchester
Community College
Marge Glusker, Vice President and Dean, WCC
Fred Boyar, V.P. & Dean Administrative Services, WCC
Robert Cirillo, Superintendent, Buildings & Grounds, WCC
Kevin Garvey, Director, Physical Plant, WCC
Pamela Geraghty, Assistant Director, IT, WCC
Talbert Spence, Assistant Dean, Continuing Education, WCC
Louis Torrieri, Director, Fiscal Operations, WCC
Barbara Dodds, Board of Legislators
Bernard Thombs, Mt. Pleasant

I. Call to Order

The meeting was called to order at 8:04 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings will be held at 8 a.m. on April 4, May 2 and June 13, 2006.

II. Adoption of Minutes

The minutes of the February 7, 2006 meeting were adopted on a motion by Mr. Clinton, seconded by Ms. Lecuona and by unanimous consent of the Board.

IV. Chairman's Remarks

Ms. Lewy opened the meeting by introducing Milagros Lecuona as a new member of the Board and welcoming Bernard Thombs of Mt. Pleasant as a prospective member of the Board.

V. Commissioner's Remarks

None

VI. Matters for Board Information

A. WCC Presentation of 2006/07 Requested Capital Budget & Five Year Plan

Dr. Hankin introduced his staff and thanked all for the opportunity to discuss the College's requested 2006/07 through 2010/11 capital program. Marge Glusker, Vice President reviewed the proposed Capital projects with a power point presentation. Eight projects were reviewed with a total value of \$24. 2 million.

§ \$3.04 million requested for **WCC-44 – Classroom Building Renovation**. This renovation project provides physical improvements such as heating plant upgrades, fire alarm and lighting improvements.

§ \$4.046 million requested for **WCC-62 – A/C Equipment and CFCs Replacement**. This project addresses changes to air conditioning systems.

§ \$2.06 million requested for **WCC-67 – Health Science Building Renovation**. This project includes replacement of boilers, HVAC equipment and electrical system upgrades.

§ \$2.4 million requested for **WCC-68 – Administration Building Renovation**. This project will upgrade the building systems, interior finishes and power supply upgrades for computer usage.

§ \$3.9 million requested for **WCC-70 – Physical Education Building Renovation**. This project calls for replacements of the utility plant and HVAC equipment along with lighting fixture replacement.

§ \$3.1 million is requested for **WCC -71 – Satellite Space Improvements**. This project provides funding for new technology at offsite locations.

- § \$5.1 million requested for WCC-73 – Technology Upgrade This project funds the long-range plan to purchase computer equipment and peripherals, hardware and other multimedia equipment.
- § \$375,000 requested for WCC-74 - Planning Studies These are funds for feasibility studies to help plan for future capital projects.

Ms. Glusker continued the presentation with a review of the major satellite campuses/extension centers for WCC in Ossining, Mount Vernon, Peekskill and Yonkers. The Peekskill center contains computer labs for new media arts with general education courses, Mount Vernon focuses on small business development, culinary arts and liberal arts and Yonkers focuses on information technologies.

After the presentation, Board members engaged Dr. Hankin and staff in conversation about the proposals and the community college in general. Ms. Lewy raised some observations about the overall design consistency of architectural elements on the Valhalla campus. Dr. Hankin offered Ms. Lewy and the Board a tour of the campus to review their questions. Ms. Lewy made some observations about the sizes and locations of parking lots. Dr. Hankin responded that all lots are kept small and unobtrusive while Ms. Glusker pointed out that the campus has a good pedestrian pathway system.

Mr. Douglas asked for some comments on how the satellite extension centers are performing. Dr. Hankin stated that Peekskill is doing very well, Yonkers has some challenges and they are looking into a location in Port Chester to serve the Long Island Sound area.

Mr. Douglas asked about what the future academic fields the community college is considering. Dr. Hankin stated that all the WCC and SUNY campuses were focusing on different curriculums. Ms. Glusker mentioned entrepreneurship, small business and communication skills. Mr. Landi asked about the current tuition situation. Dr. Hankin discussed how tuition increases are a double-edged sword which causes many students to defer their education.

Commissioner Mulligan asked Dr Hankin to elaborate on his comment regarding facility improvements for night time use of the campus. Dr. Hankin responded that these efforts are focused on lighting of parking areas and pathways and that lighting quantity and quality is frequently reviewed through observational walks around the campus. Mr. Thombs commented on how lighting and security policies should be linked into a good security and emergency plan. Dr. Hankin acknowledged the importance of these issues.

B. Empire State Games, Discussion with Commissioner Joseph Stout, Department of Parks, Recreation and Conservation

Commissioner Stout provided an overview of the New York State Empire Games which will be held in Westchester July 24-27, 2007. Westchester County has been

awarded the games after a wide-ranging advocacy effort lead by the County Executive. The games are the nation's largest amateur athletic event involving over 6,000 athletes and coaches and over 12,000 spectators who will generate \$12 million in consumer spending. Mr. Stout reviewed his department's efforts to make a number of County and locally-owned athletic facilities ready for the games. Scarsdale schools will be opening up their pools for competition. The opening ceremonies will be held at the Kensico Dam Plaza in Valhalla, with the media and field operations will be housed at the County Center.

VII. Referrals

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

- January 16, 2005-February 15, 2006

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

B. Current Referrals

1. TTN 06-001 – Ferry Landings, Final Environmental Impact Statement, Village of Tarrytown

Mr. Buroughs noted that the Village of Tarrytown had recently adopted a Statement of Findings for this project and that revised plans of the project would be forwarded to the Board. He briefly noted several changes to the plans. Ms. Lewy asked about the status of the asphalt plant at the site and the Castle Oil facility at the site. Mr. Buroughs and Mr. Douglas gave some background on these sites.

VIII. Matters for Board Action

A. Empire State Games, Capital Budget Amendment: RGIP9, General Infrastructure Paving and Resurfacing; RKD01, Kensico Dam Plaza Infrastructure

Mr. Williams briefed Board members on the details of the capital improvements required for the Games. Mr. Stout said there were no other additional capital requests pending. He also indicated that New York State would be supporting the games in the amount of \$2 million with \$450,000 from Westchester along with volunteers, assistance from the Department of Transportation. Mr. Stout said there were no facility upgrades planned at the various event sites. He also pointed out that the County Tourism Office along with the Westchester Business Council and Westchester County Association would be promoting the games.

Mr. Williams described two of the Capital Budget Amendments requested by the Parks Department which will provide funds for improvements at two parks for the Games. \$2.1 million has been requested for a comprehensive repaving project at the parking lots at Glen Island Park in New Rochelle as part of RGIP9, General Infrastructure Paving and Resurfacing. Several water sport events will take place at the park. The repaving project was already in the capital program and is requested to be moved up.

\$2.5 million is requested as part of RKD01, Kensico Dam Plaza Infrastructure. The opening ceremony will take place at the Dam Plaza in Valhalla and funding is requested for needed site work at the heavily used park, including parking lot repaving, and pathway, gate and fence improvements.

Mr. Williams also described a third Capital Budget Amendment for an additional \$100,000 in improvements at the Playland Ice Casino. He noted this Capital Budget Amendment did not require any action or resolution by the Planning Board.

The Board approved the two Capital Budget Amendments on a motion from Mr. Smith, seconded by Ms. Lewy.

B. RCC10 County Center Site Work, Capital Budget Amendment

Mr. Mulligan gave some background and introductory remarks along with Mr. Stout regarding the proposed rehabilitation to the County Center Parking lot in White Plains. A new lot of approximately 600 spaces will be constructed; the existing lot has approximately 800 spaces with additional temporary spaces. Mr. Zaino reviewed the details of the site work to the parking lot and surrounding area discussing drainage improvements, tree lines and connections to trails alongside the river. Also reviewed were the pedestrian connections to the White Plains train station. Mr. Stout noted that the County Center lot was never a real parking lot and grew over the years without proper planning and infrastructure. Commissioner Landi asked if the Grove Street extension was inactive and Mr. Mulligan responded that it is dormant and the City of White Plains may be asked to start all over again with New York State if they wish to pursue this project..

Ms. Lewy opened a conversation about the traffic flow dynamics of the road intersections surrounding the county center parking covering the intersections of the parkway with Route 119, Central Avenue and the traffic rotary in front of the County Center. Suggestions were made about alternate road alignments and parking options. Mr. Zaino pointed out that the road designs for this area date back to the 1920s, so major changes would be problematic.

The Board approved the Capital Amendment on a motion by Ms. Lewy and seconded by Ms. Selin

C. Acceptance of 2005 Annual Report: Referrals to the Westchester County Planning Board

Ms. Lewy noted that the report was excellent and suggested that the report be sent out every year to inform those interested about the activities of the Board. Ms. Lewy also noted that summary of the Board's comments included for the Sleepy Hollow Lighthouse Landing did not mention the project's impacts upon the nearby Barnhart Park. Mr. Herbert noted that this issue was included in the letter but was not included in the summary. He will revise the summary to include this comment. Mr. Buroughs also noted that in 2005 at least one referral was received from every municipality in the County, the first time in many year that this has occurred.

The Board voted to accept the report on a motion by Mr. Stout and seconded by Ms. Selin.

IX. Matters for Board Discussion

A. *Patterns* Update, Discussion with Dr. Joseph Hankin, President, Westchester Community College

Dr. Hankin opened his remarks with a dialogue with Ms. Lewy about public transportation and highway congestion on the major county corridors. Ms. Lewy asked about public transportation services to the Valhalla campus. Dr. Hankin pointed out that WCC works closely with the County Transportation Department on bus route efficiencies but that it is a two-hour bus ride from Mount Vernon to Valhalla. Dr. Hankin stressed the prevalence of full and part time students who work in addition to their studies. Dr. Hankin also acknowledged Ms. Lewy's questions about the difficulties of driving to school and dealing with the Tappan Zee Bridge. On another topic, Dr. Hankin pointed out that WCC has many resources to help Westchester County in its economic development attraction and retention efforts.

Ms. Selin asked Dr. Hankin several questions about how students are trained for employment and then linked and tracked to eventual hiring outcomes. Dr. Hankin responded that WCC lists over 4,400 jobs and that although no formal tracking audits are conducted, much anecdotal evidence exists. He pointed out that the editor of Parade Magazine and a vice president of Northwest Airlines are WCC graduates. Ms. Selin asked for the percentage of students who go on to four-year colleges and Dr. Hankin said 70%. Dr. Hankin noted over 100 colleges attend an annual fair sponsored by WCC in order to recruit WCC students. Dr. Hankin also pointed out the resource value of the planned "Gateway Center" which will provide a broad range of services to immigrants seeking to be acclimated and educated in Westchester. Dr. Hankin noted that over 60% of students are full time students and that over 80% of students live in Westchester. He said that there was no recorded percentage of students who drive to school. Dr. Hankin also noted that the average age of students was up.

Ms. Lecuona inquired about mold issues at the Virginia Marx Children's Center. Dr. Hankin pointed out that the center had been closed for a thorough cleaning followed by an audit.

Ms. Lewy raised some questions about the actual size of the Valhalla campus and the question of non-College acreage. Dr. Hankin pointed out that the total campus comprised 368 acres with 240 acres currently in use by WCC but that 116 acres are for general municipal use by Westchester County. Dr. Hankin pointed out a document "Exhibit A" which is missing that could provide additional definition to this question. Mr. Mulligan said he believes the Planning Department has a copy of this exhibit and can share it with the College.

Ms. Selin asked about population projections. Dr. Hankin responded affirmatively saying that WCC is growing faster than Westchester County as a whole. The College serves over 50 ethnic groups with a large Hispanic population. Dr. Hankin said he looked forward to the opening of the Gateway Center as a way of helping ethnic groups become integrated into Westchester educationally, culturally and socially.

Board members thanked Dr. Hankin for his comments and answers to questions of concern.

At this time, Ms. Lewy summarized some e-mail communications with Mr. Robert Weinberg of the Robert Martin development organization. Ms. Lewy stated that Mr. Weinberg felt that many developers need more direction, guidelines and faster reviews and approvals for their project applications. Ms. Lewy suggested that training and education for local land use boards be accelerated through the Westchester Municipal Planning Federation (WMPF) which is operated Planning Department staff support. Ms. Lewy asked why such training is not mandatory. Mr. Burroughs responded that legislation is pending in Albany that will require at least four hours of training per year but each municipality will have an "opt out" provision. Ms. Selin discussed two articles in the New York Times February 16 and January 22 covering important regional and demographic trends.

Ms. Lewy commented that the Board expects to be soliciting comments and input on the proposed update of *Patterns* through five regional meetings within Westchester starting this Fall. Ms. Lewy stated that this timetable might be too quick but worth working toward. Dr. Hankin said that it was important to keep *Patterns* timely.

X. Adjournment

The meeting was adjourned at 10:25 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, April 4, 2006, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)
Dwight Douglas (City)
Marcus Griffith (City)
Milagros Lecuona (City)
David Menken (Town)
Eileen Pilla (Village)
Clinton Smith (Town)
Bernard Thombs (Town)
Ralph Butler, Commissioner,
Department of Public Works
Anthony Landi, Commissioner,
Department of Environmental Facilities
Dr. Jack Robbins, Deputy Commissioner,
for Joseph Stout, Commissioner, Department of
Parks and Recreation and Conservation

BOARD MEMBERS ABSENT: Chris Selin (City)
Joseph Stout, Commissioner
Department Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
Deborah De Long, Director of Housing
Fran McLaughlin, Director of Administration
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Ed Hoffmeister, Associate Planner
Chris Gomez, Planner
Liz Cavorti, Assistant Planner
Terry Masterson, Director, Research

OTHERS ATTENDING: None

I. Call to Order

The meeting was called to order at 8:13 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are set to be held at 8 a.m. on the following Tuesdays: May 2, June 13 and July 11.

Ms. Lewy suggested that the Board adjust the date and time of the regular June meeting to coincide with the Capital Project Committee departmental presentations scheduled for Monday June 12. Board members will be canvassed to keep the scheduled date and time or to reschedule to either a noon Board meeting before the Capitol presentations from 2-3:30 p.m. or a 3:30 p.m. Board meeting after the presentations.

III. Adoption of Minutes

The minutes of the March 7, 2006 meeting were adopted on a motion by Mr. Douglas, seconded by Mr. Menken and by unanimous consent of the Board. Ms. Pilla abstained.

IV. Chairman's Remarks

Ms. Lewy welcomed Mr. Bernard Thombs to his first meeting as a member of the Board.

Ms. Lewy opened the meeting by commenting on the continuing Tappan Zee Bridge/I-287 Environmental Review. She suggested that a meeting may be timely to review the six alternatives that are now being studied in a draft EIS. Of particular importance are the concepts for routing transit lines across Westchester County. Ms. Lewy reported on a productive meeting held on March 31 between the County Executive's Task Force and the study agencies. The agencies announced a very aggressive schedule for the EIS process. She also noted that whereas the Task Force encouraged the agencies to plan for a 50 year timeframe, they responded that they must adhere to the regional travel model operated by NYMTC which has 25 to 30 year horizon. Mr. Douglas raised a question about the light rail option. Ms. Lewy stated that the light rail option had been removed from the options being considered in Rockland County but remains for Westchester. Ms. Pilla questioned this decision and stated that the total value of light rail would be diminished if it only operated east from Tarrytown. Mr. Douglas asked about common links between updating *Patterns* and the study. Mr. Mulligan said these studies would need to be on a parallel track.

V. Commissioner's Remarks

Mr. Mulligan briefed the Board on the "Global Hudson Valley Initiative," a regional effort to analyze the future of the valley. A detailed brochure was distributed. The initiative is sponsored by "Pattern for Progress" a long-standing Hudson Valley organization devoted to research and regional advocacy. Michael DiTullo, the President of Pattern will attend the May Board meeting and give a short presentation. Mr. Mulligan noted that he has participated in the Hudson Valley Planners Group, organized by Pattern, where the planning directors of neighboring counties meet quarterly. He said that they often look to Westchester as a leader and key contributor to the valley's growth and development.

VI. Referrals

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

- February 16, 2005-March 15, 2006

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

B. Current Referrals

1. MTV 06-001, The Alexander, Draft Environmental Impact Statement City of Mount Vernon

Ms. Cavorti provided the Board with a PowerPoint presentation on “The Alexander,” a \$40 million 19-story luxury mixed use building to be located on Sanford Boulevard with 199 units of one and two bedroom units with an average sales price of \$500,000. The property will include ground floor space for up to three retail tenants, a 250-car underground garage, a fitness area, swimming pool and a small outdoor recreation area. The project would be built on the grounds of a former fabric warehouse. Ms. Cavorti pointed out that the project required a rezoning and nine zoning variances in order to proceed. The 32,000 square foot site has less than the full acre required by zoning. The presentation highlighted the nature of the surrounding neighborhoods and the EIS’s and the City’s lack of attention to long-range planning for the area.

Board members raised concerns and questions about the project. Ms. Lewy asked if the project had the support of Mount Vernon. Ms. Cavorti said it appeared that the project had City Council support but that the public hearing had not yet been held. Commissioner Landi discussed the nearby County facilities and indicated that new residents may find the presence of such facilities undesirable. However, he added that the facilities were there to stay and they are necessary components of the infrastructure.

Topics discussed by Board members included the project’s non-compliance with the proposed zoning requirements, lack of adequate parking, high income requirements for occupancy and the long range prospects for the neighborhood in terms of an overall comprehensive plan. Ms. Lewy noted the economic viability of light industrial zones such as the one south of Stanford Boulevard and compared it to the Fenimore Road section of Mamaroneck. She noted that these areas are few in number and serve a very important role in housing businesses that cannot locate elsewhere. Mr. Douglas pointed out that the revenue margins for rental properties for industrial uses (\$7 per square foot) versus residential, retail or entertainment

(\$50 per square foot) is now attractive enough to create these developments. He also felt that the project was out of scale with the surrounding neighborhood, including the low-rise residential area to the north of Sandford Boulevard. Ms. Lecuona pointed out the likely income disparities between the adjacent community and the new residents. Mr. Mencken noted the proposal had aspects of a fortified island with no connection to the neighborhood. Ms. Pilla raised the importance of this project fitting into an overall development plan. Mr. Douglas raised questions about connections to public transit; it was pointed out the nearest New York City Subway and Metro-North rail station were more than six blocks away.

Ms. Lewy said that the Board would be provided with a draft response letter and members should provide comments to the staff before the referral response letter is sent to the City.

2. WHP 06-005, Comprehensive Plan Update and Revision
City of White Plains

Mr. Gomez briefed the Board on the current effort by White Plains to update and revise their Comprehensive Plan. The plan was completed in 1997 and this current review is considered by the City to be a mid-term review. Mr. Gomez noted that the update was received the previous week with comments requested for a public hearing that was to have been held last night. Due to a lengthy Common Council meeting, the hearing was carried over to May 1.

In his PowerPoint presentation, Mr. Gomez noted that the main subject areas of the update report: an update on the status of 1997 strategies, changes and additions to the overview and analysis sections and new strategies for the future. He said that the subject matter focuses primarily on the recent housing and retail boom in the City's Core Area and on strategies for open space preservation in the Close-in and Outer Areas. In addition, specific areas are highlighted. For example, the 1997 plan focused on five corridors and the update adds two more – sections of Maple Avenue and Westchester Avenue. The update seeks to balance out the tremendous growth of retail, residential and entertainment development in the central business district and to keep this development to designated areas. Although predictions of new office construction have not been realized since 1997, the office vacancy rate for downtown has plummeted from 30% in 1998 to 12% today. The updates analyze numerous issues facing White Plains ranging from the retail mix of shops and stores, downtown security plans, green buildings, promoting increased pedestrian traffic, less vehicular traffic, zoning incentives and keeping development to designated areas and corridors.

Mr. Smith asked if the update researched the question of whether new downtown residents were having an impact on the type and extent of commercial businesses downtown. He suspected that the impact was not as

great as may be claimed. Mr. Douglas noted that the City should be commended for taking on this update project and for distinguishing between downtown growth and neighborhood protection. Ms. Lecuona raised some questions about the importance of public transportation for White Plains and the need for connecting neighborhoods with the City's schools. There was general conversation about the value and expense of transit circulators in the downtown business district. Ms. Pilla pointed out that the Hudson River villages funded a trolley and that ridership levels were good but the service came at a financial cost.

Ms. Lewy noted again that the Board would be provided with a draft response letter and members should provide comments to the staff before the referral response letter is sent to the City.

VII. Matters for Board Action

A. Capital Budget Amendments for Airport Projects

1. A0095A, Perimeter Intrusion Detection System

Mr. Brady briefed the Board on the \$300,000 design costs for a high tech surveillance system at the County airport - a "virtual fence" of video observation equipment to detect intrusions onto the airport grounds. The County's contributory portion of the design costs would be \$15,000.

2. A054A, Rehab of Various Taxiways

Mr. Brady also briefed the Board on the \$3 million expenditure to repave and rehabilitate Taxiway A at the airport. This rehab is necessary every 10 to 15 years. The County's contributory portion of this project would be \$150,000.

The Board approved both capital amendments on a motion by Ms. Pilla, seconded by Mr. Griffith.

B. Amendment of New Homes Land Acquisition Terms on Income Limits for Pines at Narragansett, Village of Ossining

Ms. DeLong briefed the Board on the current vacancy conditions at the Pines at Narragansett facility. The Pines was a former 100-bed nursing home now converted to a 50-unit assisted living residence for income eligible residents completed with assistance from Westchester County. At present, only 27 of the 50 units are occupied.

The amendment calls for increasing the income limits in order to expand the pool of eligible applicants. Messrs. Smith, Menken and Douglas discussed the issue of raising the income limits for a facility that was designed for affordability. Ms.

Drummond provided a detailed history of the project goals, vacancy history and current operating realities. She noted that this is a very unique situation and a type of facility that the County would be unlikely to participate in again. The need to cover the costs of the assisted living aspects of the development make the financing and income guidelines difficult to reconcile. Mr. Menken raised questions about the wording of the draft resolution.

The draft resolution was amended to require project managers to engage in thorough marketing to find eligible participants. Under the resolution, the Board would recommend that eligibility for a maximum of 40% of the units at the Pines be raised to 100% of median income.

The Board approved the amendment of terms on a motion by Ms. Pilla, seconded by Mr. Griffith.

C. Support for State Legislation to Require Training for Municipal Planning and Zoning Officials

Mr. Buroughs briefed the Board on the status of legislation in Albany to require a minimum of four hours training for local municipal planning and zoning officials. The Board discussed a proposed resolution supporting Senate bill 6316 and Assembly bill 9259.

A motion to adopt the resolution was made by Mr. Douglas, seconded by Mr. Pilla.

D. B0021 MOB Modernization, Capital Budget Amendment

Mr. Hoffmeister reviewed a \$2.3 million capital budget amendment (CBA) concerning the design and construction of renovations to the 2nd, 3rd and 7th floors of the Michaelian Office Building. The upgrades include interior rehabilitation or reconstruction of various infrastructure elements. This amendment for \$2.3 million reflects a more current figure, less than the \$2.7 million originally requested in a February 7, 2006 resolution, but an expanded scope. Ms. Lewy discussed the different numbers. Mr. Hoffmeister responded by pointing out that while the amount of the CBA had been reduced, the scope of the project had been expanded to include improvements to the 7th floor with the difference to be funded with previously appropriated funds.

A motion to adopt the resolution was made by Ms. Pilla, seconded by Ms. Lecuona.

VIII. Matters for Board Discussion

A. Key Events and Schedule for *Patterns* Update

Mr. Buroughs presented the Board with a process of steps that could be taken in the coming months to update and review *Patterns*. It was suggested that topics and

issues be prioritized for discussion at the next meeting and that a focused retreat be scheduled over the summer so as to be able to prepare materials for regional public meetings to be held in the fall.

IX. Matters for Board Information

A. Save CDBG Again Campaign

Ms. Drummond briefed the Board on the current budgetary cutbacks facing the federal Community Development Block Grant program (CDBG). Westchester County faces a proposed cutback of total funding from \$3.7 billion to \$2.7 billion and that this funding level is less than 1993 levels when Westchester had three less participating municipalities. Plans for a April 19 CDBG Day were discussed in which important projects that received CDBG funding would be highlighted by tours, press opportunities, remarks by key elected officials and a luncheon. Events are scheduled in Peekskill, New Castle and Mamaroneck Village. Mr. Griffith questioned why federal funding levels are determined by income levels and not cost of living standards as well.

B. Westchester African-American Heritage Trail

Mr. Williams distributed information materials and maps on the African-American Heritage Trail in Westchester. A sample road marker was also displayed. Plans are ongoing to expand awareness of the trail and its historical visitation sites to schools, community organizations and county residents.

X. Adjournment

The meeting was adjourned at 10:25 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, May 2, 2006, 8:00 a.m.

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

BOARD MEMBERS ABSENT: Milagros Lecuona (City)
Joseph Stout, Commissioner
Department Parks, Recreation and Conservation

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Burroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
Deborah De Long, Director of Housing
Fran McLaughlin, Director of Administration
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Ed Hoffmeister, Associate Planner
Lawrence Kelly, Associate Planner
Chris Gomez, Planner
Terry Masterson, Director, Program Development

OTHERS ATTENDING: Michael DiTullo, President and CEO, Hudson Valley
Pattern for Progress
Laura Walls, Director of Research, Hudson Valley
Pattern for Progress
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

The meeting was called to order at 8:06 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Monday, June 12 at 3 p.m. (following Capital Presentations at 2 p.m.)
- Tuesday July 11 at 8 a.m.
- Tuesday, August 1 at 8 a.m.

III. Adoption of Minutes

The minutes of the April 4, 2006 meeting were adopted on a motion by Eileen Pilla and seconded by Dwight Douglas and approved by unanimous consent of the Board.

IV. Chairwoman's Remarks

Ms. Lewy opened her remarks by noting the success of recent events sponsored by the Planning Department to promote the value of Community Development Block Grant program (CDBG). CDBG funding is being threatened by further federal cut backs. Ms. Lewy thanked Deputy Commissioner Drummond and her staff for their work. Events were held in Mamaroneck, Peekskill and New Castle to showcase projects such as parks, housing and senior centers that have received federal funding through CDBG. Ms. Lewy also noted that she had attended the State of the County address and appreciated the County Executive's comments on livable communities and their links to *Patterns*.

V. Commissioner's Remarks

Commissioner Mulligan discussed the final steps toward completing the purchase of the 654-acre Eagle River parcel in Somers. May 15 is the planned closing date with a public ceremony and hike scheduled for May 26. The County Legislature continues to meet in sub-committee to review the 143 Grand Street senior citizen housing proposal. Mr. Mulligan noted that he along with Deputy Commissioner Drummond and Housing Director DeLong have responded to questions at these meetings. It was noted that Board of Legislator's Chair William Ryan is a strong advocate of the project.

Mr. Mulligan also noted that the upcoming June 1 Westchester Municipal Planning Federation's annual awards dinner will include awards for the Planning Department for its' Greenway Compact Plan and for the Cottage Street Condos affordable housing project in Rye and Port Chester and acknowledgement of the County's role in affordable housing in Cortlandt and Mount Vernon.

Mr. Mulligan reported on an upcoming meeting to be held with NYS DOT and town, village and State officials in Greenburgh to discuss the status of a new bypass road for Route 9A. He also noted that a meeting was held on April 26 to discuss the "Sustainable Westchester" proposal prepared by Edna Sussman. Several commissioners attended as did Ms. Lewy and Marsha Gordon, President of the Business Council of Westchester. Many ideas were brought up and it was generally concluded that the scope of the proposal should be reduced to focus on a few specific initiatives that would not be duplicative of programs or efforts already underway. The group will meet again in the near future.

VI. Referrals

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

March 16, 2005-April 15, 2006

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

VII. Matters for Board Action

A. Fox Island Homes, Village of Port Chester, New Homes Land Acquisition Fund and
Housing Implementation Fund

Mr. Kelly briefed the Board on cooperative efforts with the Village of Port Chester to construct 35 new affordable housing units on Fox Island Road and Alto Avenue. The Village has submitted a request for financial assistance from Westchester County's Housing Implementation Fund for the completion of infrastructure items in the amount of \$1,135,400. In addition, a request for \$1,500,000 in New Homes Land Acquisition Funds for the acquisition and subsequent conveyance of the affordable housing property was also discussed.

Several board members had comments and questions regarding the high noise levels from highway traffic on nearby Interstate 95. Ms. Lewy suggested that plant buffers and vegetation would help. Ms. Lewy also asked about stormwater runoff from the project into the Long Island Sound. Ms. Drummond responded that Dolph Rotfeld, a professional engineer, had studied the project. Mr. Mulligan suggested that Mr. Kvinge of the Department's environmental section also review the runoff issue. Mr. Douglas questioned the considerations over the subsidy price. Ms. Drummond responded that the overall subsidy is a little higher than typical but that the value and location of the project merited the resources to make it happen.

A motion to adopt the resolution was made by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

B. Capital Budget Amendments for Airport Projects:

1. A025A, Electrical System Update

Mr. Brady briefed the Board on the availability of federal funding in 2006 to provide for the purchase and installation of a new emergency generator to supply power to the Airport Rescue and Fire Fighting building. The amendment calls for a \$500,000 appropriation with the County share being \$13,000.

A motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

2. A054A, Rehabilitation of Various Taxiways

Mr. Brady briefed the Board on an additional \$3 million in federal funding available for the rehabilitation of Taxiway A, a project that had originally been approved by the Board in April 2006. The county share of this appropriation is \$8,000.

A motion to adopt the resolution was made by Ms. Pilla and seconded by Mr. Douglas and approved by the Board.

C. Capital Budget Amendments for Medical Center Projects:

1. MC003, Facility Asset Management

Mr. Natarelli briefed the Board on the amendment adding \$200,000 to help fund a facilities assessment at the Westchester Medical Center's Taylor Care Center and Behavioral Science Building.

2. MC004, Life Safety Infrastructure Improvements

Mr. Hoffmeister briefed the Board on the amendment authorizing the creation of a new capital project for life safety infrastructure improvements that will include the replacement of a steam absorber, construction of a new egress tower and installation and upgrading of new emergency generators for the Main Building operating rooms. The funding amount in the resolution is \$2.6 million.

3. MC005, Rehabilitation of Parking Garage

Mr. Hoffmeister briefed the Board on the amendment creating a new capital project for rehabilitating the parking garage. The garage was built in 1993

and repairs to stop deterioration are needed. An appropriation of \$500,000 will be required to fund the design of the rehabilitation of the garage.

Acceptance of the three resolutions were moved by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

D. Capital Budget Amendment for Yonkers Joint Treatment Plant, SY027.
Primary Digester Roof Replacement

Mr. Hoffmeister briefed the Board on an amendment to add an additional \$4.7 million to the 2006 Capital Budget to fund the replacement of the structural steel dome and waterproof membrane system at the Yonkers Joint Treatment Plant. The roof systems have reached the end of their useful life. New roofing systems are required because deterioration and corrosion has advanced further than originally thought. Commissioner Landi provided the Board with a history of the roof issue along with a photograph.

The motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Discussion

A. Mid-Hudson Pattern for Progress Update, Discussion with Michael DiTullo,
President and Laura Walls, Director of Research

Mr. Mulligan introduced Mike DiTullo and Laura Walls who made a presentation to the Board covering numerous issues facing the Hudson Valley under the framework title of "21st Century Global Hudson Valley." (A copy of the report was made available to Board members.) Mr. DiTullo introduced Pattern for Progress as a 500 member regional organization currently seeking to unite the region in order to deal co-operatively with regional and global challenges. Mr. DiTullo called for a "new regional ethic" to deal with economic globalization and invited Westchester to attend a May 17 Hudson Valley Convention which would include "delegates" from every county to discuss important issues. Additionally, the well known national economic consultant Michael Gallis had been retained as a consultant to the work. Mr. DiTullo pointed out that the NAFTA and CAFTA trade agreements were a few of the challenges looming for a Hudson Valley economy worth over \$100 billion and that the 10 state region from Massachusetts to Washington, D.C. is the world's fourth largest economy eclipsing China's. Ms. Walls then completed the presentation and concluded by welcoming a round table discussion.

Planning Board members raised a wide range of questions about how to realize a regional vision and about how Westchester topics fit into the "Global Hudson Valley" concept. Ms. Lewy asked if a key lens for seeing the region was

transportation. She noted that the Planning Board, with its land use focus, is very aware of regional transportation initiatives such as development of Stewart Airport and the planned New Jersey Transit Hudson River tunnel. Mr. DiTullo responded that a framework was needed and that everyone must be at the table. Ms. Walls emphasized that data must be gathered that represents everyone.

Mr. Smith pointed out the reality of home rule and local governments as the key land use decision-makers. He asked if Pattern had an approach about how to deal with this system of legal institutions that are fixed. Mr. DiTullo advocating going to communities first and to the political sector last and that what is needed is a regional initiative of collaboration. Ms. Wells referred to the need to intersect the four spheres of social inclusion, innovative economy, collaborative governance and livable communities; this would create a new civic alliance.

Ms. Pilla recalled the experience of Westchester 2000 which was an extensive public outreach process that resulted in many reasonable proposals for public sector reforms and yet few if any were realized. She added that the last Westchester school district merger was between Tarrytown and Sleepy Hollow and that the consolidation remains unpopular to date. Mr. Menken noted that it is human nature to deconstruct into smaller groups, not larger. The question could be, regionalism to what end? Mr. DiTullo commented that the drafting of a regional mission statement would be an achievement in itself.

Mr. DiTullo noted that the 25 colleges and universities in the Hudson Valley could be marketed as one force. Ms. Lewy noted that we all understand the value of collaboration but the question remains, how do we approach the big issues? She noted that our forefathers had the vision and will to build the NYC water system but that today we seem to dance around such big issues. She asked, how can we be sure that people in 50 years will look back and say, "They got it right." Ms. Wells responded that many groups are doing the same thing in parallel when a better approach would be to share ideas and do things together.

Mr. Smith asked Mr. DiTullo to provide specific advice on how to approach a county plan. After Ms. Wells suggested holding community dialogues and conversations, Mr. Smith asked if there were "brick and mortar" items. Mr. DiTullo responded by pointing out the use of exclusionary zoning was a problem throughout the region and that there is a need for a region-wide policy to let everyone in. He also said that a clear urban policy was needed to create incentives to draw development into the Hudson Valley cities. He said that the region needs 50,000 housing units in 20 years. Further, he noted that the high urban high school drop out rate needed to be stemmed. Mr. Smith then asked what will be the economic engine for the next 20 years. Mr. DiTullo responded health care in the broad brush which includes the pharmaceutical industry. It represents 6 out of 10 jobs. He suggested that a question that needs to be answered is, "What does that industry need?"

Ms. Selin noted that the region continues to be hindered by high property taxes and the cost of housing. She noted that the origin of some problems is elsewhere, such as in state government.

Mr. DiTullo went on to point out the necessity of regional co-operation to prevent the recurrence of the endless delays that have prevented the completion of critical highway improvements such as constructing better access to Stewart Airport from the NYS Thruway. He said the initial cost for a new interchange was \$16 million in 1993 but \$50 million today. The lack of collaboration led to the delay even in light of the potential market which is demonstrated by the 2.8 million airline tickets purchased by Hudson Valley residents in 2002. Mr. DiTullo also called for a rail link study from Stewart Airport down to the new Secaucus, New Jersey rail station which now offers a direct link to New York City.

Ms. Walls encouraged the Board members to bring their views to the May 15th convention as a way towards forging "articles of alliance". Ms. Walls suggested the creation of a regional committee on local governments. Mr. DiTullo pointed out the importance of cooperation in a region with over 2 million people and the potential for regional unity as evidenced by the creation of the European Common Market. Ms. Walls suggested that planning boards in the Hudson Valley should meet quarterly.

Ms. Lewy thanked Mr. DiTullo and Ms. Walls for their thoughts and proposals and said that the Board looked forward to working co-operatively in the future on regional issues.

B. **Patterns** Update

Ms. Lewy opened the Board's discussion of an update of *Patterns*. Mr. Mulligan provided some overview remarks citing the importance of looking at patterns of development, traffic, zoning and areas of growth. He noted that the County Executive has asked for a map or illustrations about growth areas. Mr. Burroughs expanded on this line of thought by pointing out that all of the Board's discussions since the focus on the update began in October have generally concluded that the core principles, or "bones," of the 1995 *Patterns* document remain relevant. He said that what has been identified is the need to address more specific trends and subjects that were not of concern in 1995. He made reference to a handout titled, "Top 21 Recommendations of Staff on Subjects for *Patterns* Update." He said that all 21 subjects were from an even large list of subjects that came up in the Planning Board's discussions. He also referenced a second paper titled, "A Possible Approach for Update of *Patterns*."

Mr. Buroughs discussed the potential update approach by suggesting that a starting point would be to look at the density recommendations of the *Patterns* map, understand how they relate to current land use and zoning and then identify infrastructure impacts if the development took place at the recommended densities.

Ms. Lewy noted that this could be a major undertaking and if this would identify impacts on roads, parks and sewage treatment, just to mention a few areas. Mr. Smith said that the concept was straightforward – are the resources there to support the densities? Mr. Douglas added that the character of each area or center would need to be considered as each center may have a different scale. Ms. Pilla raised concerns that high rise residential towers would not be appropriate in every center.

Mr. Douglas commented that we should not assume that the economy will stay healthy if we do nothing. It would be important to know where the County should invest. For example, he said, support for bio-med and health care may be important. Mr. Smith cautioned about how much *Patterns* should proselytize. He commented that it should be up to the towns to do the recruiting but that we could encourage them to do more to implement their master plans and to integrate economic viability. Ms. Lewy agreed that we need to emphasize the need to proactively plan for the future. Mr. Smith summed up, “If you don’t ask for what you want, you get what they deliver.” Mr. Natarelli noted that the private sector has picked up on this and it may be happening already. Ms. D’Agrosa said that the Yonkers waterfront was an example of having a master plan that smoothed the way for private implementation.

The discussion then turned to the Top 21 list. Ms. D’Agrosa noted that many subjects are not under local control and perhaps one way of sorting the topics would be to identify those topics that could be shaped through planning. Mr. Kvinge pointed out that a topic such as stormwater may be too specific, that strong planning is to be found in looking at the “big picture” and considering environmental implications such as loss of habitats. He felt planning should look ahead ten years and see consequences. Ms. Pilla commented on the critical need for local municipalities to plan with a view beyond their borders. She said the County could present an overview so each community can see where they fit. Ms. Selin pointed out the importance of identifying the impacts and infrastructure realities that result from approving developments.

There was a conversation about the best approaches to take in communicating good planning practices to local communities. Ms. D’Agrosa stressed the importance of education and expanding the field of planning considerations from the project at hand to the fuller impacts on outlying roads, sewers and water systems. Ms. Lewy suggested an Inter Municipal Agreement on planning with or among local communities. Mr. Natarelli also supported the goal of strong and positive communications versus just pointing out the negative consequences of development. Mr. Douglas pointed that scale and perspective were central to good planning. Mr.

Menken also supported the importance of discussing specific planning issues with local communities and finding ways to work together. Ms. Selin pointed out that Westchester's changing demographics and ever increasing price of housing would turn Westchester into a county with nursing homes but few nurses. Ms. Pilla stressed that the local communities need help, resources and support and not real or perceived dictates.

At this point in the meeting the board viewed "Mega Trends," a PowerPoint presentation created by the Department in 2000 to bring attention to trends and statistics that show the link between work sites, housing and transportation and how the interplay shapes quality of life. The topics included poverty, geographic welfare concentrations, ages, commutation patterns, educational disparities and housing costs. Ms. Lewy suggested that this presentation could be a model for the Board's current thoughts about the updating of *Patterns*. She also suggested that staff could explore the feasibility of preparing a "build-out" by region and by example town, village and city.

Mr. Douglas stated that a full discussion of transportation issues through the I-287 corridor was needed but should be addressed in detail outside of *Patterns* discussions. Ms. Lewy stressed that the Tappan Zee Bridge/I-287 alternatives should not dominate or distract from addressing overall transportation needs of Westchester.

Mr. Buroughs thanked everyone for their comments and stated that these thoughts would be put together for further consideration at the August meeting and retreat.

IX. Matters for Board Information

None

X. Adjournment

The meeting was adjourned at 11:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, June 12, 2006, 3:30 p.m.

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

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
Fran McLaughlin, Director of Administration
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Ed Hoffmeister, Associate Planner
Lawrence Kelly, Associate Planner
Kim Holland, Program Administrator
Susanne Marino, Program Administrator
Elizabeth Cavorti, Planner
Chris Gomez, Planner
Terry Masterson, Director, Program Development

OTHERS ATTENDING: Chuck Lesnick, President, Yonkers City Council
George M. Janes, Executive Director, Environmental
Simulation Center
Joel Mounty, President Mountco Construction
Neil Connuck, Mountco Construction
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

The meeting was called to order at 3:30 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday July 11 at 8 a.m.
- Tuesday, August 1 at 8 a.m.
- Tuesday, September 5 at 4 p.m. (**Note: Subsequent to the meeting, the September meeting date was changed to September 12 at 8:00 a.m.**)

III. Adoption of Minutes

The minutes of the May 2, 2006 meeting were adopted on a motion by Ms. Lecuona, seconded by Mr. Griffith and approved by unanimous consent of the Board.

IV. Chairman's Remarks

Ms. Lewy reported on the awards given at the Westchester Municipal Planning Federation (WMPF) Annual Dinner held on June 1st. She complimented Planning staff for winning one award for the **Greenway Compact Plan**, which is designed to help municipalities with sustainable planning practices, and another award for the Department's co-operative efforts with Rye and Port Chester that resulted in the construction of **Cottage Street Condos**, an affordable housing development.

She noted that Gabriel Rosenfeld, former WMPF Chair, received a lifetime achievement award for his service as New Castle's Zoning Board Chairman and that Distinguished Citizen Planner awards were given to planning board chairs Ray DelSavio of Eastchester, Stanley Friedlander of Tarrytown and Marilyn Reader of Mamaroneck Town. The City of Mount Vernon was honored for exceeding their allocation for new affordable housing units with nine developments built over the past five years, some with County assistance. Other awards went to the City of White Plains for the Power Plant Building renovation, the Village of Scarsdale for the co-location of a Leaf Transfer Station and Athletic Fields and the Village of Pleasantville for the Marmaduke Forster House Adaptive Reuse.

V. Commissioner's Remarks

Commissioner Mulligan reported on the legislative status of the Hanac Senior Citizen Housing proposal at 143 Grand Street, White Plains which has been referred out of County Board of Legislators' committee to the full Board for consideration. Mr. Mulligan thanked Deputy Commissioner Drummond and Housing Director DeLong for their supportive efforts along with many non-profit housing organizations who worked to achieve the vote to refer the project along.

Mr. Mulligan said that Michael DiTullo, President of Pattern for Progress, has announced his intention to resign at the end of the summer. Mr. DiTullo appeared at the May Planning Board meeting to discuss a regional effort to have Hudson Valley counties work together on issues including economic competitiveness, infrastructure and land use.

VI. Referrals

Traffic Amelioration Proposal for Ridge Hill Village, City of Yonkers

Ms. Lewy introduced Yonkers City Council President Chuck Lesnick and George Janes, Executive Director of the Environmental Simulation Center (ESC). She said that Mr. Lesnick had requested an opportunity to speak with the Board about traffic proposals to deal with the projected traffic generated by the proposed Ridge Hill Village development. Mr. Lesnick thanked the Board for the opportunity. He said that he was working diligently to address the outstanding concerns that people may have about the development so that a consensus to move forward can be established. He noted that a primary concern is the potential traffic impact on Tuckahoe Road. Mr. Janes estimated that traffic flows from the project could range from 500 to 1,000 cars per hour at peak times. The new concept was explained as calling for a new ramp to be constructed between the Sprain Brook Parkway southbound and the Ridge Hill site. A critical issue facing the proposal is that the ramp would cross the County-owned Sprain Ridge Park. Mr. Lesnick's proposal calls for alienating two acres of County-owned parkland for the roadway to be replaced by five acres of Ridge Hill land which would be added to Sprain Ridge Park as compensation. Mr. Lesnick also noted that Con Edison's overhead cables would have to be raised to provide proper clearance for the new roadway.

Mr. Menken asked how the new roads would be funded and Mr. Lesnick responded that the estimated \$20 million cost could be funded with \$10 million from the developer and \$10 million from New York State subject to legislative approval. He said he was attempting to reach consensus before the end of June and wanted the support of many boards including the County Planning and Parks boards.

Commissioner Stout stated that the County Parks Board would be hard pressed to consider, much less approve, such a precedent setting proposal involving the alienation of County parkland. Mr. Stout also pointed out the challenge of paved roadways so close to a lake and surrounding parkland. Mr. Lesnick responded that his proposal includes developing walking trails and boat and kayak access ramps so that the lake can be enjoyed by residents; he noted that Sarah Lawrence College would like to use the lake for crew events. He said the new ramp/roadway would make it possible and serve all of these recreational activities.

Ms. Lecuona raised concerns that the proposed ramp/roadway could be dangerous, especially in its merger with the Parkway and if a northbound cut-off ramp were also to be constructed. Mr. Landi raised the issue of a request from Yonkers for two acres of

County-owned land adjacent to the Daniel Thomas Resource Recovery Facility for a city owned animal pound and if there were a relationship with this request.

Concerns about the proposal and the overall character of the project were raised by Board members. Mr. Douglas stated that the project has to be viewed with a focus on how the public can gain access to use the lake. Ms. Lewy noted that the Ridge Hill Village development itself was inconsistent with the principles of *Patterns* and that the Planning Board had raised many concerns about it, of which traffic was only one. She said that this access plan would do nothing to address those other, perhaps more important, concerns. Mr. Smith stated that consideration of this traffic proposal had to be met with a similar consideration of the project review issued by the Planning Board for the overall project. Ms. Selin raised concerns about the alienation of parkland and the importance of addressing the overall Ridge Hill plan.

Mr. Mulligan noted that it would be hard to review a substantive proposal and to take a position in such a short timeframe. Mr. Griffith pointed out the immensity of reviewing this concept and the precedent it would set.

Ms. Lewy concluded the Board member remarks by stating that the proposal and the overall development have problems and that a favorable recommendation from the Planning board was unlikely. She thanked Mr. Lesnick and Mr. Janes for their ideas and for the chance to have a direct conversation about the Ridge Hill Village project.

- A. Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board
- April 16, 2005-May 15, 2006

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

- A. 1. WHP 06-010B North Street Community (former St. Agnes Hospital site) City of White Plains, Draft Environmental Impact Statement

Mr. Gomez provided the Board with a detailed PowerPoint presentation on a proposal to redevelop the former 23-acre St. Agnes hospital site into a senior citizen housing complex with medical and professional offices. The site currently has 334,000 square feet of medical buildings along with the Carvel Children's Rehabilitation Center. The developer plans to allow this philanthropic facility to continue to operate on the redeveloped campus.

North Street Community LLC proposes 390 independent living units for adults aged 55 or older along with 40 assisted-living units and 40 long-term care beds. The assisted-living and long-term care beds would occupy

approximately 110,000 square feet of the existing 150,000 square foot former hospital building with the remaining space to be converted to medical offices geared to outpatient senior care. Although no affordable units are currently planned for the project, Mr. Gomez noted that the EIS states that the applicant is willing to provide 23 independent units (6%) as affordable for those earning 80% of the Area Median Income (AMI) if the City so desires. Parking would be provided for 1,200 cars (559 more spaces than currently on the site) in a combination of surface and underground parking garages.

Mr. Gomez noted that a positive attributes of the proposal is its linking of senior housing with medical services. Potential areas of concern are: building height impacts on visual lines of sight from surrounding properties, the precedent of creating a new PSRD zone which could be applied to future development on the adjoining New York Presbyterian Hospital campus, lack of affordable housing, access to public transportation and pedestrian circulation. At the recent public hearing, nearby residents raised concerns about the lack of a vegetation buffer and excessive building heights.

Ms. Lewy expressed concern that landscaping and screening may not be given sufficient attention, noting that buffer depths may be inadequate. She said that screening from adjacent low rise residential uses is important and that expanding the proposed 30 foot buffer would be a good idea. She also discussed the visual impact of the new buildings from the NY Presbyterian Hospital site, parts of which may become permanent open space.

Ms. Lecuona suggested the creation of a traffic median on North Street similar to what is in place in the vicinity of White Plains High School. Ms. Selin raised questions about the potential isolation of the site from downtown amenities and asked where people may walk to shop. Mr. Gomez pointed out that limited retail is proposed within one building.

Ms. Pilla compared this development to the newly opened Kendal Living Facility in Sleepy Hollow which she noted is isolated from shopping and other amenities. The Kendal facility is located on the campus of the Phelps Memorial Hospital and is adjacent to Rockefeller State Parks. Ms. Lewy raised the need for a recreation component to the site.

Mr. Douglas pointed out how proper heights should fit into the terrain and topography and that lower density may be needed to improve building siting and visual impacts. Mr. Douglas and Ms. Lewy suggested stepping the buildings back from the property lines and lowering heights. Ms.

Lecuona and Ms. Lewy suggested that a shadow study of the project could more accurately assess the height impacts.

Mr. Smith recommended that the City consider the relationship of this development to the future potential development of the New York Presbyterian Hospital campus. He said there should be opportunities for future links between the sites for pedestrians and vehicles and that the current development plans should incorporate reasonable future connection points.

The Board directed staff to draft a response letter reflecting the Board's discussion and to circulate it for review and comment prior to submission to the City.

2. NRO 60-008 LeCount Square, City of New Rochelle
Draft Environmental Impact Statement

Mr. Herbert provided the Board with a detailed presentation on the LeCount Square proposal. The 850,000 square foot mixed use project would contain retail, restaurant, office, residential, hotel and parking components on a 3.5-acre one-block site bounded by North Avenue, Huguenot and Anderson streets and LeCount Place. Anderson Street would be shifted 50 feet to the north and a 146-foot tall building with loft units would be erected on the south side. On the main site, three levels of retail would form a base for two towers - a 30-story, 390-foot residential tower containing 201 apartments and a 305-foot tower containing 183,400 square feet of office space on the first 10 stories and 125 hotel rooms on nine additional floors.

One aspect of the project involves the removal of the Post Office building at the corner of North Avenue and Huguenot Street. Historic preservation concerns have been raised about the value of the building and the value of WPA art murals located in the lobby. Mr. Herbert pointed out New Rochelle will be holding a public hearing on the project on June 20 and the public comment period is now set to end June 30.

Several board members offered comments about the project. Ms. Lewy discussed the need for the City to devise design criteria so as to make the property unique and attractive and not another box. She also pointed out that it will be important to consider and analyze the viewshed impacts of the high towers as they will be seen from vast distances including from Long Island Sound. Mr. Douglas commented that the post office building may not have the historic depth to be a national historic site. He noted that the overall project did conform well with the policies of *Patterns*.

Ms. Selin supported the movement of Anderson Street and reported that local residents and shop owners were happy as well. She noted the new location for the Planned Parenthood center was also beneficial. Ms. Lewy stressed the importance of incorporating green technologies in the new structures and returned to the importance of design. Mr. Smith raised a question the long term viability of more second and third floor “big box” retail space and suggested the marketing studies may be worthwhile. He questioned the adaptability of such space to other uses. Ms. Lecuona asked about fire safety capability given the heights of the towers and she also raised a concern of shadow impacts. Mr. Douglas noted that the loft building appeared to be a disconnected after thought and not part of the main development.

The Board directed staff to draft a response letter reflecting the Board’s discussion and to circulate it for review and comment prior to submission to the City.

3. NSM 06-006, Comprehensive Plan, Town of North Salem
Draft General Environmental Impact Statement

Ms. Cavorti introduced the scope of the Town of North Salem Comprehensive Plan and draft GEIS with a PowerPoint presentation. Ms. Lewy said that this is a major initiative that requires the Board’s attention. She suggested that the discussion be carried over to the Board’s July meeting so that the review would not be shortened due to time constraints. The board members agreed.

VII. Matters for Board Action

A. Senior Housing, 126 Valley Street, Village of Sleepy Hollow
New Homes Land Acquisition and Housing Implementation Funds

Ms. Marino briefed the Board on the County’s supportive efforts to construct 65 senior rental apartments at 126 Valley Street in Sleepy Hollow. Westchester County will assist in the acquisition and development of the property through its New Homes Land Acquisition Program and Housing Implementation Fund. The property will be purchased for \$250,000 and transferred for \$1 to Westchester Management Group and Mountco Construction and Development Corporation. Joel Mounty and Neil Connuck of Mountco attended the meeting. The project is eligible under Westchester’s Housing Implementation Fund for \$1.7 million in culvert and garage wall construction, off site drainage, public parking and related engineering costs. The 65 units will be rented to households with annual incomes at or below 50% of the county’s area median income and will remain affordable for 40 years.

Mr. Smith asked about the age 62 occupancy eligibility. Ms. Drummond responded that this was the HUD standard. Ms. Selin asked about the Phase III Archaeology issues on the property. Mr. Mouny responded that the property was the site of some 19th century buildings and a bridge foundation and these conditions will be documented. Ms. Lecuona received an affirmative answer to her question about ADA compliance in the building.

A motion to adopt the resolution was made by Ms. Selin and seconded by Mr. Smith and approved by the Board. Mr. Douglas abstained.

B. Disposition of Putnam ROW Parcel to Yonkers Gateway Motel

Mr. Hoffmeister reviewed a resolution with the Board which supports the sale of a 4,992 square foot parcel of County-owned land to the Yonkers Gateway Motel. The City of Yonkers parcel has declined acquisition. He noted that the parcel is a part of the Putnam right-of-way but is surplus and not needed for any future County initiative including the South County Trailway. Commissioner Landi asked for the current market value of the property and Mr. Hoffmeister indicated a market value of \$55,000.

A motion to adopt the resolution was made by Mr. Smith, seconded by Ms. Pilla and approved by the Board.

C. Warren Avenue Affordable Housing, Town of Greenburgh

Ms. Holland reviewed the amendment to a resolution approved in August 2003 which recommended \$180,000 in Housing Implementation Funds for infrastructure improvements to the Warren Avenue Homes project and its planned seven units. The amendment reduces the number of units from seven to six and increases the amount of infrastructure investment by 10% to \$198,000. Ms. Holland pointed out that occupants of the project will be those who earn at or below 80% of the area median income of \$58,000.

The motion to adopt the resolution was made by Mr. Douglas, seconded by Ms. Lecuona and approved by the Board.

D. Fox Island Homes, Village of Port Chester

Ms. Drummond reviewed this amendment to an earlier resolution approved in May 2006 supporting the acquisition of property to develop 35 new affordable housing units. The original resolution omitted support for the conveyance of the property to the selected developer, Lazz Development, LLC for \$1.

The motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

E. Application to NYS Affordable Housing Corporation
Affordable Home Ownership Development Program

Ms. Marino briefed the Board on the resolution supporting the Department's plans to apply to the NYS Affordable Housing Corporation for \$300,000 in grant funds to provide for the rehabilitation and improvement of homes owned and occupied by low and moderate income families in areas where at least 70% of the families have incomes which are at 80% or below the HUD Statewide Median Family Income. Individual families can be eligible for up to \$25,000 in improvements. Ms. Drummond stated that obtaining these funds can be one resource to offset the drastic cuts proposed in the federal Community Development Block Grant program.

The motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

F. RB125, Rehabilitation of So. Riverdale Avenue, Village of Croton

Mr. Hoffmeister reviewed this amendment which calls for an advance in funding of \$500,000 from 2010 to the 2006 Capital Budget to improve South Riverside Avenue in Croton. The improvements are part of an intermunicipal agreement with the Village of Croton for the construction of an extension of RiverWalk on village-owned lands. Croton will assume ownership of South Riverside Avenue after the County has completed road improvements. In return, the County will negotiate the construction a 2,300-foot trail with decks over wetlands and a kayak launching site. Ms. Lewy praised this effort and the continued progress toward linking up properties to complete the RiverWalk as a linear park running from the Bronx border to the Putnam County border.

The motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Discussion

A. Westchester County Airport Supplemental Environmental Impact Statement

Mr. Kvinge presented the Board with a PowerPoint presentation reviewing the key points of the study which include security improvements, a deicing project, a water quality buffer area, reuse of the former Air National Guard site and safety and operational improvements to runways and taxiways. He detailed various calendar dates for scoping and review of the EIS. Completion of the

DSEA/DSEIS is set for September 2006 with public comments through November. The FSEA/FEIS will be set for February 2007 and the complete draft FSEA/FEIS for March 2007. A public scoping session is scheduled for June 27 at 7 p.m. at the County Center. If the process is completed successfully, construction could begin in 2007.

B. 2007 Capital Projects

Mr. Natarelli presented the Board with detailed documents reviewing the Capital Projects for 2007. Mr. Douglas commented that most of the projects were normal and routine upgrades and replacement projects. Mr. Natarelli concurred but also pointed out that a new project worth mentioning was the planned construction of a new Public Safety Headquarters.

IX. Adjournment

The meeting was adjourned at 6:25 p.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, July 11, 2006, 8:00 a.m.

BOARD MEMBERS PRESENT: Cheryl Winter Lewy, Chair (Village)
Dwight Douglas (City)
Milagros Lecuona (City)
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 and Recreation

BOARD MEMBERS ABSENT: Marcus Griffith (City)
David Menken (Town)
Chris Selin (City)
Bernard Thombs (Town)

STAFF PRESENT: Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Fran McLaughlin, Director of Administration
Patrick Natarelli, Chief Planner
Lukas Herbert, Associate Planner
Elizabeth Cavorti, Planner
Chris Gomez, Planner
Terry Masterson, Director, Program Development

OTHERS ATTENDING: Tracy Everson, Westchester Cablevision TV News
John Swagerty, Forrest City Ratner
Michael Goldman, Forrest City Ratner
Joyce Baumgarten, Forrest City Ratner
Dan Richmond, Town of Greenburgh
Alex Phillipidis, Westchester Business Journal

I. Call to Order

The meeting was called to order at 8:05 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, August 1 at 8 a.m.
- Tuesday, September 12 at 8 a.m.
- Tuesday, October 3 at 8 a.m.

Westchester County Planning Board

July 11, 2006

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III. Adoption of Minutes

The minutes of the June 12, 2006 meeting were adopted on a motion by Ms. Pilla, seconded by Mr. Douglas and approved by unanimous consent of the Board.

IV. Chairman's Remarks

Ms. Lewy commented on the visual impacts of the new towers under construction in White Plains and New Rochelle and stated that these towers were now visible from many areas of Westchester marking an urban addition to a landscape of suburban green vegetation. Ms. Lewy stated that while these downtown developments were good additions it was important that Westchester communities focus on the design of skyscrapers. Ms. Lewy stressed the importance of urban development goals, shared by our County Executive, that called for livable communities with walking connections to shops and homes and transit centers such as the new inter modal center in New Rochelle.

V. Commissioner's Remarks

Commissioner Mulligan opened his remarks to inform the Board that Christine Selin would be resigning to assume a newly vacated seat on the New Rochelle City Council. Mr. Mulligan said he was sorry to lose Ms. Selin who has been a valuable member of the Board but wished her well in her new endeavor. Mr. Mulligan announced the hiring of a new environmental planner Christina Anderson. It was also noted that Deborah DeLong, Director of Housing was working on the White Plains HANAC Senior Housing proposal as it worked its way through the County Board of Legislators. The current issue was the possibility of a long term lease for the county owned land.

VI. Referrals

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

- May 16, 2005-June 15, 2006

The Board voted to ratify the actions of staff taken in response to referrals on a motion by Mr. Douglas, seconded by Ms. Pilla. Mr. Smith recused himself from the referrals within New Castle and Greenburgh.

B. Current Referrals

1. NSM 06-006, Comprehensive Plan, Draft GEIS, Town of North Salem

Mr. Buroughs introduced the status of North Salem Comprehensive Plan Update (CPU). North Salem is updating its 1985 Master Plan and looking at many issues such as transportation, water quality, recreation and business development. Ms. Cavorti outlined the content of the CPU. She said it discusses several specific Zoning Ordinance or Zoning Map amendments as well as a number of recommendations for future action. The primary objective of the zoning is to create the opportunity for the development of affordable housing and a variety of housing types in the town. The draft CPU is also looking at permitting

“conference, lodging and recreational facilities” and “golf and country club associated with conference, lodging and recreation facilities” with a size requirement of 200 acres. The CPU states that the rezoning would be consistent with *Patterns* and *Greenprint*, the Greenway Compact Plan. Ms. Lewy asked the Board to e-mail their comments and observations to Mr. Buroughs.

2. YON 06-014, PMD District Zoning Text Amendment, City of Yonkers

Mr. Mulligan discussed the amendment to create a new Planned Multi-Use Development with specific requirements regarding permitted uses, dimension standards, off-street parking and loading, signs, subdivision of tracts and affordable housing. Mr. Mulligan pointed out that this proposed amendment was reviewed by the Planning Board in a July 7, 2005 referral letter. A second letter was also submitted which presented a summary of comments on the proposed Ridge Hill environmental review with respect to the proposed zoning amendment. As the substance has not changed or been revised, he suggested that the response letter will refer to the earlier comments.

On motion of Ms. Pilla, seconded by Mr. Douglas, the Board approved the resubmittal of the Board’s earlier comments.

3. YON 06-015, Decision on Proposed Amendments, City of Yonkers

Mr. Mulligan reviewed the proposed amendment to change the voting requirement for the City Council with regards to amendments to the text of the City’s Zoning Ordinance or Zoning Map.

The amendment would reduce the number of votes required from a majority plus one to a simple majority in a situation when the County Planning Board recommends disapproval. Ms. Lewy expressed her support for a consistent rule of majority voting among the municipalities in the county. She also said it was her hope that municipalities would consider the thoughtful efforts of the Planning Board when they consider local projects. Ms. Lewy noted that “home rule” gives municipalities the final say on projects and developments. The Board agreed that this is a matter for local determination.

4. PKS 06-001, Waterfront Community Redevelopment Plan, Draft GEIS, City of Peekskill

Ms. Cavorti briefed the Board with PowerPoint on the plans Peekskill has for its downtown – waterfront area. Plans calls for a \$200 million redevelopment of 40 acres of once-industrial land with up to 600 condominiums (50 affordable) , a 589 car garage along with 113,000 square feet of commercial space which would include a bakery, gym and fitness center and small amount of office. Project completion by 2011. Park and walking connections would be established with the Annsville Trail and North Water Street. The proposed development is divided into four areas: North area with 8.6 acres, Central with 14.8 acres, Foot of Central Avenue with 11.7 acres and the Railroad Station area with 7.4 acres. The North areas will be primarily residential and the remaining areas mixed

development. Some areas of concern identified were visual impacts, traffic flow and volume, connections and support of RiverWalk and consistency with *Patterns*. Overall, the plans are to redevelop an underutilized area with a heavy industrial character to an area of mixed use developments with connections to the waterfront, pedestrian connections to RiverWalk and other trails and the downtown.

Mr. Douglas provided some comments on Peekskill and its development plans. He commented on the desire to preserve some of the old industrial buildings based on their style, and as examples of quality construction not seen today. Connections from the waterfront to Central Avenue are important including work by the New York State Department of Transportation to replace and improve the Route 9A bridges. There was general conversation about walking, biking and transit connections within the downtown, waterfront and to parks and trails surrounding downtown Peekskill. Mr. Douglas also noted that the Bear Mountain Parkway revisions will move trucks out of downtown Peekskill. Ms. Lewy asked about bike trails and Mr. Douglas responded that bike trails would be connected to the Annsville Trail. Ms. Cavorti mentioned that Department staff will be working on sidewalk improvements and width expansions. Mr. Burroughs stated that a draft referral response letter will be sent to the Board members for review and input.

5. NWC 06-004, Chappaqua Crossing, Zoning Text/Map Amendments, Site Plan and Subdivision, Town of New Castle

Ms. Cavorti offered the Board a PowerPoint presentation on plans to further develop the Reader's Digest property in New Castle. The Reader's Digest property is 117 acres currently containing 700,000 square feet (sf) of office space, a 1650 surface parking lot and some out buildings including a theatre. The redevelopment plans call for construction of 348 residential units for occupants over the age of 55. 284 of the attached units would be located the northwest portion of the property and 64 would be placed in attached cluster units in the center. Of the 700,000 sf of office, roughly 230,000 would be demolished while Reader's Digest would continue to operate in 225,000 and sub lease to outside businesses 117,000 sf. Forty acres of the property would be designated as open space with an conservation easement surrounding a pond. The property would be re-zoned into a "Planned Campus Development" to permit office campus and age-restricted residential uses and to eliminate a three tenant office limitation.

Ms. Cavorti noted that the Reader's Digest property along with many other large acreage properties in Northern Westchester had been approved as sites for low density, single tenant occupancy campus office developments. The transition of development from office to residential and multi-tenant office will require focusing on developing a good balance of mixed uses, a strong pedestrian network, good design standards to fit into the surrounding community and access to transit such as the nearby Metro-North rail line. Ms. Cavorti noted that the Town of New Castle Development Plan recognizes the possible conversion of large institutional sites into senior housing developments but no formal planning guidelines are in place. Ms. Cavorti also reviewed the *Patterns* goal of

affordable housing and that the Chappaqua Crossing plans have no allocation for affordable units.

Ms. Lewy commented that additional focus should be given to links to the nearby railroad line and that hiking trails be established. A nursery school or satellite library could prove to be a good way to link seniors with young people. Mr. Mulligan noted that the idea of a new station next to the property had been raised with Metro-North Railroad and that Metro-North officials seemed receptive to consideration of the idea. Ms. Lewy stressed the importance of landscaping and minimizing drainage that will result from the new construction plans. Mr. Landi raised the importance of water and sewer capacity and connections. Ms. Lecuona stressed the importance of including affordable housing. Mr. Smith noted that the market for age 55 housing is strong but for how long will it last and that a new railroad station could lead to more sprawl. Mr. Douglas also asked about the enduring stability of any age based housing project and how newer developments can be balanced against limited capacities for sewer treatment and road networks. He also asked if retail is really the best use for this site. Ms. Lewy suggested that small and limited retail had a place in a development of this size so that residents could obtain services without going off-site.

VII. Matters for Board Action

A. Adoption of Planning Board Report on 2007 Capital Projects

Mr. Natarelli called the Board's attention to a draft report on the 2007 Capital Projects. He noted the Report had been discussed at several prior meetings and highlighted a few items in the Planning Department's proposed program: the Grasslands Armory conversion currently under review for future use as a training center, funding for the Legacy Program, storm water management projects and agricultural district initiatives.

A motion to adopt the 2007 Capital Projects was made by Mr. Smith, seconded by Ms. Pilla and approved by the Board.

B. RML101-Development of Camp Morty, Mountain Lakes Preserve, Proposed Capital Budget Amendment

Mr. Gomez briefed the Board on the plans for Camp Morty, an overnight camp for urban youth ages 8 to 14 located at Mountain Lakes Park in North Salem. Mr. Gomez pointed out that the County Executive cited the camp in his State of the County Address. The camp would offer a curriculum of three 2 week sessions serving 300 campers in total. The resolution before the Board calls for \$2.6 million in improvements for 2006 Capital Budget such as land clearance leading toward construction of a few new small buildings, renovation of the dining hall, amphitheatre and rest rooms. Ms Lewy inquired about what organization would operate the camp. Mr. Gomez responded that Friends of Parks would be looking for an operator experienced in working with inner city disadvantaged youth.

A motion to adopt the resolution was made by Mr. Douglas, seconded by Ms. Lecuona and approved by the Board.

VIII. Matters for Board Information

A. Agricultural District Update

Mr. Kvinge provided the Board with an update noting that the Board of Legislators was currently considering several applications for designation. Mr. Kvinge noted that it was important to decide what kind of agricultural use should qualify for inclusion in the district. He noted that commercial operations that sell agricultural products like Home Depot, or events like rodeos or polo grounds would not qualify. Mr. Kvinge pointed out that Westchester County's Agricultural Plan had been approved by New York State. Westchester County has applied for grant assistance and past grant applications have been successful. Mr. Kvinge also pointed out that 2009 will be the year for a review of the agricultural district process and its certification of all properties. The Agriculture and Farmland Protection Board will work closely with local municipal officials in this effort.

IX. Adjournment

The meeting was adjourned at 10:35 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York

Tuesday, August 1, 2006

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas (City)
Marcus Griffith (City)
Milagros Lecuona (City)
Eileen Pilla (Village)
Clinton Smith (Town)
Bernard Thombs (Town)
Ralph Butler, Commissioner, Public Works
Anthony Landi, Commissioner, Environmental Facilities
Joseph Stout, Commissioner, Parks, Recreation and Conservation

BOARD MEMBERS ABSENT:

David Menken (Town)

STAFF PRESENT:

Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Norma Drummond, Deputy Commissioner
David Kvinge, Director, Environment
Fran McLaughlin, Director, Administration
Gina D'Agrosa, Director, Water Agency
Tracy Corbitt, Principal Planner
William Brady, Associate Planner
Michael Lipkin, Associate Planner
Patrick Natarelli, Chief Planner
Chris Gomez, Planner
Terence Masterson, Director, Program Administration

OTHERS ATTENDING;

Barbara Dodds, Westchester Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, September 12 at 8 a.m.
- Tuesday, October 3 at 8 a.m.
- Wednesday, November 8 at 4 p.m.

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Note: An additional meeting date for a Work Session on the update of *Patterns* was scheduled during this meeting for Wednesday August 30th at 4 p.m.

III. Matters for Board Information

Michael Lipkin, Associate Planner, provided the Board with a PowerPoint presentation that reviewed major trends facing Westchester and the surrounding region. The presentation covered population, immigration, housing affordability, income, employment and commutation patterns. Some key findings were:

- In 2003, 27% of Westchester's population was foreign born compared to 36% in New York City and 11% nationally.
- In 2000, 51% of immigrants to Westchester came from the Caribbean and South America., 3% from Africa, 2% from Canada, 18% from Asia and 28% from the Europe/Russia.
- Foreign born percentages in 2000 for Westchester localities were as follows: above 40% for Port Chester and Sleepy Hollow; above 30% for Elmsford, Mount Kisco, Ossining, White Plains and Mount Vernon; above 25% for Mamaroneck, Yonkers and New Rochelle; above 20% for Peekskill, Tuckahoe, Rye, Tarrytown and Greenburgh.
- Westchester's total foreign born population rose from 158,000 in 1990 to 205,000 in 2000 with the native population remaining constant at 716,000.
- Westchester's senior population is expected to increase 76,000 people by 2030, an increase of 45%.
- A family would need \$270,000 in income to afford the \$675,000 median sale price for a home; \$150,000 in income to afford the \$375,000 median sale price for a condominium; and \$71,400 in income to rent a two bedroom apartment at \$1,785 per month.
- Housing production in Westchester dropped 26% in the 1990s compared to the 1980s.
- In 2004 24% of Westchester households earned over \$100,000, 30% earned \$50,000 and \$100,000, and 46% earned less than \$50,000.
- 60% of Westchester's workforce is in the retail and service sectors; total jobs grew 17% since 1990 with 341,676 jobs in 1990 and 401,262 in 2005.

Mr. Lipkin presented additional slides detailing the commutation patterns of workers into and out of Westchester County. In 2000 the Westchester workforce was 400,918 of which 133,738 commuted into Westchester and the remaining 267,180 were county residents.

IV. Chairman's Remarks

Ms. Lewy discussed the proposed Planning Board resolution commending and thanking Christine Selin for her years of service on the Board. A motion to adopt the resolution was made by Ms. Pilla and seconded by Mr. Smith. Ms. Lewy went on to state that the replacement appointment for Ms. Selin's seat should be a nominee from a major Westchester city, perhaps Yonkers.

V. Commissioner's Remarks

Mr. Mulligan briefed the Board on the Board of Legislator's public hearing on the County's senior housing proposal for downtown White Plains. He thanked Ms. Lewy for speaking in support of the project and noted that others who attended the hearing to voice support included Business Council President Dr. Marsha Gordon and housing agency leaders. Mr. Mulligan thanked Deputy

Commissioner Drummond and Housing Director DeLong for reaching out to the housing advocates to support the proposal at the hearing.

VI. Matters for Board Action

Revised Capital Budget Amendment RML02 – Mountain Lakes Park – Camp Morty

Mr. Gomez briefed the Board on the revised budget amendment which would supersede the resolution approved by the Planning Board at the July 11 meeting. The project addresses the need to rehabilitate the facilities at the former Spruce Lake Camp at Mountain Lakes Park which will become a new overnight camp called Camp Morty. The new resolution combines the total appropriation of \$5,400,000 into the 2006 Budget instead of splitting the figure into \$2.7 million for 2006 and 2007 as was previously proposed. A motion to approve the revised Capital Budget Amendment was made by Mr. Douglas and seconded by Ms. Pilla and approved by the Board.

VII. Matters for Board Discussion – Update of *Patterns*

Mr. Buroughs used a PowerPoint presentation to guide the Board discussion of the update process and content. The slides built on and summarized the prior discussions of the Board. Mr. Buroughs said the presentation could be the beginning of an outline that could be used for public presentations. It was organized to: 1) give a brief history of the County's record in preparing regional plans, 2) present a summary of what is in the *Patterns* document as adopted in December 1995, 3) outline new challenges facing the county and municipalities since 1995, 4) identify area in which *Patterns* may provide insufficient guidance or discussion on these new trends and challenges and 5) identify the proposed components of an update of *Patterns*.

The new challenges included:

- Determining appropriate development densities in urban and rural zones.
- Preserving the natural environment/biodiversity.
- Managing storm water responsibly.
- Establishing or creating public waterfront access and view sheds.
- Achieving attractive design standards
- Sustainable development and site design standards.
- Dealing with higher traffic volumes.
- Increasing immigrant population and broader diversity.
- Higher value housing market and housing market dynamics.
- Aging population.
- Growth of small businesses in place of large corporation presence in the county.
- Sewage treatment capacity.
- Water supply and quality.
- Travel alternatives to auto use.
- Energy sources and supply.

Mr. Buroughs went on to state the Planning Board's earlier conclusion that the core principals of *Patterns* and its discussion of the county continue to be relevant. The review process so far, he said, has shown that *Patterns* needs refinement, not replacement. The show went on to identify areas and topics where *Patterns* may fall short or needs to be refined to make it a better and more useful guide for county and locally based decision making.

Six work components were proposed:

- Make the density categories more useful.
- Review corridor recommendations.
- Test and adjust the land use intensity ranges.
- Create a “you should consider” list no matter what the category.
- Create a “don’t do this” example list.
- Be clear on relationship of other County efforts that support/implement *Patterns* policies.

Potential new categories were discussed such as vertical downtown, low rise downtown, walkable hamlet, waterfront mix and agriculture. The concept is that these new “descriptive” categories would identify the design features of the built-environment and of the natural environment that contribute to the quality and identity of each area. This new layer of design characteristics would overlay the current density recommendations, which would be refined to be more realistic and useful in relation to current zoning and local master plan recommendations. Another component of the work would be a review of the corridor recommendations, particularly with regard to high density areas.

The presentation concluded with graphic slides that illustrated examples of sound development approaches and “smart growth” street design and presented a list of potential next steps:

- Develop new categories, descriptive of density types.
- Conduct land use intensity review.
- Create an informative web site.
- Create a new brochure of refinement highlights.
- Prepare new presentation materials.
- Sponsor meetings with municipal officials in the Fall 2006.
- Complete an updated *Patterns* report adding all of the new elements.

Board members discussed topics as the presentation unfolded. Ms. Lewy spoke about the goal of conducting five regional meetings throughout Westchester to discuss *Patterns*. Mr. Douglas spoke about the importance of talking to the local communities and understanding their realities. Mr. Smith supported this view and stressed the importance of macro thinking. Ms. Pilla cited the Yonkers Ridge Hill project as a lost opportunity for the County to provide advice and counsel on development before the City got wrapped up in the specific development proposal. She noted that the project was well advanced before the County was asked for input. Mr. Douglas pointed out the Sleepy Hollow has commissioned many plans and studies but that the economic realities and demands are hard to avoid. In addition he pointed out that there is often an uneven balance between the local municipal staffs to deal with the number of consultants and staff that developers bring to a project. Ms. Lewy and Ms. Pilla both stressed the value of providing resources for local communities to plan, re-develop and set goals. Ms. Pilla mentioned how the Village of Tarrytown has expended significant financial resources for planning studies over the years. Ms. Lewy suggested a chart to detail the impacts of inadequate planning.. Mr. Thombs agreed with the need for municipal communications about good planning practices. Mr. Douglas cited the impacts of growth on a small community in Westchester as an educational example. Mr. Lipkin cited his experiences as a graduate student in England witnessing the advance planning efforts of a municipality preparing for the inevitable development of their brownfields.

Mr. Mulligan also agreed with the need for communication with municipalities and developers but that some prior outreach efforts have been met with polite disinterest. Ms. Lewy and Mr. Mulligan mentioned the efforts of the Business Council of Westchester to analyze and envision the economic

and workforce future of Westchester. Mr. Mulligan noted the working relationship between Scenic Hudson and National Resources in the development of the Tarrytown waterfront. Mr. Douglas cited the Tarrytown waterfront project where cooperative public and private sector teamwork dealt with the challenges of the asphalt plant removal among many other development issues.

Mr. Mulligan continued the conversation about municipal cooperation and consultation by citing several examples of unfulfilled assurances of dialogue. Mr. Douglas suggested that the use of financial resources could be used to create incentives for collaboration and conducting master plans. Mr. Natarelli pointed out that Maryland engages in financial rewards for municipal cooperation for shared planning practices. Mr. Smith cautioned that such an approach could be compromised by local legislators simply steering dollars to their districts absent of any planning obligations. Mr. Griffith asked about the proper timing to speak to towns, villages and cities. Mr. Thombs asked if municipalities should be ranked for planning performance while Mr. Douglas suggested that awards and commendations be given to municipalities for high planning practices. Mr. Douglas went on encourage further thought from all about what can be done to help local governments. He cited the positive benefits of County Executive Spano's distribution of county government offices into the downtown's of several Westchester urban centers.

Ms. Pilla pointed out that many communities want the control and credit for local developments. Mr. Mulligan stated that the County government was supportive of this reality and that the County's efforts are to provide assistance for local planning policies and development projects and not to take credit. Ms. McLaughlin pointed out that many municipalities are unable to afford the financial costs of planning reviews. Perhaps the creation of model ordinances would help. Mr. Smith stressed that it was important to balance out the goals of local communities with the realities of county and regional issues such as capacity issues with water and sewer.

Mr. Thombs stressed the importance of having local communities listen and participate. Ms. Pilla felt that such fruitful dialogue can occur if done correctly. Mr. Douglas also agreed and cited the example of New York State's policy of using resources to create incentives for waterfront communities to adopt good Waterfront Development Plans and the example of inter municipal cooperation in the Croton Watershed Consortium. Mr. Buroughs pointed out that Westchester has many tools, talent and resources to help local communities. Mr. Mulligan stated that Westchester County will not invest in unsound initiatives through transportation, sewer, water or road projects. Ms. Lewy and Ms. Pilla both pointed out that development projects should deal with realities, limited resources and capacities. Mr. Douglas supported that statement by mentioning the limits of the Yonkers Sewage Treatment Plant. Mr. Mulligan offered the view that open space policies should be patterned county wide and not by individual parcel by parcel. Several members stated that it would be useful to assemble local master plans and to present and discuss them as a collage and a representation of a regional viewpoint.

Ms. Lewy suggested that one approach to communicating good planning to municipalities is to look at outcomes and results. Ms. Pilla pointed out that such meetings should collect local ideas and realities. Mr. Douglas talked about the importance of local cooperation. Ms. Lewy suggested that successful projects be a part of any presentation with a focus on addressing the importance and value of county wide goals. Mr. Buroughs opined that the new recommendations for *Patterns* should be a part of regional presentations seeking input and comments before drafting the final report.

Mr. Brady verbally reviewed a list of the ideas and suggestions raised during the Board meeting and asked that these be considered for "what to bring to the local municipalities." He listed out a review of *Patterns*, current trends and statistics, matches of *Patterns* with local master plans, projects that

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August 1, 2006

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have worked successfully with *Patterns*, designating a sample corridor, identifying sample design-based category areas discussing topics for collaboration. Mr. Smith suggested that issues with value and common attraction be selected such as pure water access.

Mr. Griffith asked if meeting with big developers should be considered in addition to local officials. Mr. Douglas supported this suggestion and expanded it to include consultants who should be encouraged to plan beyond the “dollar driven” issues. Mr. Douglas and Ms. Pilla pointed out the importance of discussing the impacts of I-287 and Tappan Zee Bridge planning now underway.

Mr. Douglas complimented the department staff for their efforts in generating the materials for today’s presentations and discussions.

Ms. Lewy suggested that a sub committee of the Planning Board meet on August 30th at 4 p.m. to continue discussion of the update. Ms. D’Agrosa suggested that a September 19th meeting of the North County Watershed Coalition would be a good forum for the Board to make an initial *Patterns* update presentation focused on the North County Watershed subregion of *Patterns*. The board members agreed that that date should be the target and that a run-through should be held on August 30th.

VIII. Adjournment

The meeting was adjourned at 11:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, September 12, 2006

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas (City)
Marcus Griffith (City)
Milagros Lecuona (City)
David Menken (Town)
Clinton Smith (Town)
Bernard Thombs (Town)
Phil Kruk, Westchester County Public Works
Thomas Lauro, Westchester County Environmental Facilities
Robert Reno Westchester County Parks, Recreation and Conservation

BOARD MEMBERS ABSENT:

Eileen Pilla (Village)
Ralph Butler, Commissioner, Westchester County Public Works
Anthony Landi, Commissioner, Westchester County Environmental Facilities
Joseph Stout, Commissioner, Westchester County Parks, Recreation and Conservation

STAFF PRESENT:

Ed Burroughs, Deputy Commissioner
Deborah De Long, Director of Housing
David Kvinge, Director, Environment
Fran McLaughlin, Director, Administration
Patrick Natarelli, Chief Planner
Lawrence Kelly, Program Administrator
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Jeff Williams, Associate Planner
Chris Gomez, Planner
Terence Masterson, Director, Program Administration

OTHERS ATTENDING;

Barbara Dodds, Westchester Board of Legislators
George Raymond, Chairman, Westchester Housing Opportunity Commission (WHOC)
Richard Hyman, Housing Consultant to the WHOC

Westchester County Planning Board

September 12, 2006

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I. Call to Order

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

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, October 3 at 8 a.m.
- Wednesday, November 8 at 4 p.m.
- Tuesday, December 5 at 8 a.m.

III. Adoption of Minutes

The minutes of the August 6, 2006 meeting were adopted on a motion of Dwight Douglas, seconded by Milagros Lecuona. Mr. Menken abstained due to his absence from the August meeting.

IV. Chairman's Remarks

Ms. Lewy discussed the efforts of Ann Bittenwieser of the Neptune Foundation which is building a swimming pool on a barge in New York City in order to commemorate the creation of these public pools by Robert Moses in the 1930's and 1940's during those difficult economic times. Ms. Lewy also praised Westchester Habitat for Humanity for its recent opening of several "green" homes in New Rochelle. Ms. Lewy distributed an op-ed she wrote for the Sound Shore Review on the aesthetic impacts of new high rise towers on the Westchester skyline.

V. Commissioner's Remarks

Deputy Commissioner Buroughs spoke in place of Commissioner Mulligan who, along with Commissioners Butler, Landi and Stout, was attending a County Commissioners Seminar being held by the County Executive. Mr. Buroughs announced that an informational meeting of the Westchester Rockland Tappan Zee Futures Task Force would be held on September 18. The meeting would be attended by County Executives of Westchester and Rockland, lower Hudson Valley state legislators and the Task Force.

VI. Referrals

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

June 16, 2006-July 15, 2006

July 16, 2006 – August 15, 2006

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

B. Current Referrals

NRO 06-013 – Church/Division Mixed Use Development Project DEIS
City of New Rochelle

Mr. Buroughs opened the discussion about the Church Street development by relaying the desire of New Rochelle Mayor Bramson to meet with the Planning Department to discuss the department's review of the development. Mr. Buroughs stated that Mayor Bramson is open to ideas and dialogue. Ms. Lewy welcomed this offer and complimented the quality of project reviews completed by Department staff. Ms. Lewy stated that Mayor Bramson's offer to hear input highlighted the value of the department's referral and review letters.

Mr. Herbert opened his briefing to the Board by describing the characteristics of the proposed project. The project is a mixed use development covering two large city-owned parcels as well as a number of smaller privately owned parcels in downtown New Rochelle. A Memorandum of Understanding exists between the city and the developer. The City-owned parking garage on Church and Division Street will be demolished and a new 39 story hi-rise will be constructed with 373 housing units comprised of 145 one-bedroom, 159 two-bedroom and 69 three-bedrooms units. Five percent of the units will be affordable housing and sold to families with incomes not exceeding Westchester County's median income.

The Prospect Street parking lot will also be demolished and a new 859-space parking facility will be constructed with 772 spaces in a six story structure and 88 spaces on a surface lot. The setbacks from this project will create enough surface land for a new 28,000 square foot City park to be called LeRoy Place Park.

The proposed project would require a package of approvals. The applicants are requesting a zoning map amendment for the Church/Division Lot to change the site from "Downtown Business" (DB) to the "Downtown Mixed Use" (DMU) District in order that the applicants may apply a Downtown Density Bonus (DDB) overlay which must also be amended since the project height and bulk would not be permitted according to the requirements for this overlay district. Mr. Herbert pointed out that this project would require an amendment to the city's Comprehensive Plan and that site plan approvals will be required from the city's Planning Board.

Mr. Herbert pointed out that this project is a few blocks from the immediate vicinity of the New Rochelle Transit Center and Huguenot Street corridor and that its hi-rise character will be a stark contrast to the surrounding lo-rise properties. Consideration should be given to developing the downtown with a consistent pattern of appropriate

density and avoid the construction of hi-rise developments whenever a downtown parcel is available unless a comprehensive vision is put forth defining the City's goals for downtown. Mr. Herbert pointed out that the project call for 5% affordable housing when the city's zoning ordinance calls for 10% set aside of floor area for affordable units. The affordable housing component also does not match Westchester County's guidelines in terms of income.

Mr. Herbert also cited the visual and aesthetic impacts of higher buildings and non-landscaped rooftops for the proposed parking structures. Attractive features should be fashioned onto the taller buildings and avoid the "plain rectangular box" look and rooftops should be landscaped for visual appeal. Such standards of visual attractiveness should also be applied to the proposed parking garages which in some places are to be positioned on the streets with no setbacks. The 88 space surface parking lot may not be the best use of valuable downtown property. It is also not clear how the proposed LeRoy Place Park will function as a major open space amenity for the area. The applicant should work closely with the city and the County Department of Transportation in order to forge advantageous links to the nearby downtown transit center and the nine bus routes and two rail passenger carriers that stop there. The use of "green" technology in the construction and operation of these properties should also be included. Mr. Herbert ended his review by noting the potential for increased use of bicycles given the urban nature of this development and the previously noted connections to mass transit.

Several board members offered comments on the project. Mr. Menken and Ms. Lecuona discussed the potential limited utility of Le Roy Place Park given its oddly proportioned 28,000 square foot size. Mr. Griffith noted that the positions of the garages and buildings created narrow alleyways that could foster unwanted uses for loitering or worse. Mr. Smith and Mr. Menken asked who would maintain the park and Mr. Herbert responded that the city would.

Ms. Lecuona raised a concern about the proposed parking garage facades being designed to mimic buildings. Board members had a discussion as to how the project would change the character of Main Street in this location.

VII. Matters for Board Action

A. Affordable Senior Housing, Mulford Gardens – Phase I HOPE IV Housing Development, City of Yonkers – New Homes Land Acquisition and Housing Implementation Funds

Mr. Kelly briefed the Board on the proposed Mulford Gardens housing development on Ashburton Avenue and what contributions Westchester County would be making in the financing and construction phases. Mr. Kelly presented a power point presentation with photos and charts. The approximate County contribution would be

\$2.9 million in HIF funds and \$1.2 million in NHL funds. Westchester County plans to use its Housing Implementation Funds (HIF) to provide infrastructure construction assistance with a retaining wall, improvements to the Croton Aqueduct Park and building a surface parking lot. It is hoped that these improvements will add value to the overall housing development which will benefit low income residents earning in the \$20,000 per annum range. Mr. Griffith pointed out the value and importance of establishing a good mix of income for residents. Mr. Kelly agreed and pointed out that a nearby project possesses such a mixed demographic and that the purpose of the new HOPE VI funding is to decentralize poverty with balanced demographics in neighborhoods.

Ms. Lewy thanked Mr. Kelly for his information briefing and noted that this matter would be voted on at a future meeting.

VIII. Matters for Board Information

A. Housing Allocation Plan, Housing Opportunities Commission

Mr. Raymond opened his comments to the Board by reviewing affordable housing issues, goals and results in Westchester from the 1990s to present. Mr. Raymond also reviewed the role of the Westchester County Housing Opportunity Commission from that time to the present as background to the recently issued 2000- 2015 Affordable Housing Allocation Plan. The HOC's mandate has been extended to 2007 by the Board of Legislators. The new allocation plan is based upon information contained in the 2000 Census and trend analysis. The plan was presented at a public hearing where feedback by local communities was solicited. As a result, the new plan included some modification to its methodology to account for public transportation access. Mr. Raymond pointed out several challenging conditions in Westchester affecting the high cost of housing such as the increased cost of land, less open space along with increases in the workforce and varied levels of disposable income.

Mr. Richard Hyman, consultant to the WHOC, followed Mr. Raymond and addressed specific affordable housing goals. He stated that the County Executive stood by affordable housing as a top priority and that Rutgers University conducted the analysis that identified the goal of 10,000 affordable housing units through 2015. There was discussion about which communities were meeting or exceeding their goals and others that were still working toward them.

Mr. Hyman reviewed the tables in the Allocation Report with the Board members. He said that all municipalities had been contacted to discuss goals and time lines. He noted that many communities think that affordable housing is 80% of median income. Mr. Raymond said that the declining rates of affordable housing construction since the 1990's meant that achieving new or higher goals would be

harder to achieve. He also pointed out that 4000 affordable units faced expiration of their status. Mr. Hyman praised Westchester County's commitment pointing out that County Executive Spano has made affordable housing a priority in many programmatic and financial ways. Mr. Griffith asked if local towns can merge housing credits to meet their goals. Mr. Hyman responded in the affirmative pointing out that Rye and Port Chester have worked together.

Ms. Lewy commented on the threat to affordable housing posed by the impending sale of the Peter Cooper and Stuyvesant Villages in Manhattan. Ms. Lewy thanked Mr. Raymond and Mr. Hyman for their commendable efforts to create affordable housing and that the Department would continue to promote affordable housing in all its reviews of local land use developments and make it a strong priority. Ms. Lewy also pointed out the value of affordable housing in Westchester's urban centers.

B. Bronx River Parkway Reservation Projects

Mr. Gomez briefed the Board on the Department's efforts to create a map and database of the Bronx River Parkway Reservation (BRPR) to annotate features and current capital projects. Mr. Gomez provided a PowerPoint presentation along with a GIS digital map of the north-south corridor and noted that the Parkway is a New York State Scenic Byway eligible for grant dollars from the State. The map can also be used to support the County's capital plan investments in the Parkway development.

Mr. Williams followed up with a brief review of the County's efforts to repair, repave and establish pathways along the Bronx River Parkway with the goal of creating a linear park for biking, walking, jogging and other forms of recreation. Up to \$10 million is being expended in this effort including the construction of links and loops where the 12-mile section of trails are separated by the roadway. Ms. Lewy asked if bicycling is permitted and Mr. Williams responded in the affirmative. Ms. Lecuona inquired about the mileage of the walking trails and Mr. Williams noted that there were 10 miles of trails.

Mr. Gomez also briefed the Board on plans for an interpretive and directional signage plan. He noted that a recent grant application prepared by the Parks Department for the signage plan was unsuccessful, but there is value to preparing a plan in advance. Ms. Lecuona asked if signage would direct park patrons to nearby shops, restaurants and local downtown centers. Mr. Gomez said there would be such signage. Mr. Griffith expressed his support for pathways and walkways that could accommodate motorized wheel chairs. Mr. Williams affirmed that goal as well. Ms. Lewy praised the park plans and noted that recreational appeal of a patron enjoying the trail by parking their car at one point and using the nearby Metro-North rail line to return from biking or hiking the BRP.

C. *Patterns* Update

Ms. Lewy and Mr. Buroughs discussed the efforts to update *Patterns* including the goal of reaching out to the local municipalities. Mr. Buroughs distributed work notes along with revisions. Mr. Buroughs pointed out the importance of analyzing many critical issues such as water quality and supply and sewer capacity, density overlays and the importance of demographic and development density trends. Mr. Gomez presented the Board with a series of contrasting and comparative slides with color-coded maps that displayed local comprehensive plans. Ms. Lewy suggested that these ideas and perspectives be crystallized before the County Executive's State of the County Address in April 2007.

A general conversation arose about the issue of utility lines and poles and their vulnerability to high wind storms. Ms. Lewy stated that this was an important issue for discussion with Con Edison. Mr. Smith, Mr. Menken and Ms. Lecuona talked about the importance of protecting street trees that are often severely pruned by Con Ed to prevent damage to utility lines. Ms. Lewy talked about the increased placement and stress of electric and communication wiring on utility poles and that underground utilities are worth researching. Mr. Natarelli pointed out that Con Ed has been reluctant to position utility lines underground even refusing to install underground lines Route 100 in Valhalla where major road reconstruction is underway. Ms. Lewy suggested that the Planning Board could play a role in preparing a brief issues paper on the problem.

IX. Adjournment

The meeting was adjourned at 10:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 3, 2006

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Eileen Pilla (Town)
Dwight Douglas (City)
Marcus Griffith (City)
David Menken (Town)
Clinton Smith (Town)
Bernard Thombs (Town)
Anthony Landi, Commissioner, Environmental Facilities
Ralph Butler, Commissioner, Public Works
Robert Reno, Director of Operations, for Commissioner, Parks, Recreation and Conservation

BOARD MEMBERS ABSENT:

Milagros Lecuona, (City)
Joseph Stout, Commissioner, Parks, Recreation and Conservation

STAFF PRESENT:

Jerry Mulligan, Commissioner
Deborah DeLong, Director, Housing
David Kvinge, Director, Environment
Fran McLaughlin, Director, Administration
Patrick Natarelli, Chief Planner
Lawrence Kelly, Program Administrator
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Suzette Lopane, Principal Planner
Jeff Williams, Associate Planner
Chris Gomez, Planner
Terence Masterson, Director, Program Administration
Thomas Bullers, MPA Intern

OTHERS ATTENDING:

Anne Reasoner, Budget Director
Pat Haggerty, Budget Analyst
Michael Swee, Department of Transportation
Barbara Dodds, Board of Legislators

I. Call to Order

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

Westchester County Planning Board

October 3, 2006

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II. Meeting Dates and Announcements

The next two Planning Board meetings are:

- Wednesday, November 8 at 4 p.m.
- Tuesday, December 5 at 8 a.m.

III. Adoption of Minutes

The minutes of the September 12, 2006 meeting were adopted on a motion by Mr. Menken, seconded by Mr. Griffith.

IV. Chairman's Remarks

Ms. Lewy briefed the Board on a seminar titled "Westchester Livable Communities: Visions for All Ages" sponsored by the County Department of Senior Programs and Services under the direction of Commissioner Mae Carpenter. Ms. Lewy expressed her positive impressions of the seminar and noted the many important topics covered such transportation, recreation and parks, affordable housing, senior livable communities and maintaining home ownership for seniors. Ms. Lewy noted that these issues were important quality of life issues that should be included in the Planning Board's efforts to dialogue with Westchester's 45 municipalities through the *Patterns* outreach initiative. Mr. Mulligan concurred and noted that these senior issues should be intergrated with the input of Ms. Carpenter.

V. Commissioner's Remarks

Commissioner Mulligan announced that Governor Pataki has signed a new law requiring four hours of annual training for local planning officials. A draft explanatory brochure was distributed. There was general discussion about how to fulfill the four-hour requirement. Mr. Mulligan said the Westchester Municipal Planning Federation will be looking at this issue and he will report back to the Board. Mr. Mulligan introduced Tom Bullers, a Westchester County Public Administration Graduate Intern who has been assigned to the Planning Department for three months. Mr. Bullers is a graduate of the University of Massachusetts at Amherst and he received his MPA at SUNY Albany. Mr. Bullers will be working on several projects including the proposed Sing Sing Prison Museum and a study of establishing housing in office parks. Mr. Mulligan also introduced Anne Reasoner, the new County Budget Director, noting her previous financial experiences at Metro-North Railroad, Town of Greenwich, City of Stamford and City of White Plains. Mr. Mulligan also introduced Patricia Haggerty who has worked in the Budget Department and is the Budget Analyst for the Planning Department.

VI. Referrals

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

August 16 through September 15, 2006

Prior to the vote to accept the August to September Referrals, Mr. Smith pointed out that his recusal from individual projects should be reflected in meeting minutes. The Board voted to

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

B. Current Referrals

None

VII. Matters for Board Action

A. Grace Terrace, City of Mount Vernon, New Homes Land Acquisition Fund

Mr. Kelly provided the Board with a Power Point presentation on the proposed Grace Terrace development on Sandford Boulevard which will contain 55 one and two bedroom apartments for occupants earning 30% to 50% of the county's average median income (30% = \$26,000 for a family of 3 and 50% = \$43,450 for a family of 3). The \$15 million project will include a \$712,500 investment from Westchester County's New Homes Land Acquisition Fund. Mr. Kelly pointed out this development needed a number of governmental actions in the short term to move forward and that approvals from Westchester County were not the last step. Mr. Menken inquired about whether this property needed a zoning change to accommodate an apartment building. Mr. Herbert responded affirmatively and noted that a use variance was the current means proposed to permit this development.

Mr. Herbert reviewed some of the zoning districts in Mount Vernon and noted that building heights are better addressed in the zoning instead of through variances. Ms. Lewy commented on the importance of streetscape improvements, including benches, shade trees, lighting and wide sidewalks, and the need for consistency in streetscape design along Sandford Boulevard. Ms. DeLong mentioned that Mountco, the developer will be asked to respond to the Planning Board's concerns regarding the comments on the project. Mr. Kelly concurred and said that Mountco has completed several affordable housing developments in Westchester in commendable fashion. Ms. Pilla noted that it was important for cities to permit developments in a consistent pattern with regards to height, density and type of development as opposed to permitting developments of different dimensions scattered city wide. Several members agreed and said the City needs to develop a comprehensive vision for the Sandford Boulevard corridor.

Mr. Griffith raised concerns about the exterior aesthetics of the development noting that its predictable and functional exterior lacked any unique identity, was identical to many other new buildings and drew a parallel to public housing. Mr. Mulligan stated that staff would meet with the developer to address these observations and request changes to enhance the design and attractiveness of this building as well as future developments where this firm may be looking for the County's participation. Ms. Pilla agreed and commented that design concerns were important to the quality of any project.

Mr. Menken asked if this project had been subject to a public hearing and Mr. Herbert responded affirmatively. Ms. Lewy asked Mr. Herbert to research the procedures and rules for Public Hearing Notices because it was important to analyze and comment on a project in its early stages.

Several members expressed concern that they are being asked to act immediately, and would have rather been given the time to have the issues raised to be given a response. Ms. DeLong explained that in this case, the developer is facing an imminent deadline by New York State and will quite likely lose the state funding commitment for Low Income Housing Tax Credits unless the County acts in a short time.

A motion to adopt the resolution was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

B. T0030, Bus Stop Enhancements, City of Mount Vernon, Capital Budget Amendment

Mr. Brady briefed the Board on \$2,992,000 in planned improvements to the Mount Vernon Petrillo Plaza Bus Stop. This bus depot is located adjacent to the downtown Mount Vernon East railroad station and is Westchester County's third busiest transit depot. The \$2,992,000 includes \$400,000 in County funds and \$2,592,000 in federal funds. The improvements will include a landscaped center island median, installation of crosswalks and pedestrian crossing signals, new sidewalks and road pavement, drainage and traffic signal improvements. The new improvements will provide this downtown area with positive impacts by upgrading pedestrian links to the buses, nearby train station and parking lot and local retail shops. Ms. Lopane expanded on the description of the project with a rendered plan detailing the streetscape improvements, new traffic signals and expanded lane widths and mid-block pedestrian crossings.

There was general discussion fostered by Mr. Griffith about the ownership of the nearby bridge over the Metro-North railroad tracks. Ms. Pilla and Ms. Lopane discussed the participation of the City of Mount Vernon in the project improvements and Ms. Lopane noted that public infrastructure improvements can spark neighborhood improvements and revitalization. Ms. Pilla supported that statement by citing recent improvements to the "Gasoline Alley" section of Tarrytown along Route 9.

Mr. Landi expressed his concerns about pedestrian crossings in the middle of the plaza interfering with bus movements and endangering pedestrians. Ms. Lopane said this issue was under review with the City. Mr. Smith inquired about the bus service schedules and routes to which Mr. Swee detailed the bus routes itineraries. Mr. Griffith and Ms. Lopane discussed the positive potential of retail shops in the plaza. Ms. Lewy suggested that some of the bus shelters be free of advertising and remain transparent for security reasons, especially in evening hours where there may be less pedestrian activity..

A motion to adopt the resolution was offered by Mr. Griffith, seconded by Ms. Pilla and approved by the Board.

VIII. Matters for Board Discussion

A. Lake Street, Harrison, Capital Budget Amendment

Mr. Butler briefed the Board on plans to transfer ownership and responsibility for Lake Street in the Town/Village of Harrison from Westchester County to Harrison. Mr. Butler noted that Lake Street runs north and south from Route 120 near the Westchester County Airport to the Harrison/White Plains border. Part of the transfer will include the contribution

by Westchester County of 50% of a \$1.2 million streetscape improvement project. Mr. Butler noted that a Capital Budget Amendment and Inter-Municipal Agreement would be presented at the November Planning Board meeting. Ms. Lewy asked if the disposition of County roads is at odds with the possible future need for improving these roads to facilitate development in appropriate areas. Mr. Butler and Mr. Mulligan both said the County road system is very fragmented and does not function as a system so disposition is not in conflict with planning for future development.

B. *Patterns* Update Discussion

Ms. Lewy briefed the Board on her appearance before the Northern Westchester Watershed Committee, an association of 12 northern Westchester chief elected officials. Also attending the meeting were Board members Mr. Smith and Mr. Thombs, County Legislator Ursula LaMotte, and Planning Department staff. A PowerPoint presentation on the *Patterns* Update was made. Ms. Lewy noted that a good discussion followed which covered many topics affecting northern Westchester. She recounted some of the comments and observations from the meeting including the concern that the success of building affordable housing was tied to infrastructure capacity issues such as water and sewer. Town officials were interested in seeing development models, real examples of affordable housing projects and demographics to help them plan.

Ms. Lewy then discussed the *Patterns* Update and suggested a review of the Assumptions listed in the *Patterns* book and updating the *Patterns* Westchester map. Ms. Lewy felt it was important to review these assumptions and arrive at some consensus before talking about growth issues with local officials. Mr. Smith noted that “home rule” for localities was an important issue.

Ms. Pilla suggested that there would be value in sharing the Board’s views on *Patterns* with the County Executive and that such a conversation would yield his views as well. Mr. Mulligan supported this by telling the Board that the County Executive had asked his Commissioners to read a new book on demographic and social change called “The New Geography”. He also noted that the County Executive is interested in balancing Westchester’s population with its ability to support it responsibly without overwhelming the character and quality of life of local communities. Mr. Smith agreed that population was an important topic to analyze. Ms. Lewy supported this dialogue by suggesting that the impacts of unbalanced development be a part of the presentations that would be made to local officials regarding the *Patterns* Update. Ms. Lewy ended the discussion by asking Board members to review and analyze the Assumptions section of *Patterns*.

IX. Matters for Board Information

A. Bronx River Parkway Reservation Projects - Environmental Initiatives

Mr. Kvinge provided the Board with an update on several environmental initiatives on the Bronx River Parkway Reservation. A status report listing the progress of several environmental initiatives was distributed to the Board in their pre-meeting mailing. Mr. Kvinge reviewed the components of the Comprehensive Watershed Management Plan and the activities of the Bronx River Watershed Coalition, which was formed as part of this effort and includes the participation of 14 Westchester municipalities along with

environmental and planning departments representing New York City, New York State and Westchester County. Environmental consultants have identified sites where stormwater runoff quality is of concern and will propose appropriate remedies and best management practices to improve water quality. The Watershed Plan is slated for a spring 2007 completion.

Mr. Kvinge also reviewed the ongoing Bronx River Watershed Ecosystem Restoration Study, a \$4.4 million project with \$2.2 million from the Army Corps of Engineers (ACOE), \$1.3 million from New York City DEP and \$864,000 from Westchester County. Current tasks include the analysis of water quality sampling from April 2006 through April 2007. Ms. Lewy asked if there were areas in the Bronx River Reservation (BRR) that could retain and redistribute excess runoff from heavy rains. Mr. Kvinge responded that areas in the north would be possible but not in the central or lower Westchester portion. Commissioner Mulligan pointed out that stormwater management will not necessarily reduce flooding in a substantive way. Mr. Griffith and Mr. Kvinge discussed the flooding potential from the Valhalla Home Depot project onto the Saw Mill River in Elmsford. Mr. Natarelli said that funding from the Army Corps for a similar study in the Saw Mill River Watershed has been very limited and the Department was reviewing options to complete the work without the ACOE. Mr. Kvinge stated that Westchester County has bonded \$960,000 for a Saw Mill River Study and that this watershed was the next project to work on.

X. Adjournment

The meeting was adjourned at 10:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Wednesday, November 8, 2006

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Eileen Pilla (Town)
Dwight Douglas (City)
David Menken (Town)
Clinton Smith (Town)
Bernard Thombs (Town)
Thomas Lauro, First Deputy Commissioner, for Anthony Landi, Commissioner,
Environmental Facilities
Ralph Butler, Commissioner, Public Works
Peter Neglia, Technical Specialist, for Joseph Stout, Commissioner
Parks, Recreation and Conservation

BOARD MEMBERS ABSENT:

Milagros Lecuona, (City)
Marcus Griffith (City)
Anthony Landi, Commissioner, Environmental Facilities
Joseph Stout, Commissioner, Parks, Recreation and Conservation

STAFF PRESENT:

Jerry Mulligan, Commissioner
Edward Buroughs, Deputy Commissioner
Deborah DeLong, Director, Housing
Fran McLaughlin, Director, Administration
Lawrence Kelly, Program Administrator
William Brady, Associate Planner
Elizabeth Cavorti, Associate Planner
Lukas Herbert, Associate Planner
Chris Gomez, Planner
Thomas Bullers, MPA Intern
Terence Masterson, Director, Program Administration

OTHERS ATTENDING:

Salvatore J. Carrera, Director, Economic Development and Real Estate
Barbara Dodds, Board of Legislators
Kevin Garvey, Director, Physical Plant, Westchester Community College
John Zimmer, Polshek Partnership
Dawn McKenzie, Tower and Golde

I. Call to Order

The meeting was called to order at 4:10 p.m.

Westchester County Planning Board

November 8, 2006

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II. Meeting Dates and Announcements

The next Planning Board meeting will be held on:

- Tuesday, December 5 at 8 a.m.

III. Adoption of Minutes

The minutes of the October 3, 2006 meeting were adopted on a motion by Mr. Douglas , seconded by Mr. Thombs.

IV. Chairman's Remarks

The Chair had no remarks.

V. Commissioner's Remarks

Commissioner Mulligan opened his remarks with praise for Westchester County Housing Opportunity Chairman George Raymond who is being honored with a place in the Westchester County Senior Citizen Hall of Fame. He noted Mr. Raymond's many years of housing commission service in the cause of affordable housing in addition to his long professional career as an urban planner.

Mr. Mulligan announced that Westchester County would be receiving four grants pertaining to open space and scenic trail development. The first grant for \$350,000 would be from New York State to assist with the acquisition of an easement on the Dominican Sisters of Hope Mariandale Conference Center in Ossining. Opening this parcel for public access will provide RiverWalk users with scenic Hudson River views. The second grant, also from New York State, is for \$85,000 to assist with planning efforts to designate Route 9 as a scenic byway. Achieving this designation will help efforts to secure additional funding for preservation. The third grant is for \$148,000 in federal funds to improve access to the South County Trailway in the Hastings and Yonkers area along the Saw Mill River Parkway. The fourth grant of \$1.58 million in federal funds is for the improvement and expansion of 3.9 miles of pathways and sidewalks connecting Playland Park and the Playland Parkway with the downtowns of Rye and Harrison. He noted that these grant awards would be combined with local and county funds to complete the respective projects. He thanked staff members who worked on each of the grant.

Mr. Mulligan also reported on a recent site visit and walking tour of the Sing Sing Prison and downtown Ossining as another step in drafting feasibility plans to develop the historical sections of the prison as a tourism and public educational resource. New York University will be providing six graduate students to assist in the research for this effort. He thanked Tracy Corbitt for her work on the Sing Sing Prison Museum Project.

VI. Referrals

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

September 16 through October 15, 2006

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

Mr. Smith recused himself from the Chappaqua Crossing, New Castle project detailed in the report. Ms. Lewy discussed the merits of vehicle access to the Colony at Cherry Lawn, New Rochelle referral, from Weaver Street versus Hillendale. She also commented on the proposed zoning amendments in Rye Brook granting expanded authority to the Board of Trustees.

B. Current Referrals

1. MTV 06-001, The Alexander Final EIS, City of Mount Vernon

Mr. Herbert reported that the final EIS for the Alexander presented few changes from the draft EIS which was reviewed earlier by the Planning Board. The Alexander is proposed to be a 19 story luxury condominium project with 199 units. He referred to the October 30, 2006 letter which was sent to the City of Mount Vernon. He recommended that the City prepare a comprehensive plan for Sandford Boulevard and the rest of Mount Vernon. The letter also points out the need to address the proper development context for permitting a 19-story luxury condominium tower within an industrial area bordered by detached single and multi-family homes. The letter points out the importance of creating affordable housing opportunities and notes that Mount Vernon is one of the few Westchester municipalities to have met their obligations. Due to the short comment period, the letter had to be sent before today's meeting but it restated the Board's comments on the draft EIS.

2. PKS 06-001, Peekskill Waterfront Community Redevelopment Plan Final EIS, City of Peekskill

Ms. Cavorti briefed the Board on Peekskill's Waterfront redevelopment plans and summarized a November 3, 2006 referral letter sent by the Planning Department on behalf of the Planning Board. Ms. Cavorti noted that the total dimensions of the project had changed since the draft EIS was submitted. Although the total number of residential units increased slightly to 500 from 493, the total number of parking spaces decreased to 1452 from 1706 and the number of public open space areas has declined from eight to four. There is a 20% decline in the total commercial space to 81,500 square feet from 113,00 square feet.

Ms. Cavorti pointed out some of the major comments in the referral letter which included a recommendation that this development proposal be reviewed in tandem with the new Peekskill Landing development so that a comprehensive review that covers the downtown to waterfront zones can be achieved. The letter suggested that Peekskill require the preparation of full site plans, elevations and perspectives, a shadow analysis as well as a hardscape model that could provide a three-dimensional view of the development.

Another recommendation called for added emphasis on the development mix for the Central Avenue corridor in order to attract pedestrians and enhance Central Avenue

as an important link between downtown and waterfront. The letter stressed the importance of addressing the projected increases in sewage from these developments with sewage flows expected to increase from nearly 20,000 gallons per day to over 100,000 gallons per day. The developers will be important participants in dealing with this issue.

VII. Matters for Board Action

A. 450 Saw Mill River Rd., Town of Greenburgh, Capital Budget Amendments:

1. BEL02 Acquisition of 450 Saw Mill River Rd.
2. BEL03 Renovation of 450 Saw Mill River Rd.
3. BLA02 Land Acquisition/General Purpose

Mr. Hoffmeister and Mr. Carrera briefed the Board on the background of the purchase and renovation of 450 Saw Mill River Road which is proposed to be used to warehouse and maintain all voting machines. The Capital Budget Amendments will fund the purchase and renovation of this five acre site containing an 85,000 square foot warehouse.

Mr. Carrera noted that centralization of voting machine storage and Board of Elections operations were now mandated by New York State and that the acquisition of this site was more cost effective than leasing space in other County office locations such as Valhalla or Mount Kisco. He noted that this site would contain Board of Elections staff, training sessions and staff operations all under one roof. Mr. Hoffmeister said that this project had to be finalized by year end. Mr. Douglas inquired about the current space needs for the voting machines and Mr. Carrera responded that it was 10,000 square feet and growing. Mr. Carrera also expressed satisfaction with the Ardsley location for access to county roads in response to a question from Mr. Smith. Ms. Pilla asked if flooding from the Saw Mill River would pose a problem and Mr. Carrera said the site was on the east side of Saw Mill River Road away from the flooding area.

A motion to adopt the resolutions was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

B. Planning Board Report on the County Executive's Additions to the 2007 Capital Budget

Mr. Hoffmeister briefed the Board on four additional capital projects proposed for the 2007 Capital Budget. These items are physical renovations and additions to Hilltop Hanover Farm, funding for a conceptual design and preliminary study for a food distribution warehouse to feed needy citizens in case of a large scale emergency, general infrastructure and physical improvements throughout the County golf course system and funding for long range planning for capital needs. Ms. Lewy discussed the need for a large food warehouse. Mr. Hoffmeister responded that the warehouse would be a resource for a day to day needs and emergencies.

A motion to adopt the resolution was made by Mr. Smith, seconded by Ms. Pilla and approved by the Board.

C. Disposition of PROW Surplus Property – 15 Roanoke St., City of Yonkers

Mr. Hoffmeister reviewed the proposed sale of a 2,418 square foot parcel alongside the County's South County Trailway in Yonkers to an adjacent landowner. The City has waived its right of first refusal. The site is in the vicinity of 15 Roanoke Street. Mr. Douglas inquired about the sale price and Mr. Hoffmeister indicated a figure of \$5,000.

The resolution was approved by the Board on a motion by Ms. Pilla and a second by Mr. Douglas.

D. WCC Gateway Center, Tree Removal Permit

Mr. Brady briefed the Board with photos and PowerPoint presentation on the planned 70,000 square foot Westchester Community College (WCC) Gateway Center and a tree removal permit application related to the project. Also attending the presentation were John Zimmer of the Polshek Partnership, Dawn McKenzie of Towers, Golde and Kevin Garvey, Director of Physical Plant for WCC. Mr. Brady presented photos and graphic images detailing the exteriors of the building and its placement on the campus alongside carefully positioned trees, vegetation and walking pathways. It was noted that the building would be constructed in accordance with LEED standards - Leadership in Energy Education and Efficiency. Mr. Zimmer discussed the architectural use of glass as a symbol of openness in providing a clear gateway for those seeking education, training or acclimation to Westchester. Ms. McKenzie provided the Board with a review of the existing trees on the site scheduled for removal or preservation.

Mr. Menken noted that the plans call for the removal of 39 trees which will be replaced by 64 trees and nearly 2300 perennials, shrubs and grasses. There was general discussion about the importance of maintaining the wooded and natural character of the site. Ms. Lewy commented on the value of planting trees that are native to the Westchester area. Mr. Lauro reviewed the network of drainage culverts and basins on the site. Ms. Lewy pointed out the positive benefits of using green building technologies. Mr. Zimmer responded with a review of the buildings proposed energy demands, environmentally compatible building materials and access to public transportation. Mr. Neglia inquired about the total project costs and Mr. Brady responded that the cost was set at \$36 million with equal funding from New York State, Westchester County and private contributors.

Ms. Lewy suggested that a subcommittee of the Board conduct a site visit to review the proposed landscape changes with a specific goal of analyzing the potential site impacts of removing two trees on the northeast corner of the site. Wording to this effect was inserted into the resolution.

The resolution, as amended to postpone approval of the removal of two specific trees was adopted by the Board on a motion by Mr. Douglas and a second by Ms. Pilla.

E. RB135 Road Transfer/Lake Street, Town/Village of Harrison, Capital Budget Amendment

Mr. Brady informed the Board about the terms of an agreement with the Town/Village of Harrison to transfer ownership of Lake Street to the Town in exchange for a contribution of

\$1.2 million in County funds for streetscape improvements in the downtown Silver Lake section of Harrison. The Town will be responsible for design and construction and fund the remaining balance of the project. Mr. Thombs inquired about the specific improvements planned. Mr. Brady responded that lights and sidewalks were a major part of the project improvements.

The resolution was approved by the Board on a motion by Mr. Douglas and a second by Mr. Lauro representing Mr. Landi.

F. Mulford Gardens, Phase I Hope IV Housing Development, City of Yonkers – Housing Implementation Fund and New Homes Land Acquisition Fund

Mr. Kelly briefed the Board on the early phases of the Mulford Gardens development and the current resolution which calls for \$1.3 million for property acquisition and \$3.19 million for on site infrastructure improvements. The property acquisition costs will be funded through the New Homes Land Acquisition Program and the infrastructure costs drawn down from the Housing Implementation Fund. Mr. Kelly used a photo and PowerPoint presentation of Mulford Gardens and noted that the Ashburton Avenue Apartments represented one of the first projects in this large development. The Ashburton apartment building will contain 81 units of senior citizen rental housing for seniors with annual incomes at or below 60% of the county's area median income.

There was a general discussion about the development with Mr. Thombs inquiring about the types of exterior building materials to be used. Ms. Dodds asked about the total cost of the entire Mulford Gardens development. Mr. Kelly responded that the total cost would be \$220 million with much of that funded by tax credits.

The resolution was approved by the Board on a motion by Mr. Smith and a second by Mr. Menken, with Mr. Thombs abstaining.

F. Adoption of 2007 Calendar of Planning Board Meetings

Ms. Lewy reviewed the proposed 2007 calendar of Planning Board meetings and offered changes to the April and September meeting dates. The revised calendar dates will be approved at the December meeting.

VIII. Matters for Board Discussion

A. *Patterns* Update: Meeting with County Executive and Next Steps

Ms Lewy briefed the Board on an October 23 meeting with County Executive Spano to discuss priority issues to be included in *Patterns* as well as setting a timetable for completing the update. Also attending the meeting were Planning Board members Eileen Pilla and David Menken along with Commissioner Mulligan, Ed Burroughs and Norma Drummond.

Mr. Spano emphasized the importance of interactive public input suggesting that *Patterns* be communicated through all current state of the art venues such as the County website, the new Westchester public access TV channel 504, five regional hearings and communications with the County Board of Legislators. He also said that the Update should be a flexible

Westchester County Planning Board

November 8, 2006

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document to be updated regularly as conditions merit as opposed to a potentially stagnant five or ten year review regardless of need.

Ms. Lewy commented that Mr. Spano expressed interest in establishing planning policies that would protect the county's quality of life including keeping the county population within one million people, updating and re-routing public transit resources in order to avert expanded congestion on roads and highways. Mr. Spano noted that it was important to support local community land use procedures in order to keep development within deliberate and sustainable levels.

Ms. Lewy and Mr. Mulligan discussed how to formulate a schedule for the *Patterns* Update with an eye toward giving the County Executive a plan of action.

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, December 5, 2006

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Eileen Pilla (Town)
Marcus Griffith (City)
Milagros Lecuona (City)
David Menken (Town)
Clinton Smith (Town)
Bernard Thombs (Town)
Anthony Landi, Commissioner, Department Environmental Facilities
Ralph Butler, Commissioner, Department Public Works

BOARD MEMBERS ABSENT:

Dwight Douglas (City)
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Jerry Mulligan, Commissioner
Ed Buroughs, Deputy Commissioner
Deborah DeLong, Director, Housing
David Kvinge, Director, Environment
Fran McLaughlin, Director, Administration
Deborah DeLong, Director of Housing
Patrick Natarelli, Chief Planner
Lawrence Kelly, Program Administrator
Tracy Corbitt, Principal Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Susan Darling, Planner
Chris Gomez, Planner
Annie Huang, MPA Intern
Terence Masterson, Director, Program Administration

I. Call to Order

The meeting was called to order at 8:20 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, January 9, at 8 a.m.
- Tuesday, February 6, at 8 a.m.
- Tuesday, March 6, at 8 a.m.

Westchester County Planning Board

December 5, 2006

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III. Adoption of Minutes

Action of the minutes of the November 8, 2006 meeting will be placed on the January agenda.

IV. Chairman's Remarks

Ms. Lewy opened her remarks by praising Housing Opportunity Commission Chairman George Raymond for his induction into the Westchester County Senior Citizens Hall of Fame at a recent luncheon that was also attended by Mr. Mulligan, Ms. Drummond and Ms. DeLong. Ms. Lewy complimented Mr. Raymond for the award and his luncheon remarks on the importance of affordable housing. She also praised the value of a recent informational meeting sponsored WMPF on the latest visual and graphic resources available to improve visions of planning and land use projects.

Ms. Lewy briefed the Board on a meeting at the Regional Plan Association with Governor-Elect Spitzer's Transition Team on Transportation. The meeting was attended by Mr. Mulligan, Mr. Burroughs and Westchester Business Council President Marsha Gordon, Co-Chair of the I287/TZ joint County Task Force. The agenda for the meeting was to discuss regional transportation issues from a Westchester prospective including the replacement of the Tappan Zee Bridge and the transit options. Ms. Lewy said that she stressed that it was important that these transportation issues be analyzed in a broad geographic landscape and not through the limited perspectives of one county or one state agency or state authority.

Ms. Lewy noted that copies of the approved 2007 Calendar of Board meetings were put on the table.

V. Commissioner's Remarks

Mr. Mulligan opened his comments by welcoming Annie Huang who will working in the Planning Department as a Public Administration intern for the next three months. Ms. Huang is a Cornell Graduate with an MPA from Baruch College. Mr. Mulligan noted that the Westchester County Budget is advancing for approval by the Board of Legislators. The budget includes some changes for the Department which include transferring the costs for certain administrative functions from the grant-based revenue stream of Community Development Block Grant funding to the operating budget and the creation of a cost center for Hilltop Hanover Farm Environmental Center.

VI. Referrals

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

The referrals report for October 16 through November 15, 2006 was accepted after a motion by Mr. Landi and a second by Ms. Pilla. Mr. Smith noted his recusal from the Briarcliff Manor project.

VII. Matters for Board Action

A. Croton Heights Apartments (Mulford Gardens Site B), HOPE VI Housing Development, City of Yonkers; Affordable Rental Housing, Housing Implementation Fund

Mr. Kelly briefed the Board on the proposed use of Housing Implementation funds to support the construction of infrastructure for the proposed Croton Heights Apartments, Site B of Phase I of the Mulford Gardens HOPE VI project. This development also fits into the Ashburton Avenue Urban Renewal Plan. The \$1.1 million is to be used for construction of sewer and water lines, storm drainage, curbs, paving, lighting, grading, fill and engineering costs. Croton Heights is planned for 60 units of senior housing for families with annual incomes at or below 60% of the county area median income with affordability dedicated for 40 years. There was general discussion about the project and related issues in the surrounding neighborhood. Mr. Landi inquired about the expected disposition of the nearby firehouse. Mr. Kelly responded that the Urban Renewal Agency deals with this building. Ms. Lecuona inquired about the eventual displacement of nearly 500 families and individuals as the entire Mulford Gardens HOPE VI plan is implemented. Mr. Kelly responded that HUD requires that all units be replaced on a 1:1 basis. The Ashburton Apartments is the first building with replacement units. Mr. Smith questioned the quality of single-family and multi-family homes in the surrounding neighborhoods. Mr. Kelly responded that many of these homes are empty and others are in marginal condition.

Mr. Landi opened a general conversation about the overall sewage issues that need to be addressed with the redevelopment of the area. Mr. Butler pointed out that the increased flow of sewage was not the only issue but that replacing old pipes was a need as well. Ms. Lewy suggested that by using *Patterns* as a guide, we may be able to better understand the future generating and capacity demands and impacts of new development.

VIII. Matters for Board Information

A. Indian Brook-Croton Gorge Watershed Conservation Action Plan

Ms. Darling briefed the Board on the Indian Brook-Croton Gorge Watershed Conservation Action Plan using a PowerPoint presentation. She noted that the watershed area includes portions of five municipalities over its five square miles. Department staff developed the action plan with the assistance of an advisory group with representatives from the participating municipalities. This is the first comprehensive watershed program for an area along the Hudson River in Westchester County. Ms. Darling noted that the plan details the existing conditions of the watershed including information on the physical and natural resources, wildlife and significant wildlife habitats and land uses. The five primary goals of the plan are:

- Protect and restore natural resources
- Develop and implement storm water management practices that will improve water quality.
- Promote sustainable development through land use and environmental regulations.
- Preserve and protect wildlife and significant wildlife habitats
- Educate the public

There was a general discussion about water quality issues in this Watershed. Ms. Lewy commented on the value of maps that would help local municipalities determine what properties were dependent on well water. Mr. Smith asked about the aquifer location. Ms. Corbitt responded that local towns know the location but that details are kept private for security reasons as the area of this source of drinking water supply is very small. Ms. Lecuona and Mr. Landi discussed water quality standards. Mr. Smith asked about the standards for well testing and commented that well testing is an issue of importance worth further attention.

B. FEMA DFIRM-New Floodplain Maps

It was agreed to move discussion of this item to a future meeting when Mr. Kvinge will brief the Board.

C. Local Update of Census Addresses Program

Mr. Lipkin informed the Board about the important role that Westchester County can play in the upcoming Census initiative called Local Update of Census Address Information (LUCA). He noted that an accurate population count can increase or decrease the federal aid that New York State receives and the total size of New York's Congressional representation. The 2010 Census will be conducted by postal mail based on a Master Address File (MAF). The next challenge for Westchester County is to work with its municipalities and community volunteers in 2007 to audit the Census Bureau's residential address lists to make sure they are accurate and include new construction. At the end New York State will be conducting regional training seminars to educate local governments on how to work on this project. Mr. Lipkin noted that the Census Bureau has allotted only three months for new addresses to be added to the database. Ms. Lecuona noted that it will be important to communicate to everyone that Census counting is not related to immigration issues. Mr. Lipkin also noted that New York State lost one congressional seat at the last census by a count of only 50,000 people and this illustrates the importance of an accurate population count.

IX. Matters for Board Discussion

A. Sprain Ridge Park/Grassy Sprain Reservoir

Mr. Mulligan briefed the Board on the current status of the proposal being promoted by Yonkers City Council President Chuck Lesnick to open up the Grassy Sprain Reservoir to active recreation in conjunction with constructing a new access road into the new Ridge Hill development. Mr. Mulligan noted that the County Parks Board and Planning Board previously expressed serious concerns about the new access road due to its cost, potential steep grade and alienation of County parkland. Mr. Butler noted that the access road would involve a long bridge section in order to attain an acceptable grade and that the total costs for the road and the opening of Grassy Sprain Reservoir could approach \$40 million as opposed to \$20 million suggested by Council President Lesnick. Mr. Mulligan commented that there may be other less expensive options for the opening of Grassy Sprain Reservoir for active recreation. Mr. Natarelli reviewed some specific details about the proposed access road to Ridge Hill property from the Sprain Brook Parkway. Mr. Butler commented that the New York State Department of Transportation would be skeptical of the new ramps due to cross-over traffic patterns and grades.

B. Patterns Update

Mr. Buroughs, Mr. Brady and Mr. Gomez briefed the Board on the current work on the *Patterns* update project with a PowerPoint presentation. Mr. Buroughs noted that a full listing of the factors driving development in Westchester and a list of what resources and tools could be created and made available to municipalities was coming together. Mr. Brady opened the presentation with a series of slides summarizing the 1997 White Plains Comprehensive Plan and a similar review completed by New Rochelle in 1995. Both plans articulated the need for preserving existing characteristics of neighborhoods, diversity, open spaces with a view toward strengthening downtowns, waterfronts and preserving corridors and gateways. Both plans, drafted in the middle 1990s, were focused on preventing and containing inner center declines and did not foresee their current historic downtown residential, retail and entertainment developments. Mr. Gomez followed up with a capsule view of the plans for Yorktown and Cortlandt noting that Yorktown's 2005 Plan contains a detailed analysis of five centers within the town with the intention of improving pedestrian mobility town-wide. Yorktown will only approve new construction that will also upgrade existing infrastructure. Cortlandt's 2004 plan focuses on the town's historic resources, recognizing that 94% of the town is residential, and commercial development will only bring more traffic.

Mr. Brady reviewed some key assumptions for 2007:

- Rethinking new transit options and expanding transit services but no new road ways.
- Water quality preserved through land restrictions and infrastructure upgrades.
- Minimizing land use changes in the northern Westchester Croton basin areas.
- Supporting development activities that have shifted to Westchester's downtowns.
- No new development in undeveloped corridors or creation of new centers.
- Comprehensive planning is expensive and time consuming.

Downtown areas supported by train stations were noted as worthy of analysis and support. Mr. Brady showed additional slides identifying important questions pertaining to future downtown and corridor issues such as the need for "build-out" analysis, helping municipalities identify and address changes, and selecting development zones for analysis such as waterfronts or office park redevelopment. The final slide addressed the components and tools to complete the update:

- Updating trends, assumptions, programmatic areas and density map.
- Developing a "Composite" Comprehensive Plan Map
- Listing special "Character Areas"
- Importance of a Comprehensive Plan "Toolbox"
- Communicating and visioning with the assistance of 3-D virtual graphics and web site communications.

Mr. Buroughs opened a general discussion about *Patterns* noting that the MTA has completed a 20-year plan for ridership which will highlight the need for strong local municipal planning. Mr. Brady pointed out the value of "build-out" analysis at the local level. Ms. Lecuona pointed out that the development of the New York Hospital site in White Plains would create large impacts. Mr. Griffith stated that it would be important to help local municipalities such as Mt. Vernon with planning. Ms. Pilla pointed out that planned development can help in prioritizing projects from low to high importance. Mr.

Griffith and Mr. Brady discussed the emergence of higher and higher residential towers in some Westchester cities.

Mr. Gomez pointed out that it was important to communicate the message that Westchester County has many planning resources and services for local municipalities. Mr. Smith pointed out that large land tracts outside of inner centers should be looked at for development impacts. Mr. Gomez said that White Plains has attempted to address those issues with its review of the St. Agnes redevelopment plans. Ms. Lewy mentioned the need to help local municipalities deal with the popular trend of older home “tear downs”, development on “flag lots” and the importance of attractive design aesthetic standards. Municipal assistance and cooperation was important in order to avert and minimize border disputes over development impacts between communities. Ms. Lewy endorsed the practice of overview maps to identify various social services in relation to population demographics. Ms. Lewy mentioned how the Westchester Community College maps out its services to all county residents in line with their regional satellite campuses so they can deliver educational programs to where they are needed. Mr. Thombs said that senior housing should be a part of the development fabric and that placing public transit near senior housing was important. Ms. Lecuona agreed and went on to cite the importance of links to hospitals, shops and retail.

Mr. Smith discussed how the Board can work with the timeline suggested by the County Executive. Mr. Buroughs stated that additional *Patterns* information would be covered at the January meeting. Mr. Mulligan noted that the developers of the Yonkers downtown projects have expressed an interest in meeting to discuss their plans. Ms. Lewy supported this invitation and suggested that field trips to Yonkers and New Rochelle be conducted to give everyone a first person perspective of current development plans.

X. Adjournment

The meeting was adjourned at 10:25 a.m.