

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, January 9, 2007

**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)  
Anthony Landi, Commissioner, Department Environmental Facilities  
Ralph Butler, Commissioner, Department Public Works

**BOARD MEMBERS ABSENT:**

Eileen Pilla (Town)  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director, Housing  
Fran McLaughlin, Director, Administration  
Anthony Zaino, Director Design  
Patrick Natarelli, Chief Planner  
Lawrence Kelly, Program Administrator  
Robert Lopane, Landscape Architect  
William Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Chris Gomez, Planner  
Annie Huang, MPA Intern  
Terence Masterson, Director, Program Administration

**GUESTS:**

Arthur Vietro, Associate Budget Director

**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, February 6, at 8 a.m.
- Tuesday, March 6, at 8 a.m.
- Tuesday, April 10 at 8 a.m.

III. Adoption of Minutes

The minutes for the meetings of July 11, November 8 and December 5, 2006 were adopted on a motion by Mr. Douglas and a second by Ms. Lewy. Mr. Douglas abstained from voting on the December meeting minutes.

IV. Chairman's Remarks

Ms. Lewy opened her remarks by discussing the efforts of New York City Mayor Bloomberg to identify, analyze and plan for the future challenges facing New York through 2030 through an initiative called PLANYC2030. Ms. Lewy reviewed a list of important issues and goals including the construction of housing for one million new residents, improving energy efficiency, cleaning 90% of New York City waterways for recreational uses, improving public transit routes to lessen automobile demand, detoxifying industrial lands, and creating enough parkland to be within a ten minute walk of any city residence. Ms. Lewy called attention to the NYC website [www.nyc.gov](http://www.nyc.gov) as a good model for good communications and interactivity with the public.

Ms. Lewy also reported on a meeting with the new Director of the Yonkers Industrial Development Agency, Ellen Lynch and the tour Ms. Lynch provided of important sites in Yonkers. The tour included the Mulford Gardens neighborhood where significant new affordable housing is underway and the downtown Getty Square – Chicken Island neighborhood.

V. Commissioner's Remarks

Mr. Mulligan welcomed Arthur Vietro from the County Budget Office to the meeting and praised his cooperative relationship with the Planning Department. Mr. Mulligan also complimented the work of Michael Lipkin who has served on the Planning Department staff authoring many publications on demographic data and statistical research. Mr. Lipkin will be leaving the Department to assume new duties with Rockland Community College as their Director of Institutional Research.

Mr. Mulligan noted that he and Deputy Commissioners Buroughs and Drummond would be meeting with Yonkers Mayor Amicone and Yonkers IDA Director Ellen Lynch to review the major development projects planned for downtown Yonkers and to begin to outline what role the County can play in assisting these improvements. A meeting with New Rochelle Mayor Noam Bramson is also scheduled for the same day to discuss the Echo Bay waterfront project. Ms. Lewy pointed out the important value of visioning streetscapes in development planning with the goal of maximizing the quality of life through the use of attractive lighting for security purposes, wide sidewalks and a retail mix that enhances the neighborhood.

Ms. Drummond informed the Board that Westchester would be facing a housing discrimination lawsuit but noted that the legal papers had not been served at this time. Ms. Drummond noted that Westchester County is very satisfied that it has not acted illegally and that the federal Department of

Housing and Urban Development has declined to join the suit.. Ms. Drummond also noted that 751 affordable housing units have been created since 2000 and that 1174 were being planned..

Mr. Landi reported that County Legislator Alvarado was interested in commissioning an impact study to analyze sewer treatment issues.

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 November 16 through December 15, 2006 was accepted after a motion by Mr. Douglas and a second by Mr. Smith. Mr. Smith recused himself from the New Castle project. Ms. Lewy noted her concern that the report's analysis of a Greenburgh project mentioned that the development might impact the plans for improving traffic flows on nearby Route 9A. Mr. Buroughs responded that the NYS Department of Transportation has plans to improve Route 9A between Route 119 in Elmsford and Warehouse Lane, including a new bypass road adjacent to the Saw Mill River, and that there is much interest and support for this initiative. Ms. Lewy suggested that the potential conflict of bypass and development plans should be pointed out more strongly to the NYS Department of Transportation.

B. SLH 07-001 Lighthouse Landing Final EIS, Village of Sleepy Hollow

Mr. Herbert briefed the Board on the Final Environmental Statement for Lighthouse Landing in Sleepy Hollow. The final EIS presents a mixed use development for the 94.5-acre former GM Plant site located along the Hudson River which is similar to that which was proposed in the draft EIS in 2005, yet modified in a number of ways to reduce the project's overall size and density. The modifications include reducing the number of residential units and the size of the retail, office and hotel uses; increasing the ratio of ownership to rental residential units; increasing the open space to be provided along the riverfront and within the interior of the site, creating of a buffer area between Kingsland Point Park and the project; expanding the scope of the water-dependent uses to be provided along the riverfront; and increasing the extent of infrastructure improvements to be made as part of the project. As it is now proposed, the project would have 1,250 dwelling units, 132,000 square feet of retail space, 35,000 square feet of office space, a 140-room hotel and 25.1 acres of open space.

Mr. Herbert presented a number of slides illustrating aspects of development including balancing the density of retail versus the number of residential units with the stated goal of drawing a "proper balance of patrons." The slide questioned the concentration of the retail stores on the site and the intended consumer market for the proposed retail stores questioning whether they would serve the residents of Sleepy Hollow or a larger market area thereby increasing traffic. Mr. Herbert analyzed the design considerations of the proposed train station and its connection to the development and downtown Sleepy Hollow. The reality of this new station is uncertain based on MTA comments that it would be very close to two existing rail stations and its cost has not been budgeted. Mr. Herbert noted that the final EIS calls for a bus shuttle/jitney funded by a residents association if the station is not built and that the Bee-Line bus route #13 which serves White Plains and Port Chester would

be extended to the Beekman Place intersection. The importance of attractive streetscapes, mid-block crosswalks and retail facades was noted. Concern was raised about the importance of a smooth flowing intersection at Beekman Avenue and Beekman Place

There was general discussion of the final EIS by Board members during Mr. Herbert's presentation. Ms. Lewy inquired about sidewalks and Mr. Herbert responded that sidewalks were planned. Ms. Lewy also inquired if the park would be open to the public. Mr. Douglas responded that it would be open. Mr. Douglas commented on the retail strategy of the developers by noting that retail success is hard to predict and that balancing local versus national retail is a challenge. Mr. Douglas also noted that there was much conversation with the Metro-North over a new rail station for the development and that Metro-North was desirous of a 1000 car parking structure which would generate a very large traffic flow.

Mr. Griffith commented on the importance of balancing building heights against preserving views of the Hudson River. Ms. Lewy and Mr. Herbert discussed the importance of promoting bicycle usage through bike lanes. Ms. Lewy thanked Mr. Herbert for his presentation and stated that the Board would be looking forward to reviewing a draft response letter.

**VII. Matters for Board Action**

**A. Fox Island Homeownership Housing Development, Village of Port Chester, Amend New Homes Land Acquisition Fund**

Mr. Kelly briefed the Board on the draft resolution supporting the use of \$1,135,400 of Westchester County's Housing Implementation Funds in order to assist the Village of Port Chester with associated infrastructure work. The \$11.3 million development will create 35 home ownership units which will be sold to households with annual incomes at or below 80% of the county's area median income which is \$77,200 for a family of four persons.

A motion to adopt the resolution was offered by Mr. Douglas, seconded by Mr. Griffith.

**B. BSS11 New Yonkers District Office at I-Park**

Mr. Natarrelli briefed Board members on the draft resolution which details the appropriation of \$4.2 million to the 2007 Capital Budget to fund the design, construction and management of interior renovations to a new 100,000 square foot facility for the Yonkers District Office for the Department of Social Services. This new office will consolidate operations from facilities located at 137 Alexander Street in Yonkers and in New Rochelle. Ms. Lewy inquired if this new Yonkers office would lengthen the journey for social service constituents taking public transit from New Rochelle. Mr. Butler noted that the New Rochelle office would not be closed because of this new office construction.

The Board approved the resolution on a motion by Mr. Griffith and a second by Mr. Thombs.

C. City of Yonkers Ridge Hill/Grassy Sprain Reservoir Proposal

Mr. Mulligan opened discussion of the proposed resolution opposing the use of portions of the County's Sprain Ridge Park for the purpose of constructing a road between the Yonkers Ridge Hill development and the Sprain Brook Parkway. Mr. Natarelli reviewed an aerial photographic map of the area under discussion. Mr. Mulligan noted that the proposed resolution is similar to the action taken by the Westchester County Parks Board which opposes the use and alienation of County parkland for commercial development. The resolution notes the proposed roadway into Sprain Ridge Park would involve a 180 foot high roadway with a 10% steep slope grade creating negative safety, environmental and visual issues. There was general discussion of the resolution. Mr. Mulligan noted that the proposal to use Sprain Lake for recreational purposes was a worthy idea but should not be linked to the Ridge Hill access proposal.

The resolution was approved on a motion by Mr. Douglas and a second by Ms. Lecuona.

D. Planning Board Reports of 2007 Capital Budget Additions

Mr. Natarelli briefed Board members on the proposed resolution to adopt two additional projects to the Board of Legislators 2007 Proposed Capital Projects. The two projects involve \$6.5 million to fund the repair and rehabilitation of the historic Playland Bathhouse to accommodate the establishment of a children's museum. The second project involves the expenditure of \$650,000 to rehabilitate the existing drainage system along Murray Avenue between Colonial Way and Bryson Street in Mamaroneck.

The resolution was approved on a motion by Mr. Smith and a second by Mr. Landi.

VIII. Matters for Board Information

A. FEMA DFIRM – New Floodplain Maps

Due to the time constraints, Ms. Lewy stated that the matter would be postponed to a future meeting.

B. RCC10 County Center Parking Lot Improvements

Mr. Zaino and Mr. Lopane briefed Board members on the proposed request to add \$1.575 million to the 2007 Capital Budget to fund the construction and renovation of the parking area east of the County Center and the immediate surrounding area, to improve the efficiency and appearance of the parking lot, to improve the quality of stormwater runoff and to re-establish a park setting along the Bronx River. The amount is above an earlier budgeted amount of \$1.385 million from the 2006 Capital Budget. The increase is due to cost escalations over time and several changes to the site plan as a result of revised survey information.

Mr. Zaino pointed out the plans call for an increase of parking spaces from 498 to 600 with no increase in paved surfaces. A new toll booth will be moved further in from the Bronx River Parkway entrance in order to avert waiting lines interfering with Parkway traffic. Mr. Lopane responded to several questions about pedestrian pathways by noting that pedestrian

paths were being improved and moved away from the lot. Mr. Smith and Ms Lewy expressed their support for security lighting and “blue box” security phones on the pedestrian pathways around the parking lot and to the nearby White Plains train station. Mr. Mulligan conveyed comments from the County Executive who noted that the County Center and the adjoining parking lot along with the Bronx River Parkway were important gateways to Westchester for many residents and visitors.

IX. Matters for Board Discussion

A. *Patterns* Update

Ms. Lewy opened the discussion on *Patterns* by noting the efforts of New York City to use its website to enlist public support and participation for their future planning. The site can be found at [www.nyc.gov](http://www.nyc.gov) and is called PLANYC2030.

Mr. Brady briefed the Board with a PowerPoint presentation “Patterns Update Project Discussion”. The slides discussed the creation of a new Website to present the update in order to publicize important information to the public and local officials. The important topics in the site would be defining goals and the importance of regional planning, detailing present trends and presenting assumptions about the future. Mr. Gomez spoke during the presentation about the value of analyzing local planning efforts, data and maps and to identify communities and their unique character. He reviewed the synergies between commuter rail stations and downtown centers. Ms. Lewy agreed with the concept of assessing the character of each local community and how centered development is preferable to the “build anywhere now” movement. The next slides pointed out the value of mapping many county characteristics such as office campuses, industry zones, institutional campuses and open space. It was noted that such areas may be subject to change.

Mr. Brady described the future plans to create a number of resources to offer localities assistance in planning but also provide them with a vision of balanced development. Creation of a “tool box” of information on sound planning can provide a local community with affordable and objective advice. Specific resources would include comprehensive mapping and graphics to help a locality visualize their goals and weigh the impacts of those developments. Mr. Burroughs pointed out the example of some communities that are unprepared for major developers proposing significant developments with major impacts on that community. Ms. Lewy endorsed the last slide of the presentation covering the importance of cooperative relations between border communities.

Mr. Smith spoke about the importance of determining the audience for the County plan. There needs to be real definition to the message in order to trigger interest from a reader in his or her hometown community. Ms. Lewy and Mr. Mulligan commented on the importance of coordinating messages and common goals and pointed out the value of communicating with the county’s new Global Warming Taskforce. Ms. Lecuona expressed concern that not all county residents could access a website and that other forms of communication would be necessary.

X. Adjournment

The meeting was adjourned at 10:50 a. m.

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Tuesday, February 6, 2007

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

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**STAFF PRESENT:**

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Fran McLaughlin, Director, Administration  
Patrick Natarelli, Chief Planner  
William Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Chris Gomez, Planner  
Annie Huang, MPA Intern  
Terence Masterson, Director, Program Administration

**GUESTS:**

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  
Louis Torrieri, Director, Fiscal Operations, WCC  
Chet Rogalski, Vice President, Academic Affairs, WCC  
Timothy Walsh, Manager, Physical Plant, WCC  
Barbara Dodds, Board of Legislators

## Westchester County Planning Board

February 6, 2007

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### I. Call to Order

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

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, March 6, at 8 a.m.
- Tuesday, April 10 at 8 a.m.
- Tuesday, May 1 at 8 a.m.

### III. Adoption of Minutes

The minutes for the meeting of January 9 were adopted on a motion by Mr. Thombs and seconded by Mr. Smith.

### IV. Chairman's Remarks

Ms. Lewy opened her remarks by noting that April 10 has been designated CDBG day, a day for recognizing the importance of the federal Community Development Block Grant program and its value to spurring the development of many important community projects throughout Westchester County. She urged Board members to attend the punch event in Port Chester. Ms. Lewy suggested that a tour of Playland would provide good background for reviewing the current Playland Master Plan. Ms. Lewy praised Westchester Community College for their inclusion of "Green" technologies in their campus projects. Ms. Lewy also noted that the National Building Museum in Washington, D.C. was now displaying a fully functional "Green" house entirely composed of natural products in construction materials and furniture. The property also is designed to maximize the use of natural light to illuminate the home. Ms. Lewy suggested that a location be identified for a library of current information on "Green" technologies and new practices.

### V. Commissioner's Remarks

Mr. Mulligan continued the conversation on "Green" buildings by noting that Westchester Community College has a professor on staff knowledgeable about "Green" practices and he would be able to come to speak to the Board. Mr. Mulligan and Mr. Butler discussed "Green" practices with Mr. Butler noting the importance of LEED standards. Mr. Smith and Mr. Williams spoke about the value of skilled architects with Mr. Williams noting that there are many Westchester buildings and architects who are leaders in "Green" building standards. Mr. Williams noted the Jay Center historic property uses "Green" technologies and that a Westchester architect, Walter Sedovic, has opened his business office with "Green" building and office products.

Mr. Mulligan and Ms. Drummond briefed Board members on the current status of funding for the federal Community Development Block Grant (CDBG) program. Ms. Drummond noted that \$1 billion would be cut in the President's proposed federal budget and that the current formulas for allocating CDBG funds are under review for possible changes that could affect Westchester localities. Ms. Drummond noted that it was too early to tell how Congress will fund CDBG for the coming fiscal year.



VI. Referrals

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

- December 16, 2006 through December 31, 2006
- January 1, 2007 through January 15, 2007

Motions to accept the Referrals reports for December and January were made by Mr. Smith, seconded by Mr. Thombs and approved by the Board. Mr. Douglas abstained from voting on the referrals for Sleepy Hollow. Mr. Landi noted that the Yeshiva property in Cortlandt is not in the County sewer district and that action by the Board of Legislators would be needed to add the property. Mr. Buroughs acknowledged this and indicated that a letter would be sent to the Town to note this requirement.

VII. Matters for Board Action

A. Amendments to the FY 2004-2008 Consolidated Plan for the Urban County Consortium

Ms. Drummond briefed the Board on two amendments to the FY 2004-2008 Consolidated Plan which will include an Action Plan for FY 2007 and the four grants programs Westchester utilizes – CDBG, HOME, Emergency Shelter Grant (ESG) and American Dream Downpayment Initiative – ADDI. The consolidate plan also includes a Neighborhood Revitalization Strategy Plan for the Village of Ossining. Ms. Drummond noted that cuts in the last three years have reduced the Westchester CDBG grant by \$1.1 million to \$5.9 million down from \$7 million for the 40 communities that participate in this allocation. The major cities of Westchester receive their own CDBG funds. The proposed resolution detailed the breakdown of the \$7.9 million in funding from HUD. The amounts include \$5.9 million for CDBG, \$1.7 million for the HOME Investment Partnership Program, \$250,815 for the Emergency Shelter Grant program and \$27,284 for the American Dream Initiative.

Mr. Thombs inquired about the American Dream Initiative program. Ms. Drummond responded the program was an initiative of the current administration offering a \$10,000 maximum contribution for down payment assistance. A maximum cap on a home valued at \$312,000 offers limited value to regions of the country with high housing prices.

The resolution was moved by Mr. Douglas, seconded by Mr. Menken and approved by the Board.

B. RP22B Existing Ride Acquisition, Playland-Capital Budget Amendment

Mr. Natarelli briefed Board members on a Capital Budget Amendment to add \$6 million to the 2007 Capital Budget to purchase eight existing recreational rides at Playland Amusement Park. It is estimated that this purchase will create a 15-year revenue stream of approximately \$752,500 annually after debt and operational expenses. Mr. Natarelli noted that ride acquisition was recommended in the 2006 Playland Master Plan. Ms. Lewy and Mr. Smith discussed with Mr. Natarelli the value of owning or leasing equipment and its useful life. Mr. Williams responded that Westchester County did analyze the value issues

raised by Ms. Lewy and Mr. Smith. Mr. Butler affirmed the merits of purchasing this equipment. Mr. Douglas noted that it would be important to obtain the best inspections for this equipment prior to purchase and to secure all proper legal approvals.

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

VIII. Matters for Board Information

A. Westchester Community College Presentation of 2007/2008 Requested Capital Budget and 5-Year Plan

Mr. Rogalski opened the Community College budget projects with a PowerPoint presentation which was followed by remarks by Dr. Hankin who discussed the complex international composition of the WCC student body. Dr. Hankin noted that 58% of the student body was female, 42% minority and 22% foreign-born, speaking 42 languages from 97 different nations. Mr. Rogalski's briefing detailed a number of projects:

- \$2.362 million for HVAC and infrastructure renovations to the Health Science Building – WCC-67
- \$2.768 million for updating building systems and interior finishes in the Administration Building – WCC-68
- \$4.558 million for a complete upgrading and replacement of hot water heating systems and installation of air conditioning – WCC-70
- \$3.136 million for the installation of “SMART Technologies” into several offsite locations – WCC-71
- \$5.147 million for the purchase of new computer equipment, IT essentials and multimedia technologies at the Valhalla Campus. WCC-73
- \$375,000 for planning and feasibility studies related to the Campus Master Plan. WCC-74
- \$2.895 million for replacement of computers, laptops, PC's, mobile devices for the College's administrative section. WCC-78

Ms. Rogalski continued the presentation with a slide show on the Community College's satellite locations in Westchester including Mount Vernon, Peekskill, Yonkers and the Westchester Art Workshop located at the County Center. After the presentation there was some general discussion about the Community College's offerings. Mr. Smith asked about the differences in arts programs in Peekskill and White Plains. Ms. Glusker pointed out that the downtown Peekskill location offers learning in the digital arts, English as a Second Language courses and linkages to the nearby Paramount Theatre. The White Plains center is a studio art learning center.

Mr. Butler inquired about the relationship between WCC and the New York State budget. Dr. Hankin responded that Governor Spitzer has placed all the community colleges in one category within the SUNY system and this has been very positive for WCC.

Mr. Mulligan asked how the WCC satellite extension centers work with local business and community groups. Dr. Hankin responded that there are many examples of job training and education projects and shared efforts with local employers and major employers such as

hospitals. Mr. Butler strongly suggested that any future budgeting include a 10% margin for increases.

The resolution to recommend the College's Capital budget request was adopted by the Board on a motion by Mr. Smith, seconded by Mr. Douglas and approved by the Board.

B. FEMA DFIRM – New Floodplain Maps

Mr. Kvinge presented the Board with samples of new digital photographic maps of Westchester. He noted that the maps will provide many interested stakeholders with critical new information about future flooding potential, water level changes and serve as a guidepost for future development that is environmentally prudent. He also noted that the property insurance industry would be using these maps. Mr. Kvinge said that Westchester County was fortunate to have FEMA provide these new images and that they would be incorporated into the county database.

Mr. Landi and Mr. Douglas conversed with Ms. Lewy about how residential height requirements would affect building on flood plain areas. Mr. Thombs inquired about the last update for these maps and Mr. Kvinge cited the 1960's. Ms. Lewy suggested that these new maps should encourage the mapping of all areas and that this data would compel strong limitations and prohibitions on building in flood sensitive areas. Mr. Mulligan and Mr. Kvinge pointed out an example of a local municipality that permitted the construction of a retail outlet in a designated floodplain. They also noted the importance of educating local board members on the impacts of their decisions in such matters.

C. Agricultural District Update

The discussion of the Agricultural District Update was deferred to the March meeting.

D. Tappan Zee Bridge/I-287 Environmental Review

Mr. Buroughs reported on the current status of the Tappan Zee/I-287 environmental review and the work of the County Executive's Task Force. He said that the task force met on January 10 to hear an update on project status from the project manager. He noted that the task force members were not comfortable with the timeline that was presented as public meetings were to be held in February, leaving insufficient time for the task force to review and offer suggestions on the presentation materials. It was also noted that the project was already two months behind schedule and that repeated requests for meetings had not been responded to. Ms. Lewy noted that Governor Spitzer will need to focus on advancing this study. Ms. Lewy also noted recent news reports detailing the progress New Jersey has made in moving the planned new Hudson River rail tunnel to construction.

E. Climate Protection: Global Warming Task Force

Ms. D'Agrosa briefed Board members on the creation of a new Westchester County Global Warming Task Force noting that the task force is based on direction from the County Executive who is very concerned about the issue and its impacts. Ms. D'Agrosa noted that the group is comprised of 34 members including citizens, elected officials and/or community and business leaders. The task force is broken down into sectors and categories with a six-month timeline to develop an action plan. One group will inventory and set up goals

pertaining to greenhouse gases. Ms. Lewy inquired about the time schedule for the group and said Board members would be interested in attending some of the meetings. Mr. Thombs asked if the county could be structured into sectors and that perhaps towns could be rated for their participation and compliance with suggested anti-warming measures.

IX. Matters for Board Discussion

A. Con Edison Tree Trimming

Mr. Kvinge briefed Board members on the practices of utilities in pruning and clearing trees that interfere with utility lines noting that many establish “clear zones” of 10 to 15 feet. Mr. Mulligan noted that the Village of Pleasantville was talking to Con Edison along with the Cornell Cooperative Extension about this issue and that Pleasantville was to be sponsoring some meetings with Con Ed. Con Ed maintains that a high percentage of power outages are caused by wind blown trees limbs severing power lines.

Mr. Kvinge pointed out that Cornell was working on a tree inventory program for local municipalities. Mr. Mulligan said that Con Edison is training their supervisors on their program and was holding a public meeting to explain their approach to the issue. Mr. Smith pointed out that he felt the tree limb clearances he has observed were very wide. The Board asked that representatives of Con Ed be invited to the next meeting to give an overview of their program and ways they are working in the municipalities to initiate impacts of tree trimming.

B. Patterns Update

Mr. Brady and Ms. Lewy opened the discussion of the *Patterns* Update by pointing to the City of New York’s new website, NYCPlan2030, and its desire to solicit significant amounts of public comments about what the future of New York City should be. It was noted that NYMTC, a regional transportation organization, was organizing a session for all suburban counties and New York City, to meet and establish a meaningful regional on comprehensive plans. Ms. Lewy said this was being done in response to comments she made at a public session on the New York City plan held at NYMTC.

Mr. Brady said that the Village of Pelham had received grant funding to work on a comprehensive plan and that their planning needs could be partnered with the “tool box” resources of the County Planning Department to create a progressive plan that could serve as a model partnership to inspire other Westchester localities to undertake as well.

Mr. Gomez presented the Board with a map of Westchester County that is a composite of all local comprehensive plan maps.

X. Adjournment

The meeting was adjourned at 10:36 a. m.

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

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Clinton Smith (Town)  
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Anthony Landi, Commissioner, Department Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Eileen Pilla (Town)  
David Menken (Town)  
Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency/Watermaster  
Fran McLaughlin, Director, Administration  
Patrick Natarelli, Chief Planner  
William Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Chris Gomez, Planner  
Franklin Thomas, Public Administration Intern  
Terence Masterson, Director, Program Administration

**GUESTS:**

Barbara Dodds, Westchester County Board of Legislators  
Joseph Marcoglios, Department of Environmental Facilities

**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, April 10 at 9:30 a.m., Port Chester Senior Center
- Tuesday, May 1 at 8 a.m.
- Tuesday, June 5 at 8 a.m.

## Westchester County Planning Board

March 6, 2007

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### III. Adoption of Minutes

The minutes of the meeting of February 6 were adopted on a motion by Mr. Smith, seconded by Mr. Douglas and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy reported on her participation in a teleconference meeting of the regional development committee of the New York Metropolitan Transportation Council (NYMTC), the regional planning organization. She noted that Westchester County was the first county to present their regional planning ideas and this was a positive reflection on the work that the staff contributed on the *Patterns* update project. Ms. Lewy pointed out the importance of regional efforts to work on the Tappan Zee Bridge issue noting that the proposed build options deserve imaginative thinking versus the public sector agency driven thinking that now is in place. Ms. Lewy also recommended attendance at the three Robert Moses exhibits in New York City located at the Museum of the City of New York, the Queens Museum and Columbia University.

Ms. Lewy informed the Board that April 10<sup>th</sup> would not only be the next regular Planning Board meeting but would also serve as the commemoration date to promote the valuable projects funded by the federal Community Development Block Grant program. CDBG Day will be held at the new Port Chester Senior Center which received CDBG funding. It was suggested, and Ms. Lewy concurred, that the Planning Board meet at the Port Chester Senior Center on April 10 prior to the CDBG luncheon in order to show support for the program and to enable board members to tour the facility.

### V. Commissioner's Remarks

Mr. Mulligan informed the Board that the Con Ed Tree Program item on the agenda would be deferred to April. Con Ed explained that all staff were on readiness alert this morning due to the high winds overnight.

Mr. Mulligan welcomed Joseph Marcoglies who will be assuming new duties as Commissioner of Environmental Facilities replacing retiring Commissioner Landi.

Mr. Mulligan reported on the staff promotion of Jeff Williams to Principal Planner in recognition of the valuable role he has played in the Department and his efforts to go above and beyond what is typically required. He also introduced Franklin Thomas as a new Public Administration Intern. Mr. Thomas possesses a undergraduate degree in psychology, a government degree from John Jay College and a Masters in Public Administration from Metropolitan College in New York City.

### VI. Referrals

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

- January 16, 2007 through February 15, 2007

A motion to accept the Referrals reports for February was made by Mr. Smith, seconded by Mr. Douglas and approved by the Board. Mr. Smith noted his abstention from the New Castle portion of the report and Mr. Douglas noted his abstention from the Sleepy Hollow portion.

Ms. Lewy engaged Mr. Herbert in some comments about the importance of noting storm water management issues in the review of projects.

VII. Matters for Board Action

A. Croton Heights, 193 Ashburton Avenue, City of Yonkers  
Amended Request for Housing Implementation Funds

Mr. Kelly briefed the Board on the need for this amended resolution in order to satisfy a requirement from New York State – of the 60 affordable units to be constructed, six must be designated for those with incomes above 60% of the average median income (AMI) while the remaining 54 would be below 60% AMI.

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

VIII. Matters for Board Information

A. Introduction of Planning Department Administrative Staff

Ms. McLaughlin introduced the members of the Planning Department administrative staff and praised the important work the staff performs in keeping the department running smoothly. Ms. Lewy welcomed the staff members to the meeting and praised their efforts.

B. Agricultural District Update

Mr. Kvinge informed the Board on a number of aspects of the County's agriculture and farmland protection initiatives. He noted that the Agricultural District is up for recertification in 2009 and the County's Agriculture and Farmlands Protection Board (AFPB) has been discussing the recertification process and requirements which will include the preparation of a report by the Planning Board concerning: 1) the effect of the district on local comprehensive plans; 2) the impacts of nonagricultural developments in the district; 3) the degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and 4) recommendation to continue, terminate or modify the district. Mr. Kvinge also noted that the AFPB is regularly reviewing the criteria for determining what properties can be recommended into the agricultural district.

Mr. Kvinge reviewed the potential for receiving grant money for farmland purchases. The County was awarded a grant in 2005 to protect Hemlock Hill Farm in Yorktown and Cortlandt but that high land values dissuaded New York State from an award in this past year. The AFPB will recommend that Westchester County increase its purchasing commitment to 50% similar to Suffolk County which has been doing this since the program began. Mr. Kvinge also spoke about requesting funds for the publication of informative brochures and educational outreach efforts.

Mr. Smith and Mr. Kvinge discussed the standards and guidelines that permit or prohibit establishments such as nurseries from receiving agricultural district status. Mr. Kvinge said the AFPB Board was trying to focus on clear and unambiguous rules. Mr. Kvinge closed his presentation by noting the a new grant application to NYS Agriculture and Markets and

would be made to purchase the development rights on either the Wilkens Fruit and Fir Farm in Yorktown or Stuart's Farm in Somers.

C. Con Ed Tree Trimming Program

Discussion of the Con Ed tree trimming program was deferred as Con Ed representatives were redirected to a readiness alert to respond to high winds and inclement weather.

D. Policy and Guidelines for Parkland Alienation, Parks, Recreation And Conservation Board

Mr. Stout briefed the Board on the guidelines and procedures for parkland alienation prepared by the County Parks, Recreation and Conservation Board. A policy monograph from December 2006 was distributed to the Board detailing the legal foundations and authority for the policy, information on the actual process for alienation and a checklist of important questions for local municipalities to consider. Mr. Stout pointed out that the Parks Board receives many applications for parkland use and alienation that have included inquiries for cell phone towers, affordable housing or storage of excess snow from municipal streets and highways. Mr. Stout indicated that having this written policy keep the Parks Board consistent in its response to all requests and help avert any unwanted litigation.

Mr. Smith asked about the history of the reverter clause. This clause reverts any land conveyed by the County back to the County if the land is no longer used as parkland. Mr. Stout and Mr. Mulligan said that the reverter clause dates back to the 1930s. Mr. Mulligan went on to point out that staff members will be working with Sal Carrera, the County's Director of Real Estate on an outline of a program to obtain surveys and develop detailed databases on all County-owned property including information on reverters or other property issues.

Ms. Lewy inquired about the status of the Playland Master Plan and the County Parks Department's recent initiative to purchase several of the recreational rides at Playland in order to maximize profitable revenue. Mr. Stout replied that his department was trying to instill a competitive business approach to the operation of Playland. Mr. Stout also said that additional purchases of rides were being considered and that the Master Plan is an important component of looking at the future of the Playland facility. He also noted that many of the physical buildings on the site need to be carefully analyzed for repairs and major renovations. Mr. Stout also announced that the waterfront walkway at Playland has been re-opened for year-round use.

IX. Matters for Board Discussion

A. *Patterns* Update

Mr. Buroughs briefed the Board on the current status of the *Patterns* project along with Mr. Brady and Mr. Gomez. Mr. Gomez gave the Board a visual outline presentation of the proposed new website which had been shown through a web cast during the recent NYMTC teleconference. Mr. Buroughs noted that the website will contain all the current issues and topics that have been discussed and these items would be the nucleus for informative and interactive public input. Mr. Gomez scrolled through a series of screen pages filled with graphics, land use maps and narrative content on important issues and analyses.



Some of the topics listed were housing and commutation trends, planning assumptions for topics such as demographics, regional planning, development patterns, interaction between New York City and Westchester and promotion of development in centers and preservation of open space. Ms. Lecuona asked for an example of an assumption. Mr. Burroughs responded that development patterns in northern Westchester will be limited given the importance of protecting New York City reservoirs.

Topics displayed included definitions for walkable hamlets and downtowns, development around commuter rail stations, analyzing the office campus changes and analyzing east–west transit potentials.

Mr. Brady noted the importance of creating a “tool box” of resources to help local municipalities plan intelligently, affordably and within a consistent regional framework. Ms. Lecuona engaged Mr. Brady in a conversation about the components of the “tool box”. Mr. Brady responded that the “tool box” would contain the information, ideas and plans for local municipalities to work on productively and post on their websites. Mr. Brady said, for example, that the Department would be working closely with the Village of Pelham on their future planning efforts being undertaken based on a grant that the Village had received.

Ms. Lewy thanked everyone for the presentation and noted the value of placing the Westchester 2025 information on the Internet. Ms. Lewy and Mr. Smith discussed the value of keeping the information current and that some timelines should be established for content updates. Mr. Smith discussed the value of measurable components. Mr. Douglas supported annual reviews of the site content.

Ms. Lewy discussed the size of the municipal outreach needed and suggested that five regional meetings be worked on. Mr. Mulligan noted that Westchester 2025 is an important priority for the County and the County Executive may be discussing the project in his upcoming State of the County Address.

Ms. Lecuona and Mr. Smith jointly discussed the importance of analyzing the inefficient and dated automobile based transportation system.

Mr. Smith inquired about the available data quantifying the capacity of Westchester aquifers. Ms. D’Agrosa responded that limited capacity data existed. There was a general discussion between Mr. Kvinge, Ms. Lewy and Ms. Lecuona about future rain patterns and consequent flooding impacts. Mr. Kvinge responded that unusual rain patterns were projected that would be above the current 100 year models. Mr. Brady noted that this concern was a real issue to many communities such as Pelham which has started to study the issue closely. Ms. Lewy suggested that overlay mapping would be important in analyzing flooding impacts.

X. Adjournment

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

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

Port Chester Senior Center  
Port Chester, New York  
Tuesday, April 10, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Milagros Lecuona (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Anthony Landi, Commissioner, Department of Environmental Facilities  
Daniel McBride, Deputy Commissioner, for Joseph Stout, Commissioner  
Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Marcus Griffith (City)  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation  
Ralph Butler, Commissioner, Department of Public Works

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Anthony Zaino, Director of Design  
Susanne Marino, Program Administrator  
Lukas Herbert, Associate Planner  
Chris Gomez, Planner  
Elizabeth Cavorti, Planner  
Terence Masterson, Director, Program Administration

**GUESTS:**

Barbara Dodds, Westchester County Board of Legislators  
Sandra Miller, Director of Public Affairs, Con Edison  
Frank Peverly, General Manager for Electric Construction, Con Edison

**I. Call to Order**

The meeting was called to order at 9:35 a.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, May 1, 8 a.m.
- Tuesday, June 5, 8 a.m.
- Tuesday, July 10, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of March 6 were adopted on a motion by Mr. Smith, seconded by Ms. Lecuona and approved by the Board.

IV. Chairman's Remarks

Ms. Lewy opened her remarks by noting that the meeting dates for the next Capital Budget meeting proposals are being set. As in recent years, Board members will be invited to the department presentation.

Ms. Lewy also commented on her recent trip to Dubai and promised to share some noteworthy impressions at a future meeting.

V. Commissioner's Remarks

None

VI. Referrals

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

- February 16, 2007 through March 15, 2007

Mr. Smith noted his abstention from the New Castle portion of the report and Mr. Douglas noted his abstention from the Sleepy Hollow portion.

A motion to accept the Referrals reports for March was made by Mr. Smith, seconded by Ms. Pilla and approved by the Board.

VII. Matters for Board Action

A. 41-47 Clinton Place, New Rochelle  
Request for New Homes Land Acquisition Fund

Ms. Marino briefed the Board on the proposed development of Clinton Place in New Rochelle noting that the project calls for the County to purchase an 0.27 acre of land

at 41-43 Clinton Place, New Rochelle from Westhab, Inc., a local housing organization for a sum not to exceed a total of \$1.925 million including \$250,000 for soft costs. Total development costs are at \$8 million. The development will be called Clinton Place Apartments and will contain 25 affordable rental apartments which will be rented to households with annual incomes at or below 30% and up to 70% of the county's median income. A proposed tenant cooperative buyout will be available at the end of the initial 15-year compliance period. The apartments will remain affordable in perpetuity through a 99-year ground lease.

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

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

B. 139 Main Street, Ossining  
Request for New Homes Land Acquisition and Housing Implementation Funds

Ms. Marino briefed the Board on the proposed redevelopment of 139 Main Street in Ossining which will be an adaptive reuse of an historical building and will include the construction of 12 condominium units divided into 6 one-bedroom and 6 two-bedroom units for a total development cost of \$5.1 million. The resolution notes that Westchester County will provide financial assistance up to \$1.173 million for the development rights of the residential portion of the property acquisition and up to \$476,000 in HIF Funds for parking, paving and other associated infrastructure costs. Ms. Lewy and Ms. Drummond reviewed the 40-year affordability time period for the development and the legal impact of the land ownership under New York State law. Mr. Douglas inquired about where the residents would park. Ms. Drummond responded that parking would be available at a new decked parking structure about 250 yards from the property. Mr. Douglas also asked if there would be dedicated parking for the residents and Ms. Drummond responded affirmatively. Mr. Smith asked if the building would contain any green technologies. Ms. Drummond noted that New York State Energy Star Standards would be in place.

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

After Ms. Marino's briefing, there was general discussion about the development. Ms. Lewy and Ms. Drummond reviewed the 40-year affordability time period for the development and the legal impact of the land ownership under New York State law. Mr. Douglas inquired about where the residents would park. Ms. Drummond responded that parking would be available at a new decked parking structure about 250 yards from the property. Mr. Douglas also asked if there would be dedicated parking for the residents and Ms. Drummond responded affirmatively. Mr. Smith asked if the building would contain any green technologies. Ms. Drummond noted that New York State Energy Star Standards would be in place. Ms. Pilla

commended the proposal as the building is an important part of Village history and character.

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

C. Recognition of Services – Commissioner Anthony M. Landi

Ms. Lewy and Mr. Mulligan spoke jointly to note the retirement of Westchester County Commissioner Landi from his post at Environmental Facilities and as a member in esteemed standing from the County Planning Board. Ms. Lewy read a laudatory resolution from the Board complimenting Mr. Landi on over 32 years of service to Westchester County and nearly 17 years on the Planning Board.

Mr. Mulligan echoed Ms. Lewy's remarks, thanked Mr. Landi for his commitment to sound planning issues over the years and presented Mr. Landi with a "Plan It Westchester" shirt. Mr. Landi thanked everyone for the recognition and expressed his enjoyment for all the years he has served on the Board. He cited the Board's professionalism in dealing with all matters that came before it.

VIII. Matters for Board Information

A. Con Ed Tree Pruning Program

Discussion of the Con Ed tree program was opened by Sandra Miller, Director of Public Affairs for Con Edison. She thanked the Board for the opportunity to speak. She then introduced Frank Peverly, General Manager of Con Edison. Mr. Peverly cited his 20 years of experience with Con Edison and local service in a community zoning board of appeals. Mr. Peverly reviewed the importance of balancing the public safety priorities of reliable delivery of electricity with the proper care and pruning of street trees at a time when severe weather patterns are being predicted. Mr. Peverly noted that Con Edison was committed to increased communications with property owners, local community officials and representatives and that a certified arborist was now on his staff with two more on the way. Con Ed was also working with Pace University's environmental division to practice the best standards in pruning and trimming.

There was general discussion from the Board members with Mr. Smith citing the importance of stump removal for all trees. Mr. Smith stated that leaving tree stumps in place was an unwanted environmental and aesthetic practice and also gave Con Ed a poor image for leaving a job incomplete. Mr. Peverly responded that Con Edison does not own the street trees impacting their power lines. Ms. Lewy inquired about the justification for 10 to 15 foot clearances from tree tops to the overhead wires and whether utility lines can go underground. Ms. Lecuona supported the importance of underground utility lines. Mr. Peverly responded that Con Ed was

implementing underground lines for new developments but that transferring existing overhead lines is a time consuming and expensive goal.

Mr. Mulligan suggested that the communication efforts be broadened beyond the street to street level to a town wide perspective where Con Ed can “partner” with a municipality in developing a process that addresses the objectives of each entity in a more collaborative manner. Mr. Thombs noted the value of creating schedules for the tree program so that property owners could see what was coming. Mr. Peverly closed his remarks by reviewing Con Ed’s efforts to properly train the 40 field crews that will be out pruning street trees and that this training included partnerships with the Cornell Cooperative Extension. Mr. Peverly noted that a plan was being written. Ms. Lewy asked that this plan be shared with the Board.

B. Playland Master Plan

Mr. Williams, Ms. Cavorti and Mr. Gomez provided the Board with a detailed briefing on the status of the Playland Master Plan and capital projects at the park. Mr. Williams noted that Playland is an over 75-year old, 300+ acre National Historic Landmark that receives over one million visitors annually. Playland was the nation’s first planned amusement park. Mr. Williams pointed out that an important component of the master plan was to integrate the plan with the existing capital plans and project recommendations that now included over 30 projects. With the use of photo maps Mr. Williams pointed out specific maintenance projects and property improvements at the park to show the value of unifying and timing capital projects for sensible sequencing. Specific projects included improvements to walkways, rides and entrance improvements. Renovations of the Administration and Commissary buildings were noted.

Mr. Williams noted a number of specific projects such as the need for improvements to the Boat House, picnic area, colonnade and rebuilding the pool. It was noted that pedestrian access to the Read Sanctuary is now open all year long. Ms. Pilla noted that the Westchester County government TV Channel 504 has been playing a video on the history of Playland. Ms. Lewy noted that Playland should promote its environmental recreational assets such as the Read Sanctuary as zealously as it promotes its commercial rides. Mr. McBride cited his background in recreation as helping him bring a fresh look at Playland as a park. He noted that the amusement park is only open 100 days per year, but that the “park” is open year-round. He agrees that Playland needs to be promoted as a popular destination and noted that it does have many visitors outside of the amusement park. Ms. Lewy inquired about the viability of boat tours of Playland from New York City similar to the Port Imperial Ferries that serve the Historic Hudson Valley properties. Mr. McBride responded that this idea has been considered but was subject to a number of limitations.

C. CDBG Funded Projects in Port Chester

A review of projects in Port Chester that have received federal funding under the Community Development Block Grant program was provided for in a drive-by tour after the Board meeting.

IX. Matters for Board Discussion

A. *Westchester 2025* Update

Discussion of *Westchester 2025* Update was postponed until the May meeting.

Mr. Smith reported on his participation representing the Planning Board in the recent Land Use Training Institute sponsored by the Westchester Municipal Planning Federation.

X. Adjournment

The meeting was adjourned at 11:25 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, May 1, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Milagros Lecuona (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Marcus Griffith (City)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director, Administration  
Gina D'Agrosa, Director, Water Agency  
Tracey Corbitt, Principal Planner  
Susanne Marino, Program Administrator  
Lukas Herbert, Associate Planner  
Susan Darling, Environmental Planner  
Bill Brady, Associate Planner  
Chris Gomez, Planner  
Franklin Thomas, Intern

**GUESTS:**

Peter Q. Eschweiler, former Commissioner of Planning  
Chris Crane, Westchester County Board of Legislators  
Barbara Dodds, Westchester County Board of Legislators



I. Call to Order

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

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, June 5, 8 a.m.
- Tuesday, July 10, 8 a.m.
- Tuesday, August 7, 8 a.m.

Ms. Lewy also noted that the Board is invited to attend the presentations of the capital projects slide show. The first presentation is scheduled for Tuesday, June 19, which will cover projects in the Buildings category, while the second presentation is scheduled for Tuesday, June 26, which will cover all other project categories. Both presentations are to be held at 2:00 p.m. in the Blue Conference Room in the County Executive's office on the 9<sup>th</sup> floor of the Michaelian Office Building.

III. Adoption of Minutes

The minutes of the meeting of April 10, 2007 were adopted on a motion by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

IV. Chairman's Remarks

Ms. Lewy discussed an Urban Land Institute panel discussion held last week on issues related to regional cooperation and common issues between Westchester and Fairfield counties, such as workforce development, transportation and labor. Bob Yaro of the Regional Plan Association spoke, as well as others. Mr. Mulligan noted the coming decline in available labor in the next 15 years as baby boomers retire. The need for technology labor was also raised.

Ms. Lewy noted a Tappan Zee Bridge/I-287 Charrette to take place in Rockland on May 18<sup>th</sup>, which will encourage public input on various alternatives for proposed new transit stations and transit oriented development in Rockland County. Mr. Burroughs noted that such a meeting has not yet been set up for Westchester.

Ms. Lewy passed around a New York Times article on smart growth issues in New Jersey. She also pointed out that Westchester County has launched a new website.

Westchester 2025 Update – Ms. Lewy noted a recent meeting with Commissioner Norm Jacknis of the Department of Information Technology, his staff and Planning staff. IT will assist in developing a new website for Westchester 2025. Ideas for mapping, public

comment and the use of GIS were discussed. Mr. Buroughs said that the new set of Assumptions will be presented to the Board for its adoption at the June meeting.

V. Commissioner's Remarks

Mr. Mulligan noted the successful presentation by Ms. Corbitt at the recent annual conference of the American Planning Association of the recent efforts to open a museum at the Sing Sing Penitentiary in Ossining. Ms. Corbitt presented the project with Village of Ossining Mayor William Hanauer. Mr. Mulligan also introduced Mr. Chris Crane of the Board of Legislators, who is staff in support of the Board's Environment and Energy Committee.

VI. Referrals

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

- March 16, 2007 through April 15, 2007

Regarding the Wright's Court development in Somers, Mr. Smith inquired as to how the County has been reminding the Town of Somers of its obligations for affordable housing resulting from receiving County open space funds. Mr. Mulligan noted that the Department has met with the Town Supervisor and has sent letters, but it appears that the Town is still not doing much to meet their obligation and therefore may need to pay funds back to the County in the future. The Housing Opportunities Commission has also sent letters urging the Town to meet its obligation. Mr. Mulligan noted that the County will attach even stronger requirements to future open space funding.

Ms. Pilla, regarding the Hudson View project in Peekskill, noted problems with water contamination at the project site. Mr. Douglas noted that the letter reflects the many issues existing with this project. Mr. Buroughs noted that the County also provided specific comments resulting from the project's adjacency to the County-owned Peekskill sewage treatment plant.

Ms. Lecuona asked that the County's letter regarding the North Street Community project in White Plains should prioritize its comments. Mr. Herbert noted that the FEIS addressed all the County's issues.

Mr. Smith noted his abstention from the Elmsford, New Castle and Pleasantville portions of the report.

A motion to accept the Referrals reports for March was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, June 5, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
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  
Robert Morabito for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Robert Reno for Joseph Stout, Commissioner, Department of Parks, Recreation and  
Conservation

**BOARD MEMBERS ABSENT:**

Dwight Douglas (City)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director of Housing  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Director of Land Use Planning  
Gina D'Agrosa, Director, Water Agency  
Tracey Corbitt, Principal Planner  
Susanne Marino, Program Administrator  
Lukas Herbert, Associate Planner  
Larry Kelly, Program Administrator  
Jeff Williams, Principal Planner  
Ed Hoffmeister, Associate Planner  
Bill Brady, Associate Planner  
Chris Gomez, Planner  
Philip Finiello, Intern

**GUESTS:**

Nance Shatzkin, Croton Housing Network  
Alan Gordon, Housing Action Council  
John Madeo, Mountco  
Body Lawson, Mountco

**I. Call to Order**

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

**II. Meeting Dates and Announcements**

The next three Planning Board meetings are:

- Tuesday, July 10, 8 a.m.
- Tuesday, August 7, 8 a.m. (This meeting may be cancelled. Decision will be made at the July meeting.)
- Tuesday, September 11, 8 a.m.

**III. Adoption of Minutes**

The minutes of the meeting of May 1, 2007 were adopted on a motion by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board.

**IV. Chairman's Remarks**

Ms. Lewy noted that many communities have joined the Westchester Greenway Compact Plan. Membership is now the norm rather than the exception. She also commented on the number of recent articles on planning, green technology, growth in White Plains and the Tappan Zee Bridge plans which are indicative of a "sea change" in transit oriented development and green technology.

The Tappan Zee Bridge Task Force will be meeting soon with the new State Commissioner of Transportation. A seminar is also being held on June 8 on Bus Rapid Transit (BRT) and Ms. Lewy will participate on the follow up panel. The panel will look at how all forms of transportation can be utilized in Westchester County. For example, commuter rail is needed to take passengers across the county but BRT is needed to move passengers within cities.

**V. Commissioner's Remarks**

Mr. Mulligan introduced Robert Reno of the Parks Department, representing Commissioner Stout and Robert Morabito, Deputy Commissioner of Environmental Facilities representing Commissioner Lauro. He also introduced Philip Finiello, the fourth of the County's Public Administration Interns, who started with the Department on Monday. Philip has BA and MPA degrees from Rockefeller College of the State University of New York at Albany with a concentration in local government. He will be with the Department until August 31.

Mr. Mulligan reminded the board that the WMPF dinner is this Thursday, June 7, at Lyndhurst and invited anyone who has not signed up to do so today.

Design plans are being finalized for a section of RiverWalk in Tarrytown from Kraft Foods, through Lyndhurst, the former Unification Church Property to Sunnyside. The path will pass near the former bowling alley on the Lyndhurst property. Bathrooms in that building will be redone by the County for public use and will be maintained by Lyndhurst.

The Department is working with other County staff to finalize the agenda for the flood summit to be held on Wednesday, June 20. The summit is being held for municipal officials. There will be a review of past strategies to address flooding and a discussion on what the County and municipalities can do going forward. Mr. Mulligan acknowledged the help of former Planning Commissioner Peter Eschweiler, former Parks Commissioner Charlie Pound, as well as staff of FEMA, SEMO and the State DOT in preparing for the summit.

Mr. Mulligan also noted that the capital presentation videos are scheduled for June 19 and 26 in the 9<sup>th</sup> Floor Blue Conference Room at 2:00 p.m. Planning will be presenting on June 19. Board members are welcome to attend.

## VI. Referrals

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

- April 16, 2007 through May 15, 2007

A motion to accept the Referrals reports for March was made by Mr. Morabito, seconded by Ms. Pilla and approved by the Board.

### B. CTD 07-006 Residences at Mill Court Crossing Subdivision, Town of Cortlandt, Draft EIS and Status Report on *Routes 202/35/6 Bear Mountain Parkway Sustainable Development Study* implementation

Mr. Gomez discussed the goals of the sustainable development plan which began in 2000 with the involvement of the City of Peekskill, the Towns of Cortlandt and Yorktown, Westchester County, NYMTC, the NYSDOT, the Federal Highway Administration and consulting engineers. These are to create more livable neighborhoods, improve traffic flows, integrate transportation and land use decisions and improve interagency and intermunicipal cooperation. The study area covers 40 square miles. Mr. Gomez is on the implementation committee.

The referral for Mill Court Crossing in Cortlandt is for the Draft EIS. The Town's public hearing opened on June 5 and will remain open until July 10. Mr. Gomez will circulate a staff report to Planning Board members before a letter is sent to the Town.

The 52.76-acre parcel is one of the largest vacant parcels in Cortlandt. It is in an R40 zone (1-acre residential). The proposal is for 27 single family homes, three of which will be affordable at approximately \$225,000 for families earning 80% of Area Median Income. There are steep slopes and wetlands on the site. 67% of the site (35.4 acres) is proposed to be left undisturbed with potential for an open space easement to be open to the public. The new homes would be connected to sewers and there is the opportunity to connect some existing homes that are still on septic. There is also a zero energy option that would use solar power to supply more energy than the demand. Surplus energy could be returned to the grid. The plans show an alternative for the Route 6 bypass which is a component of the Bear Mountain Parkway study, however, the routing does not match the potential routes identified by the study. Mr. Butler asked if the drainage solutions were sufficient. Mr. Gomez noted that the plans call for extensive dry wells on the site. Mr. Butler noted that there should be comments on inflow and infiltration with the increased flow to the Peekskill Waste Water Treatment Plant and that the project should be proactive on flooding as he did not see basic storm water controls in the plan. Mr. Mulligan said that the Department should develop new language on storm water management for all referrals. Mr. Buroughs said that the referral would be finalized by E mail.

VII. Matters for Board Action

A. Symphony Knolls, 15-25 Mount Airy Road, Croton Housing Network/Village of Croton-on-Hudson – Request for New Homes Lane Acquisition and Housing Implementation Funds.

Ms. DeLong introduced Nance Shatzkin of the Croton Housing Network and Alan Gordon of Housing Action Council to the Board. She said that there has been a change in the resolution on this project to purchase the land and sell it to the Housing Land Trust to include the alternative of selling it to the Croton Housing Network. Alternative language has also been included in the previously approved resolutions for 29 Westchester Avenue, Pound Ridge and 41-47 Clinton Place, New Rochelle. Mr. Mulligan noted that the Department had a lengthy discussion with the Board of Legislators who are not prepared to sign off on the Land Trust without looking at every aspect in detail. In order not to hold up the projects, the additional language has been added to allow the option to proceed without the Land Trust.

Ms. Marino presented the proposed use of County New Homes Land Acquisition (\$408,000) and Housing Implementation Funds (\$383,000) for the development of 11 affordable rental units for seniors in a three story building in the Village of Croton. The per-unit cost of the County contribution is \$117,000. The County will acquire the site, currently owned by the Village, and transfer the property either to the Land Trust or the Croton Housing Development Fund Company. HIF funding will be used for infrastructure including parking, roads and lighting. The apartments will range from 650 square feet to 850 square feet and will rent to seniors at or below 50-60% AMI for \$694 to \$964 per month plus heat and electricity.

On a motion by Robert Morabito, seconded by Clinton Smith, the resolution was unanimously approved.

B. Grace Towers, 20-28 East Third Street, Mountco/City of Mount Vernon – Request for Housing Implementation Funds

Mr. Kelly introduced John Madeo of Mountco, developer of the Grace Church project and Body Lawson, the architect for the project. HIF funding of \$267,000 will be used for the construction of a 13 story apartment building with 133 affordable rental units for families with incomes at or below 60% AMI. The project will contain 44 one bedroom units with 650 square feet of space and 88 two bedroom, two bath units with 1,000 square feet. The project will serve as the cornerstone of the City of Mount Vernon's revitalization efforts in the Third Street corridor. The units will remain affordable for at least 40 years. The first floor of the building will contain common areas, the laundry and the manager's office. Mr. Kelly noted that there is already significant retail on the street including a supermarket and a pharmacy.

Mr. Smith asked if green technology would be used in the building. Mr. Body, while noting that green technology adds to the cost of a building, said that energy savings will be achieved through energy efficient windows, lighting and mechanical systems. Responding to a question by Mr. Morabito on recycling initiatives in the building, Mr. Body said that there will be recycling closets on each floor. Ms. DeLong noted that buildings with State funding receive points for green savings. Mr. Mulligan said that the Department would develop a baseline list for environmental initiatives in affordable housing and would incorporate some of the green initiatives in this building into that list.

Ms. Lecuona asked if there would be child care in the building. Mr. Madeo said that they do not have financing for a day care center but that Grace Church has many social service programs available to residents. Mr. Griffith asked about the impacts of the tall building on adjacent property owners. Mr. Madeo said that a shadow study was done and there was no significant impact and no opposition was raised in public hearings. He also noted that 15 years down the line, after the tax compliant period ended, the building may move from rental to affordable home ownership. Ms. Lewy noted that Mount Vernon should develop a master plan to guide retail and housing development in the overall neighborhood as it is difficult to comment without a master plan. Mr. Butler stated that inflow and infiltration issues are important to the city. If more residents are brought in, the result is more flow to the plant that already exceeds its SPDES permit. Mt. Vernon needs to control its I&I problem. Mr. Buroughs said that comment would be included in the future referral.

On a motion by Mr. Smith, seconded by Mr. Morabito, the project was unanimously approved.

- C. 29 Westchester Avenue/A-Home, Town of Pound Ridge-Amended Request for New Homes Land Acquisition Funding
- D. 41-47 Clinton Place, New Rochelle-Amended Request for New Homes Land Acquisition Funding

On a motion by Mr. Morabito, seconded by Ms. Pilla, both amended resolutions were unanimously approved.

- E. BES08 Emergency Traffic Diversion Equipment (Bronx River Parkway Gates) – Request for Capital Budget Amendment

Mr. Williams briefed Board members on a Capital Budget Amendment to add \$2,650,000 to the 2007 Capital Budget to buy equipment such as generators, light towers, traffic signals, and variable message signs for emergency response and to place up to 100 roll out barricades for exit and entrance ramps on the Bronx River Parkway to prevent motorists from entering the parkway when it is flooding. The impetus for this project is the recent flooding caused by two 100 year storms within six weeks.

On a motion of Mr. Smith, seconded by Ms. Pilla, the Board unanimously approved the resolution.

- F. SY085 Saw Mill Trunk Sewer Emergency Repairs – Request for Capital Budget Amendment

Mr. Hoffmeister briefed Board members on a Capital Budget Amendment to add \$3,450,000 to the 2007 Capital Budget for emergency repairs to the North Yonkers Sewer Pump Station damaged in the recent storm.

On a motion by Mr. Morabito, seconded by Ms. Pilla, the Board unanimously approved the resolution.

- G. BLA01 Legacy Project-Flint Park Ball Field and Work Force Housing Plan, Village of Larchmont-Request for Resolution in Support

Mr. Natarelli discussed the Flint Park Legacy project in the Village of Larchmont. The project will build a new synthetic turf ballfield for lacrosse and soccer, and would include parking, landscaping, roadway improvements and the rehabilitation of rest rooms. The Village will take ownership, operation and maintenance of the 1.14 mile portion of Palmer Ave. in Larchmont and develop 35 units of new, affordable workforce housing by December 2012. If the units are not delivered, the Village would pay a pro rata portion of the amount bonded by the County based on the number of units actually constructed.

On a motion by Ms. Pilla, seconded by Mr. Griffith, the support resolution was unanimously approved.



VIII. Matters for Board Discussion

A. Croton Plan Update

Ms. Corbitt informed the Board that the Croton Plan is being released for public review. It will be distributed to the Northern Westchester Watershed Coalition (NWWC) on June 12. The plan will be posted on the County's website in August. The public comment period will end in October and the final plan will be prepared and completed by the end of 2007. During the first quarter of 2008, municipalities will proceed with SEQR compliance and agreement to the plan. Mr. Buroughs complimented Ms. Corbitt on her efforts in completing the plan. He said that this would be the last "hard copy" plan the Department would produce. Going forward plans will be web-based and visual with more options.

*(At 10:20 the emergency alarm sounded and personnel evacuated the building. The meeting resumed at 10:50)*

B. Westchester 2025 – Adoption of Updated Assumptions and Policies

Ms. Lewy updated the Board on some of the progress on Westchester 2025. She, Mr. Thombs and several staff had recently viewed a demonstration by Limehouse Software for a potential package of software and support for the Westchester 2025 website. Ms. Lewy noted that she liked many of the aspects of the company's product. Mr. Brady and Mr. Buroughs discussed the assistance being provided by the County Department of Information Technology to develop the Westchester 2025 website. Staff hoped to present the progress on the website at the Board's July meeting.

Ms. Lewy and Mr. Buroughs updated the Board on the drafting of the new Assumptions and Policies for Westchester 2025. The Board was given an updated draft at the meeting. It was noted that the Board is unable to adopt any new Assumptions and Policies without proper public notice and hearing. It was decided that the Board will continue reviewing these documents and will wait to adopt the Assumptions and Policies until the full Westchester 2025 document and website are ready to present to the public and can be adopted by the Board.

Mr. Brady noted that the current Department site includes a discussion of the Westchester 2025 project and website, and that a new, separate page will be created to temporarily discuss the project's progress, and to include the newly drafted Assumptions and Policies, as discussed above.

Mr. Gomez described a newly created map of areas that are currently not within the County's sewer districts. Such areas include properties served by local municipal or private sewer systems as well as properties served by septic systems. The Board discussed various issues related to large areas outside of the districts, including impacts upon water quality in reservoirs. Mr. Buroughs noted that this map, among

others, will be helpful as staff and the Board work on Westchester 2025 and examine the many issues related to development, the environment and land use policies in the coming decades.

C. Proposed 2008 Capital Budget Overview

Mr. Natarelli noted that the proposed 2008 Capital Budget totaled \$161,889,000 net for County tax levy projects; \$3,376,000 net for Airport; \$3,050,000 for Refuse Districts and \$30,950,000 for Sewer and Water Districts. The total net is \$199,265,000. There are four or five big ticket items, most of which are located at Grasslands. He noted that the Grasslands Development Plan would be finished soon and suggested that the Board take a field trip to Grasslands to view the proposed projects and discuss the Plan. He also said that if the Board would prefer, he will schedule a meeting in this building to discuss the more important Capital Project that will be in the report. The Planning Board Report on all projects in the 2008 request must be approved at the July meeting if the Board does not plan to have a meeting in August as the County Charter mandates the Report be transmitted to the County Executive no later than September 10<sup>th</sup>. Ms. Lewy said the Board should recommend that the unused acreage at Grasslands be saved for future needs and that building on the campus be as vertical as possible. She suggested that Mr. Natarelli send the Board members a marked up map and they can visit the campus on their own. Mr. Morabito noted that the Department of Environmental Facilities is discussing locating a hazard materials recycling center at Grasslands.

IX. Adjournment

The meeting was adjourned at 11:35 a.m.

Following the adjournment Ms. Lewy, Ms. Pilla, Ms Lecuona, Mr. Thombs, Mr. Griffith Mr. Mulligan, Mr. Butler, Mr. Morabito and Mr. Buroughs stayed to have a discussion of Patterns. They viewed and discussed a map of the non-sewered areas of Westchester County and areas such as Heritage Hills that had their own treatment plants, not connected to the County system. The map showed the possibility of capacity for other hookups to these system which could be investigated. The possibility of showing areas of dependence on in-ground treatment septic systems on the map was also discussed. Mr. Buroughs said that staff was also working on a traffic volume map with DOT to visualize ridership.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, July 10, 2007

**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)  
Ralph Butler, Commissioner, Westchester County Department of Public Works  
Thomas Lauro, Commissioner, Westchester County Department of Environmental Facilities

**BOARD MEMBERS ABSENT:**

Bernard Thombs (Town)  
Joseph Stout, Commissioner, Westchester County Department of Parks,  
Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Director of Land Use Planning  
Gina D'Agrosa, Director, Water Agency  
Tracey Corbitt, Principal Planner  
Jeff Williams, Principal Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Megan Flanagan, Planner  
Chris Gomez, Planner  
Joseph Bonnano, Intern  
Larry Kelly, Program Administrator

**GUESTS:**

Honorable Andrew Spano, County Executive  
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, August 7, 8:30 - Westchester 2025 Work Session/Limited Action Items
- Tuesday, September 11, 8 a.m.
- Tuesday, October 2, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of June 5, 2007 were adopted on a motion by Ms. Pilla, seconded Mr. Menken and approved by the Board with Mr. Douglas abstaining.

IV. Chairman's Remarks

Ms. Lewy noted her concern regarding the political discussions that have appeared in the press regarding the Westchester Housing Land Trust which will facilitate permanent affordability for housing and that it is a concept that needs to be reworked. She also pointed out that the Board needs to work more closely with the Department of Transportation planners regarding the BRT proposed for Central Avenue and how a BRT might be applied to the Tappan Zee Bridge project. Additionally she expressed support for the use of the Harlem line to bring commuters from Rockland County down to NYC as has been suggested by the 287/Tappan Zee Bridge task force.

Ms. Lewy requested that an update be presented at a future meeting on the Bear Mountain Parkway extension design. She also mentioned the Flood Summit and complimented Mr. Mulligan and the staff involved. Mr. Mulligan also thanked Commissioners Stout and Lauro and their staffs for their efforts with the summit. He noted that there has been significant positive feedback from many municipalities. Ms. Lewy said there were difficulties in coordinating a county-wide, cohesive planning document that is forceful yet sensitive to the issues of home rule and that these challenges have been illustrated by the discussions initiated by the Flood Summit.

V. Commissioner's Remarks

Commissioner Mulligan introduced Megan Flanagan who has recently joined the department as a Planner. She has worked on zoning codes, has a background in GIS, and worked with the State Department of Environmental Conservation during graduate school. She has a B.A. in Urban Planning and a Master's in Regional Planning from SUNY Albany. He also introduced Joseph Bonnano who is a new intern working in the department for the summer.

VI. Referrals

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

- May 16, 2007 through June 15, 2007

A motion to accept the referrals report was made by Ms. Pilla, seconded by Mr. Menken and approved by the Board. Mr. Smith abstained from the motions for the referrals from Briarcliff, Elmsford and New Castle.

Ms. Lewy made a special note to commend Briarcliff Manor for amending their zoning to approve solar panels in residential districts

Mr. Buroughs brought attention to a referral from North Castle which has not yet been responded to. It involves a request to the zoning board for a variance to subdivide a 7-acre lot and create a 4-acre lot for a new warehouse of which 3.6 acres are in an hundred year flood plain. Only 25% of land in flood plains may be counted for lot area under the North Castle code. A discussion ensued about how to respond to this request and how best to emphasize concern. Ms. Lewy suggested that Supervisor Berman be contacted by phone as well as by mail. Mr. Herbert said that it has not yet gone to the Town board. Mr. Douglas inquired if there was any type of checklist that could be sent to aid their awareness of the impact. It was concluded that staff would propose a response flagging potential drainage and flooding concerns.

B. MTV 07-004 Zoning Regulations for High Rise Districts, Zoning Map and Text Amendments

Ms. Lewy announced that Ralph Tedesco, Building Inspector, City of Mt. Vernon, has invited members of the Board to tour the City on Thursday, August 2 at 9:30 a.m.

Mr. Herbert made a PowerPoint presentation on a referral from Mount Vernon concerning the creation of two new zoning districts for high-rise development within the City. One district would regulate mixed-use high-rises while the other would be for residential high-rise buildings. The new districts are proposed to be mapped throughout the city in four phases and would generally be placed near the city's two train stations and along the Sandford Boulevard corridor. The proposed rezonings come after several years of high-rise and mixed-use development proposals that required use variances in order to be constructed since the City's zoning ordinance does not currently permit mixed-use buildings or buildings taller than 7 stories in most residential districts.

The discussion focused on the various aspects of the proposed zoning districts including mandatory retail components near train stations, the types of special permit uses, setback and height regulations, etc. Ms. Lewy suggested that "take out" restaurants be considered for special permit, and that further analysis should be considered for the yard setback requirements, proposed road widenings and parking lot screening, particularly since they could create a harsh environment for pedestrians. Mr. Douglas suggested that the ordinance also explore minimum and maximum building heights, since no specific heights were given in the ordinance. Ms. Lewy suggested that drawings being generated to show what the suggestions in the plan would actually look like. Mr. Burroughs commented that this draft ordinance is very early in the adoption process and we will have the chance to make comments when we meet with them in August. It was noted that it will also be useful to send initial comments now so as to help shape the new regulations.

VII. Matters for Board Action

A. Adoption of Planning Board Report on 2008 Capital Budget

Mr. Natarelli noted that the Planning Board Report had been emailed to the Board Members and that some members had visited Tibbetts Brook Park to view some current projects. Mr. Smith suggested that the need to preserve undeveloped land at the Grasslands Reservation for future use be more evident. Mr. Natarelli noted that a final draft of the Grasslands Master Plan would be shared with the Board in the near future and the concerns to landbank sections of the campus would be included in the Master Plan and also highlighted in the Planning Board Report. There was also a discussion regarding the placement of a cell tower. Mr. Natarelli pointed out that there already is an Emergency Services cell tower on the campus and that for reasons security concerns or in case of a natural disaster, alternative sites should be investigated for an additional tower.

Ms. Lewy raised the issue of odor control in the Yonkers waterfront development projects. Mr. Hoffmeister noted that odor control was part of a routine maintenance project. Commissioner Lauro pointed out that an assessment of the ventilation system at the Yonkers joint treatment plant which serves seven sewer districts has lead to incorporating mitigating measures for odor control as an ongoing priority.

A motion to adopt the Report was made by Mr. Smith, seconded by Mr. Menken and approved by the Board.

B. RB03G Pedestrian Bridge over Central Westchester Parkway, City of White Plains Capital Budget Amendment

Mr. Brady used maps and a PowerPoint presentation to describe a pedestrian bridge which crosses over the Central Westchester Parkway in North White Plains. The low

hanging bridge connects a residential neighborhood in North White Plains with a local elementary school and a heavily used playground. The bridge has been damaged by several vehicle impacts and need to be replaced. The proposed budget amendment is in response to the local legislator's request that the \$1.3 million replacement project be moved up from the 2012 to 2007.

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

C. Disposition of Surplus County-owned Land

Mr. Hoffmeister described seven County-owned properties which are to be sold. One parcel is in Peekskill along Rt. 9 and six parcels are along the Putnam Right-of-Way. He noted that the draft resolution before the Board has a chart which details the location, size, prospective purchaser and the sale price of each of the seven parcels. Six of the parcels are to be purchased by adjacent land owners. Ms. Lecuona raised the question as to where the funds generated by the sales would go. Mr. Hoffmeister responded that the money would be put back into the Legacy Fund for the acquisition of additional open space.

A motion to approve the disposition of the parcels was made by Mr. Smith, seconded by Mr. Lauro and approved by the Board with Mr. Smith abstaining on the two Elmsford parcels.

D. Amending Resolution 07-018 for the Development of a Multi-Purpose Ball Field at Flint Park

Mr. Mulligan reviewed the original resolution which was adopted at the previous session on June 5. The resolution recommended funding the development of the Flint Park ball field in Larchmont through the Legacy Program in the not-to-exceed amount of \$2,550,000. Pursuant to the related Inter-Municipal Agreement, the Village of Larchmont would adopt an affordable housing plan to construct 35 units of new workforce housing by December 31, 2012 with the possibility of one extension to June 30, 2013. The proposed amendment contains new language that would grant more flexible extension options to the Village at the sole discretion of the County. The Village would have to provide documentation, as specified in the IMA, which demonstrates that the Village has made significant progress towards an approved plan to commence construction of the housing. Failure to do so would trigger the repayment structure that had been in the original resolution. Mr. Mulligan emphasized that the Mayor is firmly committed to the project.

Mr. Smith asked who would make the decision to deny an extension. Mr. Mulligan replied that this decision would be made by the Administration and we would consult with the County Executive's office and the County Attorney. Ms. Lecuona inquired

what definition of affordable is used since it seems to vary among municipalities. Mr. Mulligan said that is the County's definition and is specified in the IMA and these 35 units will help Larchmont to achieve their 1999 housing goal.

A motion to amend the resolution was made by Ms. Pilla seconded by Ms. Lecuona and approved by the Board.

VIII. Matters for Board Discussion

A. Croton Plan – Release of Draft Plan

Ms. Lewy requested that discussion of the Croton Plan be postponed. Ms. Corbitt noted that the full presentation will be available on-line and that formal public presentations are to be given in September during the public comment period.

B. Westchester 2025

Ms. Lewy opened the discussion of the *Patterns* update by discussing the pros and cons of software that is being considered that would enable the document to be on-line and an “interactive, state of the art, forward thinking document.” Additionally, she noted the challenge of making the plan a countywide tool while simultaneously being sensitive to Home Rule considerations. Ms. Lewy pointed out that the document will need to deal with new “centers” such as Ridge Hill.

County Executive Spano arrived at 9:35 a.m.

Ms. Lewy welcomed County Executive Spano. Mr. Spano said he wanted to meet with the Planning Board so as to encourage the members to be bold and take advantage of the current state of good working relationships in the county to make broad and effective recommendations. He said that the recent flooding, while tragic to many, has created an atmosphere of awareness of the need to work regionally on large issues. At his encouragement, a wide-ranging discussion ensued of the Westchester 2025 project and the forces at play in shaping development and the future.

Ms. Lewy envisions that Westchester 2025 will include tools to show what the county would and should look like going forward. It should promote subjects such as reliable and sustainable energy, permanently affordable housing and flood management. Mr. Spano suggested that the Board should develop a means to forecast the results of not pursuing common goals and the Board's recommendations. He suggested that new technology can be used to demonstrate the negative results of not following recommendations.



The County Executive emphasized that the Board's plan will be, in spite of efforts to the contrary, a political document even though the Board is not political. He advised that it must be written with the expectation that it will generate sound bites and be communicated through press release and interviews. He suggested that there be an executive summary that says as much as possible clearly. He also suggested that his office be provided an opportunity to review a draft of the draft plan. It was generally agreed that the document should be written for use by the general public and for use by the developer community in addition to the traditional audience of municipal decision-makers.

There was a lively dialogue regarding how best to understand the process behind local planning decisions. It was pointed out that one of the prime motivating factors in local land use decisions is the need to generate taxes; the Ridge Hill project in Yonkers, which the Board had previously reviewed, was cited as a prime example of a development accepted in a poor location solely because of the potential tax revenue.

Mr. Smith emphasized that taxes can be generated by good planning decisions if the planning is done in advance. Mr. Douglas and Ms. Pilla added that many municipalities do not have full time staff or sufficient resources devoted to land use decisions and are therefore not equipped to deal on a level playing field with developers who are well staffed and funded. It was noted that a future role for the County Planning Department could be to provide more technical support to municipalities; this could be part of Westchester 2025 by making planning policies and data a live presence on the internet. Mr. Mulligan stated that this type of approach would help the local planners to get out in front of potential development proposals. Mr. Spano said a designated funding source may be needed to help municipalities develop master plan updates. It was suggested that as a pre-condition to receiving County assistance that a municipality must have a professional planner on staff.

Ms. Lewy stated that the Board is envisioning an interactive website that can show visualizations of proposed plans through multiple layering. The site could include blogs, comment forms and surveys which can be tabulated. Inclusion of model ordinances would be valuable to local planners. There should also be an emphasis on green technologies since that is the wave of the future.

County Executive Spano suggested that referenda can be good tools to assess and to shape public interests and perceptions. He said a county-wide referendum can overcome local influences to reflect county-wide attitudes. Subjects mentioned included seeking a change in law to re-impose the super majority requirement for acting against a County Planning Board recommendation on a referral, to establish dedicated funds for planning, to require green technology in all new public and commercial buildings and to require a multi-municipality permitting process for

development projects with intermunicipal impacts such as traffic and stormwater/flooding. It was noted by all that referenda can create controversy but that this could lead to dialogue. This led to a discussion of how to bring neighboring communities to the table during the approval process. Joint participation in the SEQR process may be one avenue.

A discussion about the referral process raised the idea that Westchester 2025 could introduce a proposal to revamp the referral system in two ways. First, the County Planning Board could seek ways to become involved in the review of development proposal at an earlier stage so as to have more sway. This step could include discussion with applicants. Second, the scope of projects and applications that must be referred to the County Planning Board could be expanded. For example, all subdivisions of a minimum number of lots could require referral instead of the current rule under which only subdivisions that propose a road connection to a County or State highway must be referred.

County Executive Spano thanked the members of the Board for the important work that they do, noting that this is a great opportunity to draw the municipalities into a cooperative effort. He also encouraged the Board to include the construction industry, librarians, environmentalists in presentations and discussions in addition to elected officials, planners and the general public. He cited the importance of planning, saying "There's no more room for the big mistakes."

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, August 7, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
David Menken (Town)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Mary Ellen Finnerty for Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Robert Reno for Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

**BOARD MEMBERS ABSENT:**

Marcus Griffith (City)  
Milagros Lecuona (City)  
Ralph Butler, Commissioner, Department of Public Works  
Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Fran McLaughlin, Director of Administration  
Jeff Williams, Principal Planner  
David Fowler, Associate Planner  
Chris Gomez, Planner  
Joseph Bonnano, Intern  
Philip Finiello, Intern  
Bill Brady, Associate Planner

**GUESTS:**

Richard Hyman, Consultant

**I. Call to Order**

The meeting was called to order at 12:10 p.m. by the Chair, Cheryl Winter Lewy.

II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, September 11, 8 a.m.
- Tuesday, October 2, 8 a.m.
- Monday, November 5, 8 a.m. This meeting was originally scheduled for November 7 at 4 p.m. The change was suggested by Ms. Lewy and agreed to by the Board.

III. Adoption of Minutes

The minutes of the meeting of July 10, 2007 were adopted on a motion by Ms. Pilla, seconded by Mr. Douglas and approved by the Board. Mr. Smith noted that he was mistakenly identified in the minutes as Mr. Clinton. He also pointed out the misspelling of the word "ordinance" on page four of the minutes, first paragraph, tenth line down.

IV. Chairman's Remarks

Ms. Lewy discussed a recent tour of the City of Mount Vernon with Commissioner of Buildings Ralph Tedesco. Mr. Thombs and Ms. Lewy attended with several staff of the Department of Planning. Many areas of the City were visited including areas of proposed redevelopment. Mr. Tedesco pointed out that the lower scale of the city should be preserved, and that no residents should be evicted or forced to move as part of any redevelopment. Ms. Lewy and staff offered assistance on providing information on design guidelines, open space within the city as well as sample legislation for green building ordinances. Ms. Lewy thought the meeting was helpful for the Board members and staff as well as the city staff.

V. Commissioner's Remarks

Mr. Mulligan briefly discussed the Department's ongoing discussions with the City of Yonkers regarding the potential redevelopment of the city's waterfront. He also mentioned current efforts by the Department on the proposed redevelopment of the Veteran's Administration property in the Town of Cortlandt. More information on these two efforts will be provided to the Board in the future.

Mr. Mulligan welcomed new Associate Planner David Fowler to the Land Use Section, and announced that Liz Cavorti, a Planner in the Land Use section, was leaving the Department for a position at the Madison Avenue Business Improvement District in New York City.

VI. Referrals

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

- May 16, 2007 through June 15, 2007

A motion to accept the referrals report was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

VII. Matters for Board Action

A. RCC04 County Center Interior Renovations, Capital Budget Amendment

Mr. Williams described the requested to add \$500,000 to the 2007 Capital Budget for the replacement of the County Center's heating, ventilation and air conditioning system. The project will help ensure continued safe operation of the venue, and the system will reduce energy consumption. Mr. Williams noted that other components of the project, such as flooring and carpeting, are being funded separately. Mr. Smith and other Board members requested that language be included in the Board's resolution stating that the improvements at this and other County facilities should help satisfy the County's initiatives regarding green technology and sustainable development. Mr. Reno noted that the units date from the 1960s and that the newest, most energy efficient units will be purchased. A motion to adopt the Resolution as amended by the Board was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

VIII. Matters for Board Discussion

A. Office Park Housing: Adapting Underutilized Office Park Land for Affordable Housing

Ms. DeLong briefly introduced the effort by the Department to investigate the potential for affordable housing in office parks. Mr. Hyman, a consultant to the Department, discussed a draft report on the topic prepared with the Department to help guide municipalities as they consider potential regulations to encourage such development at appropriate office park locations. Mr. Hyman noted that the County Executive requested that the Department research this potential source of affordable housing. Mr. Hyman pointed out that many office parks have excess, underutilized surface parking areas. Market rate and affordable housing could serve some employees at the office parks. After considering several areas of the county for analysis, a portion of the Route 119 corridor in the Town of Greenburgh and the Village of Tarrytown was chosen. The analysis found excess parking at some of the sites with the potential for housing and office uses to share parking. Schematic drawings of potential housing was included in the draft report. Approximately 1,000 units could theoretically be developed if the municipalities were to adopt new regulations to allow such development.

Mr. Hyman pointed out that the impacts of the development on schools would be minimized since such development would likely include smaller units that would not include many school-age children. Ms. Pilla noted her experiences as Mayor Tarrytown when a nearby market rate rental development was constructed. She

noted that nearby residents will be concerned with additional development at sites in this area. Mr. Smith noted that lack of recreation provided within the study's schematic developments. Mr. Hyman noted that specific details of the developments would be discussed and finalized at the local level. It was also requested by the Board to reconsider the cover graphics used for the report since the image of the schematic development appears large. The Board also questioned the proposed maximum height of 12 stories used in the draft report. Mr. Buroughs pointed out that this may be a particularly appropriate time for this effort since many office parks are at an age where significant investment is already needed. He also noted that a new transit line along the I-287 corridor will likely take place along Route 119, not along I-287; this would not impact the rear portions of the office park sites studied in the 119 corridor where proposed housing would potentially be located but still serve the office parks' employees and residents. Mr. Smith recommended sample ordinance language be included in the report for use by the municipalities. The Board also stressed that any such developments should be well designed. Mr. Buroughs noted that the issues raised by proposals to redevelop office campuses, as opposed to office parks, are very different and are not intended to be part of this report. He said that office campuses, such as Readers Digest in New Castle and IBM in Somers, were created under zoning regulations that established strict limits on maximum coverage so as to provide abundant open space whereas office parks tend to have higher land coverage by buildings and parking.

The Board was asked to review the draft report and provide additional comments.

B. Westchester 2025

The Board and staff discussed a wide array of topics related to the update of *Patterns for Westchester*, known as *Westchester 2025*. Mr. Buroughs discussed the set of draft materials forwarded to the Board which included "the hardcopy document." These materials include draft text for the document's opening page, a draft table of contents, draft introductory language regarding the "Need to Plan," the Board's draft list of points discussing the "Context for Planning," the draft update to the Board's policies, a draft discussion on Center, Corridors and Open Space and a draft "County Perspective on Land Use." Also included was a draft list of "Bold Statements" and a work program outline to help the Board focus attention on some of the more important and critical recommendations that could be made in Westchester 2025.

Ms. Pilla suggested an edit to the opening page to add "all" after "we" in "'we want to see" so as to make the statement inclusive. This brought the Board into a discussion of the challenge of conducting regional planning where Home Rule exists. Members noted that there is, or should be, a realization at the municipally level that they must work together to overcome many current problems and challenges facing our region. Mr. Smith noted that within the text of "Context for Planning," it states that no change is anticipated in home rule in the County. He reminded the Board that they were considering a recommendation to change the County Code to require a super-majority when municipalities act contrary to a recommendation of the County

Planning Board. It was noted that the County Executive suggested that the Board consider questioning the home rule paradigm. Mr. Smith suggested language that could state that changes in modern life necessitate changes to home rule and that the county cannot afford to continue as 45 separate municipalities and that, therefore, a new model has been drafted that respects local sovereignty but also allows for better regional cooperation and planning for the future.

Mr. Smith noted that it was unclear in the draft materials when the old Patterns document was being referred to or when the new Westchester 2025 document was being discussed. Mr. Buroughs would clarify this matter in the draft materials. Regarding the ninth point in the draft Context for Planning, "Mobility and Transportation," Mr. Smith questioned whether the Board should take a position on the Tappan Zee Bridge/I-287 project. It was also pointed out that the discussion should point out that the project corridor includes areas beyond Westchester County. Ms. Pilla also noted that the project impacts nearby corridors that run north-south.

Mr. Smith requested that the draft discussion on Centers, Corridors and Open Space be edited to more clearly emphasize the far-reaching impacts of development across the region. Mr. Buroughs noted that much of the writing in this section of the draft is from the old Patterns document and that it will be re-written. Mr. Buroughs also noted that the "Bold Statement" section has not yet been drafted and that it would be renamed with an appropriate title.

Mr. Douglas discussed a County "six-point plan" for economic development done about eight years ago. He recalled that the study noted the importance of utilizing the resources of universities and hospitals as an engine of development.

Ms. Lewy discussed how the document will flow, including use of charts and photos. She pointed out how the Policies could be made stronger and easier to read with better emphasis on key words. She also pointed out the need to include an acknowledgement of unforeseen events or trends in the future.

Mr. Buroughs discussed the possible ways to reach out to municipalities for Westchester 2025. The Board and staff could use the proposed tool kit for local planning, as well as suggesting that the Department review local Requests for Proposals for comprehensive planning projects. Mr. Buroughs noted the potential to rearrange staff in the Land Use & Development section of the Department to allow several staff to focus work on comprehensive planning, local planning referrals and research.

Ms. Pilla cautioned against requiring that municipalities hire local planning staff as a condition of County assistance. Mr. Smith agreed and also suggested that perhaps the department doesn't assist municipalities with various items unless they complete an update to their comprehensive plans. Mr. Mulligan noted the variety of assistance the County may or may not provide. The Board also discussed ways to have professional planners hired for the various sub-regions of the County. Mr. Mulligan

suggested using the New York State Office of Smart Growth for ideas and funding for hiring local or regional planners. The Board also discussed how to determine which communities receive assistance from the Department on their local plans, including a possible lottery. Ms. Lewy suggested we show which communities have successfully completed their comprehensive plan in a way consistent with the recommendations of Westchester 2025. Ms. Lewy also recommended we incorporate green and sustainable planning practices in the project. She then discussed the need to discuss the manner of release with the County Executive's Office of Communications.

Mr. Thombs suggested the use of a "beta launch," or a pre-launch, for the Westchester 2025 project to a small group of officials or groups to provide a review of the project before a full roll-out of the project. This would help identify problems or unforeseen issues with the document, website, etc.

The Board agreed to meet again at two special meetings to discuss Westchester 2025: Monday, August 20<sup>th</sup> from Noon to 2 p.m. and Thursday, September 6<sup>th</sup> from 4 to 6 p.m. The Board will also be discussing the matter at its Board meeting on Tuesday, September 11<sup>th</sup> at 8 a.m. The Board agreed that a public meeting to roll-out the project should be held later than originally considered – the Board tentatively set the evening of Thursday, October 25<sup>th</sup> for the presentation to the public.

Mr. Mulligan suggested the Board consider which groups would be invited to the roll-out presentation. The Board also discussed setting dates for presentations in the five sub-regions of the county over the winter – these dates will be determined. The Board would tentatively adopt the final plan at its February or March 2008 meeting.

**IX. Adjournment**

The meeting was adjourned at 2:40 p.m.



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, September 11, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Milagros Lecuona (City)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Peter Neglia for Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

**BOARD MEMBERS ABSENT:**

David Menken (Town)  
Bernard Thombs (Town)  
Joseph Stout, Commissioner, Department of Parks, Recreation  
and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Fran McLaughlin, Director of Administration  
David Fowler, Associate Planner  
Lukas Herbert, Associate Planner  
Tom Bullers, Program Specialist  
Chris Gomez, Planner  
Bill Brady, Associate Planner

**GUESTS:**

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

September 11, 2007

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### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, October 2, 8 a.m.
- Monday, November 5, 8 a.m.
- Tuesday, December 4, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of August 5, 2007 were adopted on a motion by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy noted the upcoming meeting on Monday, September 24 at 3:30 p.m. on the topic of Westchester 2025 to be held with the County Executive, Deputy County Executive, County Attorney and the Chief Information Officer. The meeting will be held in the County Executive's 9<sup>th</sup> floor Blue Conference Room and members of the Planning Board are invited to attend. The meeting will give an overview of the Westchester 2025 project, work done to date, the initiatives being proposed by the Board, the project's upcoming work program and schedule of steps, including public outreach and meetings.

Ms. Lewy also mentioned an upcoming Tappan Zee/I-287 Task Force meeting scheduled for Wednesday, September 26.

### V. Commissioner's Remarks

Mr. Mulligan welcomed Peter Neglia of the Department of Parks, Recreation and Conservation, attending the meeting for Commissioner Stout. Mr. Neglia works closely with the Department of Planning on the Legacy program, particularly the efforts to develop ball fields in municipalities throughout the county.

Mr. Mulligan also welcomed new Planning staff member Tom Bullers. Mr. Bullers recently served as an intern with the Department as part of the County Executive's Administrative Internship program. Among other responsibilities, Mr. Bullers will be handling administrative duties associated with the Planning Board.

### VI. Referrals

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

- June 16, 2007 through August 15, 2007

Ms. Pilla noted the comments sent to the City of Rye regarding zoning text amendments for residential construction in flood zones. She was concerned whether the City would consider the Board's recommendations, particularly regarding the need to avoid construction and filling of floodplain areas. Other Board members expressed concern over the continued submission and approval of projects in various municipalities that are poorly designed or placed within floodplains and/or wetlands, even in light of the recent Flood Summit held by the County. Mr. Mulligan said the Flood Task Force Action Plan and County Capital Project will include requirements for municipalities to amend their ordinances to limit development in or near flood plains. He also noted that all municipalities must adopt new flood laws as per the directive from New York State DEC. Ms. Lewy suggested the Board send a letter on this matter to the County Municipal Officials Association. Mr. Mulligan noted the County's Flood Task Force is meeting next week and will be discussing coordination with the Planning Board regarding a unified plan to address these issues.

Mr. Mulligan also suggested that the chair of the Task Force be invited to discuss the matter with the Board at the October meeting of the Planning Board. Mr. Douglas noted that new development in particular should be discouraged in floodplains and wetlands.

The Board then discussed the negative visual impact of homes built or raised above flood levels.

A motion to accept the referrals report was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board. Mr. Smith noted his abstention from the New Castle, North Castle and Pleasantville portions of the report.

#### Current Referrals

A. Chappaqua Crossing (Reader's Digest), Petition to Rezone to Multifamily Planned Development District, Town of New Castle, Informal Submission

Mr. Gomez discussed the recently received materials regarding an updated proposal to redevelop the Reader's Digest property in the Town of New Castle. An earlier proposal was reviewed and commented on by the Board in 2005. A letter from the Board is to be sent to the Town by September 14. Comments from the Board would be incorporated into the current review and letter to be sent to the Town. Detailed plans of the proposal have not yet been received, so site specific comments will be sent at a later date.

Mr. Gomez described the existing site, the previous proposal and compared with the current proposal. The reduced size of the proposal (to 278 units from 348 units), reduced height, elimination of age-restrictions, inclusion of affordable units and the increase in open space at the site were discussed. Mr. Gomez discussed proposed changes in zoning for the proposal and outlined some of the issues and concerns

likely to be focused upon in the letter to the Town, including how the project relates to the recommendations of *Patterns* and Westchester 2025, benefits of affordable/workforce housing, impacts on the Saw Mill River Sewer District, the proposed inclusion of multiple tenants in the office spaces and a proposed jitney service for the proposal. He noted that the new proposal addresses many of the Town's concerns with the previous proposal. Mr. Gomez discussed how Westchester 2025 will likely include the redevelopment of such office campus properties, as well as industrial areas of the county with high development potential. Mr. Smith also noted that many of the units are reduced in size from the previous proposal.

The Board also raised questions and discussed the unfortunate loss of open space character because of this proposal as well as flooding and traffic impacts of this and other developments. The potential for a new train station at this site was discussed, but Mr. Gomez noted that a new station is not part of the current proposal. Mr. Mulligan noted that Metro-North expressed interest in a new station at this location and in other locations as part of their commitment to Transit Oriented Development at stations throughout the county.

VII. Matters for Board Action

A. T0040 – Transit Security Program, Capital Budget Amendment

Mr. Natarelli discussed the County Department of Transportation's request for a Capital Budget Amendment for security measures for the County's Bee Line Bus facilities and to improve passenger safety on buses. Funds from the U.S. Department of Homeland Security in the amount of \$1.6 million would be matched by \$400,000 in County funds. The project would fund security cameras, monitoring devices and access control systems at transit bus facilities, major transit hubs and on buses.

A motion to adopt a Resolution supporting the amendment was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

B. RYON1 Yonkers Waterfront Plan, Capital Budget Amendment

Using an aerial photo, Mr. Natarelli discussed plans by the County and the City of Yonkers to redevelop Trevor Park and JFK Marina. County funds are proposed to be provided to Yonkers for development of an amphitheatre, a parking structure and road improvements at the park and marina. City funding will be used for improvements to the marina, JFK Memorial Drive and a portion of the parking structure. New pathways and a connection to existing trails would be created as part of RiverWalk. Funding from two capital projects, RYON1 and BLA01 Parkland Acquisition/Westchester Legacy Program (see below item), will be provided to the City for the improvements. County Executive Spano will be sending a Capital Budget Amendment to the Board of Legislators to add \$800,000 to the 2007 Capital Budget for RYON1 to fund the design and construction of the amphitheatre, parking

structure and roadway improvements. Mr. Butler noted that the Department of Public Works has reviewed budget estimates for these improvements.

A motion to adopt a Resolution supporting the amendment was made by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board.

C. BLA01 Bonding Request for RiverWalk, City of Yonkers

Mr. Natarelli discussed, as noted in the above agenda item, funding in the amount of \$150,000 for the design of pathway improvements associated the development of RiverWalk within the area of Trevor Park and JFK Marina to be provided through capital project BLA01.

A motion to adopt a Resolution supporting the funding was made by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board.

D. Transfer of County Property to the NYS Thruway Authority, Yonkers

Mr. Natarelli discussed a 1985 Memorandum of Understanding among the County, the City of Yonkers, and the NYS Thruway Authority (NYSTA) in order to facilitate the construction of the Austin Avenue Bridge to ensure adequate vehicular access to the County's Daniel P. Thomas Material Recovery Facility (MRF). The County agreed to, among other things, transfer fee title to the NYSTA to certain lands required for the Austin Avenue Bridge which would facilitate adequate vehicular access to the MRF and, pursuant to the MOU, the dimensions of the parcel to be transferred to the NYSTA were to be agreed upon at a later date. The dimensions of the parcel have now been provided by the NYSTA to the County and have been found acceptable by the County Department of Public Works.

Although the MOU does not require any monetary compensation for the conveyance, the NYSTA has agreed to move the existing fence to the new property line, plant to replace lost trees, and ensure maintenance of the property. The existing road will continue to provide access to the MRF; so long as access to the MRF is secured under the terms of conveyance, the County has no current or future need to own the subject parcel. Mr. Lauro questioned whether this transfer would impact a proposed new animal shelter at the MRF site. Mr. Butler noted that the land is just a sliver of property and would not impact the site of the proposed animal shelter.

A motion to adopt a Resolution supporting the land transfer was made by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

VIII. Matters for Board Information

A. P0018 Crane Road Bridge, Bronx River Parkway, Village of Scarsdale/Town of Greenburgh, Capital Project

Mr. Butler briefed the Board on an upcoming Capital Budget Amendment to perform temporary repairs to the Crane Road Bridge on the Bronx River Parkway. The bridge carries the parkway over the Bronx River, the Reservation's pathway and Metro-North train tracks. The bridge is scheduled to be replaced in 2010, but severe deterioration has occurred in several locations. A photo was shown of one of the areas of bridge deterioration. One lane of the northbound parkway is currently closed. Several options are being studied now for the bridge replacement. The historic nature of the bridge was also noted. The bridge carries over 40,000 vehicles a day so the repairs are critically needed to keep the parkway open to traffic.

IX. Matters for Board Discussion

A. NYS Training Requirements for Planning Board Members

Mr. Mulligan noted that Planning Board members are now required to attend pre-approved training programs to satisfy requirements established by New York State for local planning and zoning officials. Attendance at the Westchester Municipal Planning Federation's annual training programs is eligible to satisfy the requirements. Other programs and activities may also be eligible. Ms. Drummond noted the importance of keeping certificates of attendance at eligible training programs in easily accessed files. Mr. Buroughs will send details of the training requirements.

B. Agricultural District Recertification Advisory Group/Planning Board Representation

Mr. Mulligan noted that the County's Agricultural District will be considered by the County Board of Legislators for recertification in 2009. The Planning Board will be required to provide a report to the Board of Legislators with recommendations on the Ag District. He noted that the inclusion of some types of properties has been controversial such as farmstands and wineries. The original intent of the program was to protect active farmland and preserve open space. Mr. Mulligan said he would like a member of the Planning Board to be part of a work group to be established. The group will meet with a consultant to look at all parcels within the district and develop new criteria for inclusion in the district. The Board will be sent more detailed information on this effort and the Work Group.

C. Westchester 2025

Ms. Lewy noted that several Board members met last week with several staff members to discuss components of the Westchester 2025 project. She said the

meeting was productive, particularly in finalizing the draft of the new Initiatives for a Sustainable Future. A copy of the draft was provided to the Board. Ms. Lewy also handed out a draft Proposed Process for Approval to help guide the Board through the many steps proposed to have the Planning Board adopt the final document by April 1, 2008. This would be in time for the County Executive to announce the adoption at his State of the County address in the spring of 2008. A public hearing and general kick-off is being considered for October 25.

Ms. Lewy also noted a meeting scheduled to brief and discuss the project and the initiatives with the County Executive to be held on Monday, September 24 at 3:30 in the 9<sup>th</sup> floor Blue Conference Room. Board members are invited to attend. Also in attendance will be the Deputy County Executive, County Attorney and the County's Chief Information Officer.

Mr. Mulligan mentioned a meeting with the County Attorney to go over the draft material and the County Attorney has questions regarding some of the proposed initiatives. Mr. Douglas recommended that some form of draft legislation be prepared to accompany the draft initiatives to help the County Attorney better understand and process the recommendations in the initiatives. Ms. Lewy also noted that some of the initiatives can be discussed and adopted at a later date if there are questions or concerns about them. It is anticipated that the project and the initiatives will also be discussed with the Board of Legislators this fall.

Regarding the initiatives, Mr. Douglas discussed the Managing Assets section, including how the County manages and plans for its own infrastructure assets. He requested that several County agencies such as the Department of Environmental Facilities succinctly brief the Board on the needs and problems of the various systems. Mr. Butler noted that the County's capital program serves as the overall infrastructure plan for its various assets. Mr. Douglas noted that traffic and sewer issues are most often seen as limiting development in the county. Mr. Lauro suggested the County investigate the development of regional sewage treatment plants to serve areas not currently served by the County's plants. Ms. Lewy said that these various discussions need to be integrated into the Board's Westchester 2025 Initiatives, perhaps in 2008 or 2009.

Mr. Butler noted the high costs of mandating environmentally sensitive construction practices, as suggested in the initiative titled, "Addressing Our Carbon Footprint." He also noted that such efforts include other efforts besides construction, such as energy efficient vehicles, new fuels and use of renewable sources of energy. Mr. Douglas suggested a better cost/benefit analysis to help guide such initiatives. He also suggested that the Planning Board develop a model ordinance for such practices. Mr. Douglas also discussed the impact of the Indian Point nuclear energy facility on the planning for energy needs and the need to include the facility within any discussion of energy in Westchester 2025.

**Westchester County Planning Board**

**September 11, 2007**

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Mr. Lauro discussed the upcoming expiration of the County's agreement for use of the RESCO solid waste plant. Some Board members expressed concern that the County and its solid waste district would lose control over its use of the plant if a new agreement was not carefully negotiated and agreed upon. He noted that the plant currently serves, and has the capacity to serve more, from outside the county.

Ms. Lewy noted that a new draft of the Initiatives section would be sent to the Board for review and comment. Ms. Lewy also discussed the proposed methods of public comment on the new Westchester 2025 website. The Board agreed to provide the ability for the public to e-mail comments on each page of the website. A "Question of the Week" feature may be included to receive comments from the public, though only selected responses would be posted on the website.

X. Adjournment

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



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, October 2, 2007

**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  
Robert Morabito for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Thomas Lauro, Commissioner, Department of Environmental Facilities

**STAFF PRESENT:**

Jerry Mulligan, Commissioner \*  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Anthony Zaino, Director of Design  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Principal Planner  
Bill Brady, Associate Planner  
Ed Hoffmeister, Associate Planner  
Christina Anderson, Planner  
Chris Gomez, Planner  
Tana Bigelow, Assistant Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators

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\* Present for first hour; left for second hour to attend meeting with County Executive.

## Westchester County Planning Board

October 2, 2007

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### I. Call to Order

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

### II. Meeting Dates and Announcements

The next two Planning Board meetings are:

- Monday, November 5, 8 a.m.
- Tuesday, December 4, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of September 11, 2007 were adopted on a motion by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy asked that a reminder be sent to the Board about next month's meeting, which is on a Monday. She also noted details would be provided in discussions later in the meeting of the September 24 meeting with County Executive Spano, Deputy County Executive Schwartz, Chief Advisor Tolchin, County Attorney Indelicato and the Chief Information Officer Jacknis regarding Westchester 2025.

### V. Commissioner's Remarks

Mr. Mulligan passed out brochures for a "Dynamic Places Workshop: Redevelopment Successes" to be held at Pace Law School on Thursday, October 11 about the Tresser Square Project in Stamford, CT. Additionally, a conference on Climate Change, Transportation Planning, and Land Use will be held on November 15 in Yonkers. Board members may attend free of charge.

Mr. Mulligan also provided an update on the Flood Task Force. The Task Force wants to ensure funds are used appropriately and has sought input from local communities. Some local communities feel that the funds should be awarded on a watershed basis. Mr. Mulligan also informed the Task Force that flooding issues are being addressed more vigorously in County Planning Board referrals.

### VI. Referrals

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

- August 16, 2007 through September 15, 2007

A motion to accept the referrals report was made by Ms. Pilla, seconded by Mr. Menken and approved by the Board. Mr. Smith noted his abstention from the New Castle and White Plains portions of the report.

**VII. Matters for Board Action**

**A. Construction of a Portion of the RiverWalk Trailway –  
Lyndhurst/Kraft/MetroNorth, Village of Tarrytown**

Mr. Natarelli discussed funding for the Lyndhurst/Kraft/MetroNorth section of RiverWalk for \$3.75 million to be provided through capital project BLA01. Mr. Zaino described the project in detail, including lighting, benches, and the renovation of the former bowling alley and restrooms on the Lyndhurst property. He noted that Kraft is providing an easement for the trailway, which makes this a very unique project with its public, private and non-profit organizational partnerships. Three meetings were held with neighborhood residents to discuss the plan. Residents were hostile to the plan at the first meeting and moved towards a somewhat reluctant acceptance by the third. The trail design was revised to address concerns of abutting property owners.

Mr. Butler raised a couple of issues he thought the County Board of Legislators may have with the project, including use of impervious surface for the trailway and a sewer line that would be under the trail. Mr. Mulligan said the Village would maintain the trail and may not have sufficient resources to do so if a pervious surface were used. Mr. Zaino said the department had worked with DEF on the sewer line issue and the design included stormwater mitigation measures. Ms. Lewy was concerned about connecting this section of the trail to other sections. Mr. Burroughs stated the Tappan Zee Bridge project may afford opportunities to connect the trailway to a crossing of the Hudson on a new bridge with pedestrian and bicycle lanes. Mr. Douglas asked if this trailway section met ADA requirements, to which Mr. Zaino responded that approximately 90% of this section met ADA requirements. Mr. Douglas also noted that dollar amounts should be included in the resolution.

A motion to adopt a Resolution supporting the funding, as amended, was made by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

**B. Construction of a Portion of the RiverWalk Trailway –  
Scenic Hudson RiverWalk Park, Village of Tarrytown**

Mr. Natarelli discussed funding for the Scenic Hudson RiverWalk Park. Of a total project cost of \$7.5 million, the County's share is \$3.5 million, to be provided through capital project BLA01. Mr. Zaino presented design drawings for the project. The project includes the RiverWalk components of Village Park, as well as some internal pathways and landscaping. This is the first phase of a two-phase project.

The second phase will have the potential to connect with Ichabod's Landing and will include a spray and play park and a number of other features.

Ms. Lewy asked about the connection between the Metro-North station and the railway. Mr. Zaino said that, currently, people have to walk through a parking lot. The next phase of the project will include a walkway through the parking lot. Ms. Lewy felt it was important to have a pedestrian connection between the station and the railway. Mr. Natarelli said that signage will be installed to direct people to the trail from the train. Mr. Douglas added that it would be convenient to put RiverWalk maps in the station as part of its forthcoming renovation. Mr. Douglas also noted that dollar amounts should be included in the resolution.

A motion to adopt a Resolution supporting the funding, as amended, was made by Mr. Douglas, seconded by Ms. Lecuona and approved by the Board.

C. Colonial Greenway Trail, City of New Rochelle

Mr. Natarelli, with the aid of aerial maps, discussed funding in the amount of \$250,000 to be provided through capital project BLA01, for a few small segments of trail to complete the loop of the Colonial Greenway Trail. He noted the project would take place in several Long Island Shore communities, where the County has not had many opportunities to do trailways. Mr. Zaino discussed the railway design in detail. Ms. Lewy inquired about signage for the portions of the trail that are on city streets and the prevention of non-pedestrian traffic on the trail. Mr. Zaino replied that the Colonial Greenway Trail group has created kiosks with maps at key locations using their own funds. Mr. Stout said non-pedestrian traffic would be kept off the trail in County parks in the same way as in other parks, namely through periodic checks by County police.

A motion to adopt a Resolution supporting the funding was made by Ms. Pilla, seconded by Mr. Griffith and approved by the Board.

D. Claremont Gardens, 609 Van Cortlandt Ave., Village of Ossining, Request for New Homes Land Acquisition Fund

Ms. Drummond presented a proposal for the use of New Homes Land Acquisition (NHLA) funds for Claremont Gardens in the Village of Ossining. Originally developed under the Mitchell Lama program, the terms of the 184-unit property were terminated in 2005. The subject proposal would use \$4.4 million in NHLA funds to underwrite the cost of the land and establish long-term affordability for households earning up to 60% AMI. The property buyer would also rehabilitate the units using other funding sources. Mr. Smith inquired about the application of county funds to the redevelopment. Ms. Drummond replied the funds act through a ground lease, with an option in the resolution to place the property in the Westchester Housing

Land Trust, Inc. Mr. Morabito stressed that the unit rehabilitations should be done in an environmentally friendly manner.

A motion to adopt a Resolution supporting the funding was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

E. Transfer of County Property to the NYS Thruway Authority, Yonkers

Mr. Natarelli briefly stated that a resolution on the above agenda item was adopted by the Planning Board at the September 11, 2007 meeting. He noted the resolution currently before the board changed the language of that resolution, to reflect the fact that the property provides access to the County's Daniel P. Thomas Material Recovery Facility (MRF); thus, it is not really "surplus" property.

A motion to adopt an amended Resolution supporting the land transfer was made by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.

VIII. Matters for Board Information

A. Veterans Village at Montrose Landing, Town of Cortlandt

Ms. Drummond discussed a plan, utilizing a PowerPoint presentation, for the redevelopment of the VA Hospital in the Town of Cortlandt. After a brief discussion of the history of the property and the current VA Hospital, she described the Elders Plan, formulated by a non-profit veterans group named the Montrose Elders, and an "enhanced" plan for the redevelopment of the property. A discussion followed about the environmental and affordable housing components of the plan, as well as the transportation links and walkability of the campus. Mr. Smith inquired about the County's role in the project and Mr. Douglas inquired about the next steps in the process. Ms. Drummond replied the plan is in its early stages and there is a lot of unknown information. She also noted the range of groups involved in the process, including the VA, NY State, Westchester County, the Town of Cortlandt, and the Montrose Elders.

B. Draft Development Plan for Grasslands Reservation

Mr. Hoffmeister presented a draft development plan, utilizing a PowerPoint presentation, for the Grasslands Reservation in Valhalla. The size of the campus, in terms of daytime population and land area, is comparable to several Westchester County municipalities. Using maps, he described current uses on Grasslands. The draft plan includes a landscape enhancement plan and a campus development plan. The campus development plan includes road extensions and future development sites. The draft plan is approximately 20 years in its projected outlook.

A discussion followed the presentation. Ms. Lewy felt strongly that the three large, unused areas should be land banked in perpetuity and, additionally, retail and affordable housing developments do not belong on the campus. She supported roadway and aesthetic improvements, as well as buying property back from the NY Medical College if the opportunity arises. Ms. Lewy and Mr. Douglas agreed that retail could be appropriate in a mixed use setting or tucked in a central location. Mr. Morabito said that retail use was an appropriate use on the campus, especially because of the positive benefits it would provide employees on the campus.

Mr. Smith suggested the current North-South axis of the campus links incompatible areas, e.g. the prison to the hospital. The “industrial” uses of the campus should be segregated from other uses. Mr. Douglas suggested the first step in the process should be to examine the master plans for the NY Medical College and Westchester Medical Center, take into account their future growth needs and then prepare the master plan for the entire Grasslands campus. Mr. Natarrelli responded that staff had met with Medical Center staff about the Medical Center’s master plan. The Medical Center is currently preparing its master plan. He thanked the Board members for their thoughtful comments and said that they would be considered as the plan is finalized.

IX. Matters for Board Discussion

A. Westchester 2025

Ms. Lewy provided a summary of the September 24 meeting with the County Executive, Deputy County Executive, Chief Advisor, County Attorney and the Chief Information Officer. Positive feedback was received on community templates and how a community might look if it built itself as it is currently zoned.

As a result of the meeting, a proposed timeline for Westchester 2025 was drafted. A discussion followed about how and when to include the Board of Legislators in the process.

X. Adjournment

The meeting was adjourned at 10:32 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Monday, November 5, 2007

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Eileen Pilla (Village)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Anthony LaCroce for Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities

**BOARD MEMBERS ABSENT:**

Milagros Lecuona (City)  
David Menken (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Carla Prioleau, Program Administrator  
Chris Gomez, Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators

**I. Call to Order**

The meeting was called to order at 8:18 a.m. by the Chair, Cheryl Winter Lewy.

## Westchester County Planning Board

November 5, 2007

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### II. Meeting Dates and Announcements

The next two Planning Board meetings are:

- Tuesday, December 4, 8 a.m.
- Tuesday, January 8, 8 a.m.

A draft calendar of 2008 meetings was also discussed. The July 2008 meeting will be moved to July 22 and the August 2008 meeting may not be held but the date is reserved.

### III. Adoption of Minutes

The minutes of the meeting of October 2, 2007 were adopted on a motion by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy recently attended a conference titled *Thinking Big for NYC*. Mayor Bloomberg and Amanda Burden, Chair of the NYC Planning Commission, were among those speaking. The conference highlighted NYC's efforts prepare itself to thrive in the future. Among these efforts were the first major rezoning initiatives of the city since the 1960s. The Mayor reported that 1/6<sup>th</sup> of the City had been rezoned under his administration so as to provide the best ground rules and permitted uses for growth and development, particularly around transit centers. Ms. Lewy commented that the 3-D zoning maps shown at the conference could be models for Westchester 2025.

Mr. Buroughs noted that he is working on getting the visual materials shown at the conference. He also stated the initiative is targeting all five boroughs of the city, wherever there are opportunities to lay a public foundation for private investment. This includes bringing together numerous city departments to target improvements in each specific area.

Ms. Lewy stated this policy should be adapted to the home rule constraints that face Westchester County by bringing mayors and supervisors together with various county, state and federal officials. She also stated that the City took charge of the environmental review of all rezoning proposals in order to facilitate the process. Mr. Douglas commented that future development will most likely occur in centers. Westchester 2025 may help communities to vision economic development and retain their character.

### V. Commissioner's Remarks

Mr. Mulligan welcomed Anthony LaCroce of the Department of Public Works, attending the meeting for Commissioner Butler. Mr. LaCroce is the Director of Capital Projects for DPW.



Mr. Mulligan also welcomed new Planning staff member Carla Prioleau. Ms. Prioleau joins the department after many years of service with the County Department of Health. Ms. Prioleau's primary responsibilities in the department will be grants and contracts.

Finally, Mr. Mulligan informed the Board of an upcoming conference, titled *Preserving Community Character*, to be held November 16 in Yonkers. Jeff Williams and Department staff took the lead in organizing the conference and many staff members will give presentations. He noted the conference can be used to fulfill NYS training requirements for planning board members.

VI. Referrals

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

- September 16, 2007 through October 15, 2007

Ms. Pilla asked for more information about the Commerce Bank site plan referral from the Town of Greenburgh. She noted that our comments were reasonable but were apparently not considered by the developer, particularly on sidewalk/street frontage related issues. Mr. Herbert responded that the developer wrote a rebuttal letter to previously submitted comments that did not present a clear picture of the site's context on Route 119; therefore, he said, the recent comments reiterate previous comments. He also noted Greenburgh may be in the process of revising its setback regulations to address our recommendations. Ms. Pilla also inquired why there seemed to be so many issues with the Yorktown Farms Subdivision referral from the Town of Yorktown. Mr. Buroughs replied that it the Town appeared to have made trade-offs with the applicant, including the provision by the developer of off-site sewer lines; this process resulted in many less desirable aspects of the subdivision design being permitted to go forward.

A motion to accept the referrals report was made by Mr. Lauro, seconded by Ms. Pilla and approved by the Board. Mr. Smith noted his abstention from the Pleasantville portions of the report.

Current Referrals

A. MTP 07-005 Westchester University, Draft Environmental Impact Statement, Town of Mount Pleasant

Mr. Gomez, with the aid of a PowerPoint presentation, described the site and current zoning for the proposed Westchester University campus to be located on the east side of Columbus Avenue. The estimated student population is 1,500, with 1,000 residents and 500 commuters. The presentation also compared the current proposal

to the 2003 master plan which presented a much larger development. Mr. Gomez noted that a college is a permitted use in this district by special permit.

Ms. Lewy said comments should include the usual concerns, such as the use of green technology and stormwater mitigation features. She also noted the steep slopes by the athletic fields and questioned their potential relationship to the development. Mr. Thombs asked if the project included any traffic mitigation measures because the roads in that area of Mount Pleasant are already very busy. Mr. Gomez replied that the only traffic mitigation involved traffic signal timings. He also added that one emergency entrance provided the only other access to the development. Mr. Smith asked if a jitney service to the train station was included in the plan. Mr. Gomez said no. Mr. LaCroce questioned whether the applicant was proposing retention or detention of stormwater and noted that there has been flooding in Valhalla.

Ms. Lewy requested that staff draft a response letter to the Town and circulate it to the board members for review and comment.

**B. MTP 07-004 Mountainview at Valhalla, Draft Environmental Impact Statement, Town of Mount Pleasant**

Mr. Herbert presented a draft Environmental Impact Statement for a proposed senior housing development to be located on the north side of Virginia Road using a PowerPoint presentation. Units currently on the site would be torn down and replaced by 46 age-restricted (55+) units located in 23 structures. He noted that there are steep slopes on most of the site. The parcel is located in the corridor that the County hopes to use for the Tarrytown-Kensico Trailway.

Ms. Pilla questioned why someone would propose an age-restricted development on a very hilly site. She suggested jitney service or golf carts would be needed. Ms. Lewy stated there do not appear to be enough amenities to service the 55+ age group. Mr. Griffith expressed a general concern over the number of age-restricted projects coming before the Board. Mr. LaCroce said that due to the physical characteristics of the site, the developer should look at much more stormwater detention as the current proposed system would likely fill within one hour. Mr. Smith and Mr. Thombs expressed concerns with traffic volume and safety. Mr. Lauro added that the access point would be located on a section of steep road grade. Mr. Douglas noted that the design concept seemed to reflect the site conditions with overhanging buildings and split level entries, but such features are also not the best for an aging community.

Ms. Lewy emphasized the disconnect between the project design and the characteristics of the site and its population. She said that in terms of Westchester 2025 and board policies, this development as proposed would be a mistake to build. Mr. Douglas and Ms. Pilla agreed that the project was inappropriate for this site for a number of reasons, including the steep slopes, age of proposed residents and potential

flooding issues. Ms. Lewy requested staff to prepare a referral response letter to Mount Pleasant that captured the comments of the Board members and then circulate it to the Board for review and comment.

C. BMR 07-003, Final Draft Comprehensive Plan, Village of Briarcliff Manor

Mr. Brady, with the aid of a PowerPoint presentation, discussed the Final Draft Comprehensive Plan for the Village of Briarcliff Manor. A response letter was sent to the Village prior to the Planning Board meeting due to time limitations and staff advised the Village that there may be a supplemental letter after the Board meets. The letter commended the plan, particularly the portions that addressed the Village downtown and implementation.

Mr. Douglas was enthusiastic about the infill of the downtown area west of NYS Route 9A, but questioned the feasibility of connecting it to the downtown area east of NYS Route 9A. Mr. Brady stated the Village would like to explore, with NYS Department of Transportation, construction of a bridge over Route 9A to connect the two areas. Ms. Pilla replied the connection could change the functioning and character of the downtown. She also noted the plan will need to be reevaluated if the bridge is not constructed. Ms Lewy noted that the proposed uses for the east downtown may not be practical without better access and connections. Ms. Lewy commended the Village for its proactive decisions about open space, but questioned how the Village intends to accomplish its open space goals. Mr. Smith noted that establishment of a local land trust to raise money could be one means of furthering this goal. Mr. Douglas asked of the plan addressed flooding issues and potential downstream impacts. Mr. Brady replied that it did address both.

Ms. Lewy commented that the web site created for the comprehensive plan was excellent and encouraged all Board members to visit it. She requested staff to draft and send a supplemental letter to the Village to confirm the Board's appreciation of this work and to mention the items discussed today as topics that the Village should address as implementation proceeds.

D. NRO 07-018 LeCount Square, Supplemental Draft Environmental Impact Statement, City of New Rochelle

Mr. Herbert presented information from the supplemental draft EIS for LeCount Square in New Rochelle with the aid of a PowerPoint presentation. The revised project includes new office space and trading floors and revises the two towers to make one lower and squatter and the other a much-higher structure. The developer was able to acquire an adjacent parcel of land. Mr. Herbert stated most of the Board's suggestions and comments submitted in response to the original EIS had not been concurred with or fully addressed by developer or City.

A discussion followed about design, infrastructure and traffic concerns. Ms. Lewy recommended that the response letter should restate comments from the last response. She said that the design of the buildings would not appear to enhance the skyline of the city. She suggested that the Board request the City to share the results of its architectural peer review process. Ms. Pilla commented on the historic nature of the post office building and its murals.

Mr. Smith asked if the project represented another large load under the consent decree for I & I. Mr. Lauro responded that work has been completed for all I & I projects identified in New Rochelle to date and that new sites need to be identified. He said it was promising that the City of New Rochelle has requested that its staff be trained to identify projects so that County staff would no longer be needed to identify them. Mr. Lauro also noted problems with pedestrian access in this area, a point affirmed by Mr. Douglas. Mr. Lauro expressed a concern about traffic impacts of the project, especially the number of truck entrances on the street. Mr. Thombs expressed more general concern about the impact of the project on existing infrastructure, such as electricity usage.

Mr. Douglas noted that the developer obtaining ownership of the adjacent property enhanced the project. Ms. Lewy asked about the allocation of spaces at the New Roc parking garage for this and other nearby projects, stating that every project seemed to dip into this resource which cannot be unlimited. Mr. Herbert replied that the revised project did not change the allocation of spaces at the New Roc parking garage because it added valet parking. Mr. Douglas recommended that the response letter request that the City include the full New Roc parking garage allocation plan in the final EIS. Mr. Griffith recommended that more windows be added at street level as few if any are currently proposed which would simple create more dead space along the city's streets.

Mr. Herbert said he would draft a response letter on the referral for the Board's review and comment.

VII. Matters for Board Action

A. BES09 County Facility Fire Alarms System Upgrade, Addition to Proposed 2008 Capital Budget

Mr. Natarelli briefly described the above capital project. The project is meant to protect property and the loss of life. Mr. Thombs asked how what the means of connectivity for the system was. Mr. LaCroce responded the connectivity would be provided over dedicated phone lines to a central agency and, eventually, to "60-Control."

A motion to adopt a Resolution supporting the funding was made by Mr. Douglas, seconded by Mr. Griffith and approved by the Board.

B. SNR06 New Rochelle Wastewater Treatment Plant Composite Performance Implementation/Plant Expansion, Capital Budget Amendment

Mr. Hoffmeister introduced the above capital project, which increases the capacity of the New Rochelle Wastewater Treatment Plant to 20 million gallons per day and provides upgrades to secondary treatment processes. The Capital Budget Amendment would add \$21,000,000 to the 2007 Capital Budget for design and demolition costs. Mr. Lauro described the project in more detail. The work is necessary to ensure the plant is in compliance with the order on consent with the NYS Department of Environmental Conservation. The last upgrade of the plant occurred over 30 years ago and the equipment is past its useful life.

Ms. Lewy asked what the new footprint of the plan would be. Mr. Lauro said the footprint will not extend out of its current area. Ms. Pilla wondered when the rest of the project would be completed. Mr. Lauro responded that the design and demolition should occur next year and construction should occur in 2009. Mr. Douglas inquired as to whether the project will be paid for by district fees and if the Environmental Facilities Corporation will be used for financing. Mr. Lauro answered yes to both questions.

A motion to adopt a Resolution supporting the funding was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

VIII. Matters for Board Information

A. Fulfillment of NYS Training Requirements

Mr. Buroughs reminded Planning Board members that they need to demonstrate 4 hours of training activities to meet NYS training requirements. Additional training over the 4 hours can be carried forward into the next year. Planning Board members should send details on their training activity during 2007 to Mr. Buroughs so that a record log can be maintained. Mr. Mulligan noted that attendance at the upcoming *Preserving Community Character* conference would satisfy training requirements for the current year.

IX. Matters for Board Discussion

A. Westchester 2025

Mr. Mulligan led a brief discussion on a proposed calendar for Westchester 2025. The anticipated public release and initial public presentation of the project is to be

**Westchester County Planning Board**

**November 5, 2007**

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set for mid-January to be followed by additional public meetings with various groups through January, February and March. Local chief elected officials will have an opportunity to preview and to comment on the material before the first meeting.

X. Adjournment

The meeting was adjourned at 10:24 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, December 4, 2007

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

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

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Principal Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Christina Anderson, Planner  
Christopher Gomez, Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators  
Kevin Roseman, Traffic Engineer, Department of Public Works

**I. Call to Order**

The meeting was called to order at 8:33 a.m. by the Chair, Cheryl Winter Lewy.

## Westchester County Planning Board

December 4, 2007

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### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, January 8, 8 a.m.
- Tuesday, February 5, 8 a.m.
- Tuesday, March 4, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of November 5, 2007 were adopted on a motion by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy informed the Board of an upcoming WMPF Brown Bag Lunch, titled *Westchester 2025: A Preview for Municipal Planners of a New Approach to a County Plan*, to be held on Tuesday, December 11. Ms. Lewy recognized Mr. Buroughs, Mr. Brady and Mr. Gomez for their work on Westchester 2025. She asked the Board for their continued input on draft materials for Westchester 2025 in preparation for the public session the Planning Board would like to hold on January 16 at the County Center.

Ms. Lewy noted that this meeting would be the last for Ms. Lecuona and congratulated her on her election to the White Plains Common Council. Ms. Lecuona said she hoped her relationship with the Board would continue.

### V. Commissioner's Remarks

Mr. Mulligan reported that he, Mr. Natarelli and Mr. Herbert attended a meeting on December 3 in New Rochelle on the East Coast Greenway/Bike Route 1. A draft report prepared by the Department outlined potential routes for this bikeway, including one section along Pelham Road. A Pelham Road neighborhood group commented negatively on this section at the meeting. Many residents of New Rochelle want bicycle friendly development, but not sure how or when it's best to accomplish. This public session was set up before the meetings planned with local officials for early 2008. Mr. Mulligan said that local meetings and discussions will continue.

Mr. Mulligan and Ms. Drummond, at the invitation of Mr. Thombs, recently toured the Winbrook public housing complex as part of a proposal by the White Plains Housing Authority to demolish and replace three of the towers at the complex. Mr. Mulligan said he was impressed by the proposal and how it relates to the City's overall plan for redevelopment in the Post Road corridor and surrounding areas.

Mr. Mulligan informed Board members that the Planning Board is obligated to make a report to the Board of Legislators on the Agricultural and Farmland Protection District. The



department plans to hire a consultant to assist in the re-evaluation of the Ag District and needs someone from the Planning Board to serve on a steering committee for the report. The committee is expected to meet once per month in 2008. Ms. Lewy requested a volunteer by next meeting.

VI. Referrals

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

- October 16, 2007 through November 15, 2007

A motion to accept the referrals report was made by Ms. Pilla, seconded by Ms. Lecuona and approved by the Board. Mr. Smith noted his abstention from the Briarcliff Manor portions of the report.

Ms. Lewy said the letter for the proposed Westchester University in Mount Pleasant, which was presented at the November Board meeting, was drafted to reflect Board comments. Further discussion on the topic followed. Mr. Smith said the letter for Westchester University encouraged striping for bicycle lanes but he suggested that the letter call for Mount Pleasant to require the development of separate bicycle lanes. He emphasized the need to expand the degree of encouragement for bicycling throughout the county. Ms. Pilla noted two impediments to increased bicycling - narrow, unsafe bicycle lanes and steep hills. She suggested bicycle signs on dangerous roads to lessen the danger. Ms. Lewy added inconsistent weather as a factor and suggested adding bicycle information to newsletters for municipalities and a page on Westchester 2025 for bicycling. Mr. Menken and Ms. Lecuona noted the bicycle-friendly culture in California and Europe, respectively.

Ms. Lewy requested staff to revise the referral response letter to Mount Pleasant based on the comments of the Board members.

VII. Matters for Board Action

A. Tree Removal Permit, DES, Sidewalk Installation at Fire Training Center

Mr. Natarelli described a tree removal permit request for a sidewalk installation at the DES Fire Training Center in Valhalla. The request is for the removal of a 24-inch tree between three building areas. Mr. Zaino conducted a site visit and recommended the planting of nine 3-inch trees around the perimeter of the building as mitigation. Ms. Pilla inquired about the uses of the buildings. Mr. Natarelli said DES is moving all of its classrooms into one building and equipment into another building. Mr. Butler added the temporary trailers in one area will become permanent classroom space. Mr. Smith asked about the status of a prior permit for Westchester

Community College. Mr. Natarelli stated the project just broke ground and that the tree removal issue on that site will be dealt with after construction proceeds to permit an evaluation.

A motion to adopt a Resolution approving the permit was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

B. RD015 Household Materials Recovery Center, Addition to Proposed 2008 Capital Budget

Mr. Hoffmeister introduced the above capital project. Due to the success of the Household Chemical Clean-Up Days, DES seeks to construct a permanent facility(ies) for hazardous household materials. The request for \$3 million includes design and most or all of the construction costs. Mr. Lauro described a study performed by DES of other permanent facilities around the country. Based on this study, it is estimated the permanent facility will collect ten times the amount of hazardous materials (in pounds) currently collected. Another study is being done to determine the possible location(s) for the facility. Additional programs at the facility may include a permanent paper shredder and pharmaceutical takebacks.

Mr. Menken asked if any containment measures would be installed at the facility in case of spills or accidents. Mr. Lauro replied there would be. Ms. Pilla inquired about the involvement of local communities. Mr. Lauro said communities can request containers and DES makes arrangements with the requesting community for the container. Ms. Lewy asked how many sites are being considered. Mr. Lauro replied one or two sites and perhaps up to four. Mr. Smith said that the number of sites would help to determine the location of the sites in the county, e.g. one site would necessitate a central location.

A motion to adopt a Resolution supporting the funding was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Information

A. Update on Crane Road Bridge Project

Mr. Butler introduced Mr. Roseman, a traffic engineer in DPW. Mr. Roseman updated the Board on the Crane Road Bridge Project using a PowerPoint presentation. He described the current condition of the bridge, alternatives for replacement or repair, funding estimates and sources and the planned timeline for the project. He also noted the availability of the presentation on the DPW website. Ms. Lewy asked that Mr. Roseman provide another update in June or September, when the project has advanced farther.

B. Deicing Report for Northern Westchester Watershed Committee

Ms. Anderson presented the outline of the Deicing Report for the Northern Westchester Watershed Committee with the aid of a PowerPoint presentation. Mr. Menken noted Bedford is looking to use more environmentally appropriate practices. Mr. Smith asked if any towns have committed to the measures described in the plan and stressed the need to disseminate the information contained in the report. Mr. Butler added the presentation should be given to highway supervisors.

IX. Matters for Board Discussion

A. Westchester 2025

Mr. Buroughs discussed a draft document on centers for Westchester 2025. The draft revises the list of centers from *Patterns*, dropping twelve and adding one, because some did not exhibit the characteristics of “traditional downtowns.” Mr. Smith stated two characteristics of centers are density of use and traffic. Using these characteristics shopping centers would qualify as centers. Mr. Buroughs responded that the Board needs to have a discussion about centers, perhaps to add shopping centers as a separate category in the future. Ms. Lewy said there are many center-related issues that will need to be discussed. For example, if a community believes a shopping center should be considered a center, how would the Planning Board react? Mr. Smith added that is why the Board defines the characteristics of centers. He also asked where the criteria for centers came from. Ms. Lewy answered the criteria were revised from *Patterns*. Mr. Thombs suggested that it might be useful to classify areas as centers, if for example, an area exhibited 80% of the characteristics.

Mr. Gomez showed the group a map of the centers and a sample center webpage. He said in the future municipalities may be able to update their center descriptions and add other information on an ongoing basis. Mr. Thombs asked if the Department would be able to review the updates posted by a municipality, to which Mr. Brady replied affirmatively. Ms. Lecuona and Mr. Thombs commented on the graphics and printability of the pages.

Ms. Lecuona asked if there would be benchmarks of progress for each community. Mr. Smith commented that it is important to ensure the underlying assumptions of Westchester 2025 are true to create benchmarks. Mr. Brady said periodic Board review of the plan would be needed. Ms. Pilla said the hope was that municipalities would start to move towards new plans. Ms. Lewy concluded by stating that Board comments are helpful and that members should continue to comment.

X. Adjournment

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