

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, January 8, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Jeff Main for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Eileen Pilla (Village)  
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 of Housing  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Jeff Williams, Principal Planner  
Bill Brady, Associate Planner  
David Fowler, Associate Planner  
Lukas Herbert, Associate Planner  
Christopher Gomez, Planner  
Meghan Flanagan, Planner  
Lisa Vasilakos, Environmental Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Chris Crane, Board of Legislators  
Barbara Dodds, Board of Legislators  
Dr. Joseph Hankin, President, Westchester Community College  
Fred Boyer, Westchester Community College

## Westchester County Planning Board

January 8, 2008

Page 2

Rob Cirillo, Westchester Community College  
Brian Dolansky, Westchester Community College  
Kevin Garvey, Westchester Community College  
Marge Glusker, Westchester Community College  
Chet Rogalski, Westchester Community College  
Gregory Weston, Resident

### I. Call to Order

The meeting was called to order at 8:09 a.m. by the Chair, Cheryl Winter Lewy.

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, February 5, 8 a.m.
- Tuesday, March 4, 8 a.m.
- Tuesday, April 1, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of December 4, 2007 were adopted on a motion by Mr. Menken, seconded by Mr. Lauro and approved by the Board. Mr. Douglas noted his abstention from the vote.

### IV. Chairman's Remarks

Ms. Lewy commented on the informative nature and high quality of the Updates & Announcements written by staff for the Board. She also reported on the departmental holiday party on December 19, which included a raffle and a wide variety of excellent food dishes. Ms. Lewy informed the Board of an upcoming seminar, titled "The Future of Cities: How Climate Change, Population Trends, and Urbanization Will Transform Our World," on January 31 at The Rockefeller University. Finally, Ms. Lewy encouraged the Board members to attend the meeting on January 16 at the County Center to unveil Westchester 2025 to the public. She noted that County Executive Spano will give opening remarks.

Ms. Dodds asked if there were plans to brief the Board of Legislators before the meeting. Mr. Buroughs stated a briefing was being scheduled. Mr. Douglas asked what the expected turnout for the meeting would be. Ms. Lewy said she expected a broad group and that follow-up meetings will be scheduled with municipalities and other groups.

### V. Commissioner's Remarks

Mr. Mulligan thanked Paul Gisondo and Jaime Martinez for their work on the department's 2008 calendar. He said this calendar was different than those of the past, with its strong

focus on new issues and specific projects to address those issues. Mr. Mulligan noted that Mr. Douglas is retiring from his position as the administrator of Sleepy Hollow on February 29 but will remain a member of the County Board from Peekskill, his residence. He also introduced Chris Crane, from the Board of Legislators staff.

VI. Referrals

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

- November 16, 2007 through December 15, 2007

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

VII. Matters for Board Action

A. Commendation of Service, Milagros Lecuona

Ms. Lewy called the Board's attention to a draft resolution that would honor Ms. Lecuona for her service on the Board. Mr. Douglas stated the resolution should note Ms. Lecuona was elected to the White Plains Common Council and tendered her resignation to the County Planning Board.

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

B. FY2008 CDBG Action Plan

Ms. Drummond discussed the FY2008 Action Plan for HUD. The 2008 Action Plan will no longer include the American Dream Downpayment Initiative (ADDI) program. She stated the CDBG and HOME fund amounts programs are approximate. Mr. Douglas asked if this had to do with the passage of related federal appropriations. Ms. Drummond answered yes and continued with her presentation. She highlighted the eleven amendments to the Consolidated Plan and indicated the balance of funds would be transferred to the Property Improvement Program (PIP). She briefly discussed two amendments for HOME funds and allocations for the Emergency Shelter Grant (ESG) program. Finally, she noted the FY 2009-2011 funding cycle begins on February 1 with a meeting at the Greenburgh Town Hall at 10 a.m.

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

VIII. Matters for Board Information

A. WCC Capital Budget and Five Year Plan Presentation

Dr. Hankin introduced the WCC staff to the Board. Mr. Rogalski, Mr. Dolansky and Mr. Garvey, with the aid of a PowerPoint presentation, discussed funds for feasibility studies, a security master plan and provided an update on the construction of the Gateway Building, respectively. A discussion followed about the projects. Ms. Lewy asked if the security master plan applied to the extension sites. Mr. Dolansky answered the master plan is for the main campus. Necessary security systems are already in place on the off-site locations. Mr. Thombs asked about the role of ID cards and MIS in the plan. Mr. Dolansky briefly described the role of ID cards in the plan and also discussed access control and MIS. Mr. Menken asked if the plan was comparable to those of other college campuses. Mr. Dolansky responded that it was comparable.

Dr. Hankin described the current status of the Yonkers extension center. Currently, WCC is one of the few lessees left in the office building located at the center of the Cross County Shopping Center. The lessor of the current location wants to knock down the building to construct a new building. Negotiations are under way with the lessor to develop a solution. Ms. Glusker added WCC is exploring options beyond negotiations with the lessor. Mr. Douglas asked where these other options might be located. Dr. Hankin said that past options included waterfront locations, but had been dismissed for safety reasons. WCC is looking for convenient locations, e.g. accessible locations with transit options. The shopping center site had been ideal from that perspective.

B. Aquatic Restoration Signage

Ms. Vasilakos, with the aid of a PowerPoint presentation, provided background on the Aquatic Restoration program, previous Aquatic Restoration signage installations and current funding and plans to install six signs at four restoration sites- Harbor Island, Glen Island, Columbus Park (Mamaroneck) and New Rochelle High School.

Mr. Griffith asked about the cost of each sign. Ms. Vasilakos responded each sign costs about \$1,000, excluding installation costs. Mr. Smith asked if two of the sites were supposed to look similar, to which Mr. Kvinge replied one of the areas had accidentally been mowed. The native plants at the site will be replanted. Mr. Thombs asked about lighting the signs. Mr. Kvinge answered that hadn't been taken into consideration, but would be in the future.

C. Bronx River Parkway Reservation Interpretive Signage

Ms. Flanagan described interpretive signage for the Bronx River Parkway Reservation using a PowerPoint presentation. An application for a National Scenic Byways Grant resulted in a grant award to finalize a byway sign and interpretive information plan, design a byway logo and fabricate and install signage. Signage installation is expected to be implemented in 2008 and 2009.

Mr. Thombs asked if the sign posts would use green, sustainable wood. Mr. Williams replied that it would as much as possible, while maintaining a balance with the historic nature of the signage. Ms. Lewy asked if the signage font was historical. Mr. Williams answered the font was close to the original, but is a slightly modern interpretation.

D. Office Park Housing- Update

Ms. DeLong provided a brief update on office park housing. Staff will meet with the Town of Greenburgh and Village of Tarrytown to further explore office park housing opportunities in those communities. Mr. Menken raised an issue about building housing on office parks, namely that it is like building a center that isn't really a center. Mr. Douglas said he has not resolved that issue himself, but it is still worth studying the issue. Mr. Mulligan added that the building of affordable housing often occurs at a slow pace and office park housing is one of the ways we hope to get many more units in a shorter timeframe.

IX. Matters for Board Discussion

A. Tappan Zee Bridge/I-287 Environmental Review

Mr. Buroughs noted that a number of meetings will be held during the week of January 14-18 and described some of the work of the Tappan Zee/I-287 study group. He noted the team sees the exact siting of potential mass transit stations as a large challenge that may necessitate a meeting with each municipality in the I-287 corridor. Mr. Buroughs added the Planning Department may be asked by NYS DOT to help with this task or it may require a large number of consultants. Ms. Lewy suggested the possibility of convening the municipalities in the I-287 corridor as part of the Westchester 2025 process.

B. Westchester 2025

Mr. Brady provided a summary of the responses from municipalities for the centers analyses. A few of the responses were complimentary, one community had substantive changes, and some added positive descriptions. Mr. Smith asked if the communities had seen center definitions. Mr. Brady said the definitions were included in the cover letter sent to the municipalities.

Ms. Lewy suggested a change in the definitions may be necessary because the current definitions were cumulative. Mr. Smith said it would be useful to take a top-down approach in defining centers, by defining a city's attributes and then taking away attributes for the other levels of a center. This would be a more quantitative approach. Mr. Thombs emphasized the definitions must be both qualitative and quantitative. Mr. Menken asked if other places had defined cities, hamlets, etc., and suggested providing the definitions to the municipalities and asking them to define themselves. Mr. Buroughs responded that other groups outside Westchester have requested the Planning Department's definitions.

A discussion followed on the logistics of the January 16<sup>th</sup> meeting. Ms. Lewy stated the importance of setting up follow-up meetings and creating a list of deliverables and next steps for the County and municipalities.

Mr. Menken related a discussion he had with a municipal official, in which the official said his town did not want to be known as a center for development and the official asked what he was supposed to do with Westchester 2025. Ms. Lewy said Westchester 2025 was important to the municipalities because the Board opines on referrals and proposals and it would provide the basis for the Board's decisions. She added that it would be important to imagine what referrals might be in the future. Mr. Smith said some communities may use it for comparative purposes as a model of best practices. Mr. Buroughs added it will provide a solid basis to make representations to other agencies, e.g. NYMTC.

X. Adjournment

The meeting was adjourned at 10:28 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, February 5, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Clinton Smith (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Robert Morabito for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Robert Reno for Joseph Stout, Commissioner, Department of Parks, Recreation and  
Conservation

**BOARD MEMBERS ABSENT:**

David Menken (Town)  
Eileen Pilla (Village)  
Bernard Thombs (Town)  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
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  
Patrick Natarelli, Chief Planner  
Jeff Williams, Principal Planner  
Bill Brady, Associate Planner  
David Fowler, Associate Planner  
Lukas Herbert, Associate Planner  
Lucille Munz, Program Administrator  
Lucy Ortiz, Housing Program Coordinator  
Christopher Gomez, Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Chris Crane, Board of Legislators  
Allen Handelman, Conifer Development  
Satoru Kimura, Japan Local Government Center

## Westchester County Planning Board

February 5, 2008

Page 2

### I. Call to Order

The meeting was called to order at 8:23 a.m. by the Chair, Cheryl Winter Lewy.

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, March 4, 8 a.m.
- Tuesday, April 1, 8 a.m.
- Tuesday, May 6, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of January 8, 2008 were adopted on a motion by Mr. Smith, seconded by Mr. Griffith and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy thanked the individuals who worked on *Westchester 2025*. The event on January 16 was well-attended and received positive press coverage. Meetings are being set up to brief municipalities and others on *Westchester 2025*. A number of municipalities have expressed interest in partnering with the County as the project moves forward.

Ms. Lewy also informed Board members of an upcoming conference, entitled "Infrastructure: A Pathway to Prosperity," at Iona College on February 19.

### V. Commissioner's Remarks

Mr. Mulligan introduced Satoru Kimura, a Pace University intern from Japan. Mr. Kimura will be visiting the Department until February 6.

Jeff Williams, Principal Planner, will be leaving the Department to become the Commissioner of Planning in Mount Vernon. Mr. Mulligan congratulated Mr. Williams on his new appointment and cited his many accomplishments over the seven years with the Department and his expertise in historic preservation. He thanked Mr. Williams for his dedication and hard work and said we look forward to working with him in his new position.

Mr. Mulligan also said Norm Jacknis, the County's Chief Information Officer, announced he was leaving County government for a job in the private sector. Mr. Jacknis and his staff have been terrific partners with Planning – most recently in developing the Website for *Westchester 2025*. Marguerite Beirne, Deputy CIO will take over as Acting CIO when Mr. Jacknis leaves.



## Westchester County Planning Board

February 5, 2008

Page 3

Mr. Mulligan informed Board members of an upcoming conference on February 26 at Manhattanville College. The conference will frame the release of Westchester's Global Warming Action Plan. A final session of the conference will include a discussion on *Westchester 2025* and its relationship to other important issues in Westchester. The discussion will take place between the chairs of the County Planning Board, Global Warming Task Force, Flood Action Task Force and the Westchester Rockland Tappan Zee Futures Task Force.

### VI. Referrals

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

- December 16, 2007 through December 31, 2007
- January 1, 2008 through January 15, 2008

Ms. Lewy asked if the referral for 50 W. First St. included retail units on the first floor. Mr. Herbert replied the Mount Vernon zoning code does not permit mixed use. Ms. Lewy stated it might be an issue worth bringing to the city's attention. Mr. Smith said the developer should be encouraged to design the first floor in a way that could accommodate retail units if the zoning changes. Ms. Lewy requested staff to draft and send a supplemental letter to the City that captured the comments of the Board members.

A motion to accept the referrals reports, as amended, was made by Mr. Smith, seconded by Mr. Morabito and approved by the Board.

### VII. Matters for Board Action

#### A. River Pointe at Drum Hill, 102 Ringgold Street, City of Peekskill – New Homes Land Acquisition Fund and Housing Implementation Fund

Ms. DeLong, with the aid of a PowerPoint presentation, discussed the proposed development at 102 Ringgold Street in the City of Peekskill. The proposed site is adjacent to the Drum Hill I affordable housing project, completed in 2000. The current proposal is to construct 43 residential rental units for senior citizens at or below 50% and up to 60% AMI. The proposal includes an easement for some site work on the Drum Hill I site. With County Board of Legislature approval, the units may be the first to go into the Westchester Housing Land Trust.

Mr. Butler asked if the proposal included any inflow and infiltration remediation, especially because the Peekskill Wastewater Treatment Plant is operating near capacity. Mr. Mulligan replied that the cost implications need to be reviewed carefully to see whether the project can move forward if I & I remediation were

required. Mr. Douglas noted that affordable housing projects should not be an exception to the I & I policy. Mr. Mulligan added the County may need to look at increasing funding from HIF to include such work. Ms. DeLong noted that HIF funding has not previously been used for such work. Ms. Lewy suggested DEF and DPW raise I & I remediation and affordable housing as a policy question for more extensive discussion at a future meeting. Finally, she stated the resolution should be amended to include a summary of the HIF and NHLA costs in the resolved clause.

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

B. Planning Board Report on Westchester Community College 2008/09 Capital Budget Request

Mr. Fowler discussed the Westchester Community College 2008/09 Capital Budget request. He noted that Dr. Joseph Hankin, President of WCC, and WCC staff attended the previous Planning Board meeting on January 8, to present the instant capital projects to the Board. Ms. Lewy noted the resolution should acknowledge the master planning process underway at WCC.

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

C. Board of Legislators Additions to 2008 Capital Budget

Mr. Natarelli briefed Board members on four Board of Legislators additions to the 2008 Capital Budget. He discussed the projects, requested funds and draft Planning Board analyses for each project in the draft Planning Board Report.

A motion to adopt a Resolution approving the Planning Board Report on the four projects was made by Mr. Morabito, seconded by Mr. Griffith and approved by the Board.

VIII. Matters for Board Information

A. Sing Sing Historic Prison Museum - Update

Mr. Williams, with the aid of a PowerPoint presentation, provided an update on the Sing Sing Historic Prison Museum proposal. He described changes to the original concept plan, developed in the early 1990s, the historical significance of the power plant building, proposed layout of the museum and the expected economic development impacts of the project.

Ms. DeLong also discussed a proposal to replace the temporary trailers in which Sing Sing prison guards currently stay with a number of apartment buildings. Mr. Zaino drafted a potential site plan for the project. The Village of Ossining and superintendent of Sing Sing support the project and the NYS Housing Finance Authority is interested in the project. A survey of interest for the guards is being drafted.

Mr. Morabito asked how many stories the apartment buildings would be. Ms. DeLong answered 3 or 4 stories. Mr. Mulligan asked if the property would be leased for the development. Ms. DeLong replied affirmatively because the NYS Office of General Services owns the property. Mr. Morabito asked if sewage connections had been taken into account. Mr. Butler added the Ossining Wastewater Treatment Plant is nearing capacity. Ms. DeLong said it may tie into the sewer line via a nearby development, but the issue has not been explored in detail. Mr. Mulligan added the project may or may not involve County funding, due to a number of unknown factors, such as the guards' incomes.

Mr. Smith questioned whether the proposed museum was a compatible fit with the prison from a planning/land use perspective. Mr. Mulligan said the Village and Town of Ossining feel the proposed museum and prison are compatible in this case and would be an asset to both. Mr. Williams added the proposed museum would be a good example of adaptive reuse of the power house structure which is located outside of the prison walls. Ms. Lewy inquired about funding for the project. Mr. Mulligan responded a funding request is being made to New York State through Assemblywoman Galef. The Deputy County Executive has also indicated the County is committed to help fund the capital cost of the project. Mr. Mulligan noted that the reconfiguration of the original museum concept was performed in-house, with help from DPW.

B. Affordable Housing Monitoring Program

Ms. DeLong discussed the manner in which affordable housing restrictions are monitored. She described non-compliance issues identified in 2004, how the issues were/are addressed and the monitoring differences between the different grant programs and homeowner/tenant units. Approximately 1200 units are being monitored, with another 642 under construction.

C. Hilltop Hanover Farm and Environmental Center – Status Report

Ms. Munz, the manager at Hilltop Hanover Farm, briefed Board members on ongoing activities at Hilltop Hanover Farm and Environmental Center. An overall facilities master plan for the property is being completed through the Department of Public Works. Ms. Munz said she is currently working closely with the Department of Public Works to provide water and sewage improvements, to be followed in the

future by electrical improvements. Ms. Munz highlighted some accomplishments at the farm, such as donating 150 lbs. of fresh produce to Food Bank, installing a green roof on one of the buildings and constructing a new farmstand with the help of an Eagle Scout. Mr. Smith asked what the next steps are for the farm. Ms. Munz replied that one of the major efforts underway is to put together a not-for-profit group that will eventually take over management of the farm and environmental center.

D. Tappan Zee Bridge/I-287 Environmental Review – Changes to Study Process

Mr. Buroughs said the study team will announce in May whether the Tappan Zee Bridge should be replaced or renovated. They will also announce the recommended mode of transit that should be put in place across the I-287 corridor between Suffern and Port Chester. The study team has also changed the procedures under which the environmental review is being conducted which should fast-track the process. Mr. Smith stated he was not clear on what had changed. Ms. Lewy clarified that the NYS Department of Transportation will conduct two environmental reviews – the first will resolve the bridge construction and the mode of transit, followed by a second review on the specifics of the transit construction including routing and stations.

IX. Matters for Board Discussion

A. Westchester 2025

Mr. Buroughs stated there will be meetings with various groups to discuss *Westchester 2025*, including communities in the I-287 corridor. Ms. Lewy added there will be a public hearing at the future Planning Board meeting on the proposed policies and context statement for *Westchester 2025*. Mr. Buroughs noted there has been no feedback from municipalities on those policies as of yet.

B. New Business

Ms. Lewy asked if there was any new business from Board members. Mr. Butler said the Flood Action Task Force may come before the Board next month with capital projects at 3 or 4 potential sites - Scout Field, Tibbetts Brook Park, Crestwood and the Valhalla campus - to mitigate flooding in and around each facility and achieve an areawide benefit. The proposed projects focus on using County property because flooding issues on them are the best-known by County officials and staff. Input will be sought from municipal officials and staff on flood areas in their municipalities. The task force is also looking at ways to make sure water quality projects are also dealing with flooding. Mr. Morabito asked if Blind Brook and the Sheldrake and Mamaroneck Rivers were a priority after the floods in spring 2007. Mr. Mulligan replied the Army Corps of Engineers is currently working on the

Sheldrake and Mamaroneck Rivers and said that a meeting with the Army Corps is scheduled in March to go over these projects.

Mr. Mulligan said the task force has worked on criteria for funding projects. He noted one important issue was the need for clarity in demonstrating public/County purpose. Mr. Butler added the task force is coming up with development standards for communities, e.g. a building permit application may be tied to a standard where a project must retain 25% of water volume on a 100-year storm. A fee might be paid for those who choose not to meet the standard. Mr. Smith responded that Northern Westchester communities focus on water quality and may not see the need for development standards for flooding. Therefore, they may not accept an optional fee. Mr. Butler stated the task force felt the optional fee might be the best way of attracting county-wide municipal participation.

X. Adjournment

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

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, March 4, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Anthony LaCroce for 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:**

Eileen Pilla (Village)

**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  
David Fowler, Associate Planner  
Lukas Herbert, Associate Planner  
Christopher Gomez, Planner  
Lisa Vasilakos, Environmental Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators

**I. Call to Order**

The meeting was called to order at 8:14 a.m. by the Chair, Cheryl Winter Lewy.

**II. Meeting Dates and Announcements**

The next three Planning Board meetings are:

- Tuesday, April 1, 8 a.m.

- Tuesday, May 6, 8 a.m.
- Tuesday, June 3, 8 a.m.

III. Adoption of Minutes

Mr. Douglas clarified his remarks regarding affordable housing and infiltration and inflow (I & I) for the minutes of February 5, 2008. His intent was that often affordable housing developments cannot afford I & I, but it would be appropriate to allocate HIF funds, where possible, to address I & I as part of the support of affordable housing developments. He also noted that it might not be prudent to burden such development with and I & I requirement if HIF funds aren't available. Mr. Lauro said that tiered levels of I & I requirements may be a solution to the problem. Mr. Mulligan added staff will work with DEF and others to formulate a recommendation. Ms. Lewy asked that this clarification be noted in the minutes of this meeting.

The minutes of the meeting of February 5, 2008 were adopted on a motion by Mr. Douglas, seconded by Mr. Lauro and approved by the Board.

IV. Chairman's Remarks

Ms. Lewy commended the members of the Global Warming Task Force (GWTF). The meeting to unveil their Action Plan on February 26 included sessions on a range of topics. One session included a discussion of Westchester 2025 and allowed for a good tie-in with strategic and master planning.

She also discussed the timeline for the Tappan Zee Bridge/I-287 study. At a public information session held on February 26, the Tappan Zee study team stated it is placing the project under new procedural requirements established by SAFETEA-LU. The requirements place time limits on reviews by other federal agencies. Another change is to break the environmental review into two parts. The first part will address the bridge and a concept plan for a preferred mode of transit. The second part will study the details of the east-west transit system. The first phase is expected to be completed in 2010. Construction will follow over several more years. This schedule gives the Planning Board four to five years to address the development of the I-287 corridor with the municipalities. Mr. Menken asked if financial considerations are influencing the options. Ms. Lewy responded that the study team must propose financing, but they have said financing is not determining the alternatives.

Ms. Lewy noted that a meeting with the communities in the I-287 corridor had taken place as part of an outreach effort for Westchester 2025. Mr. Buroughs said that a comprehensive plan process roundtable would be held with an invited group of officials from municipalities who have recently completed or are in the final stages of completing a comprehensive plan. The lessons from this roundtable will help shape a session to be presented by the Department at the WMPF Land Use Training Institute on April 2.

V. Commissioner's Remarks

Mr. Mulligan noted that the February 26 GWTF meeting discussion on Westchester 2025 with Ms. Lewy also included the chairs of the Flood Action Task Force, the GWTF and the Tappan Zee Futures Task Force. Each chair was able to explain how the efforts of their respective committees are being coordinated under the umbrella of Westchester 2025. The Global Warming Action Plan, released at the meeting, is located online.

On March 4, staff will meet with the Town of Greenburgh regarding affordable housing in office parks.

Mr. Mulligan also noted that Gertrude Pound, the wife of former Parks, Recreation and Conservation Commissioner Charlie Pound passed away last week. Mr. Pound has been a very active and valuable member of the Flood Task Force. A memorial service for Mrs. Pound is being held on March 25<sup>th</sup> in Armonk.

VI. Referrals

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

- January 16, 2008 through February 15, 2008

A motion to accept the referrals report, excluding the portions related to the Alexander Street Master Plan and FedEx Distribution Center Site Plan Application, was made by Mr. Douglas, seconded by Mr. Griffith and approved by the Board. Mr. Smith noted his abstention from the New Castle portions of the report.

Current Referrals

A. YON 08-006, Alexander Street Master Plan, Draft Generic Environmental Impact Statement, City of Yonkers

Mr. Buroughs presented the Alexander Street Master Plan in a PowerPoint presentation. Mr. Buroughs highlighted the details of the plan and the key points of a draft referral response letter that was sent to the Board prior to the meeting. Mr. Douglas asked if the plan was generated by a developer, to which Mr. Buroughs replied the city generated the plan. He then said the plan shows conflicts among its general goals, specific proposals and development details. He cited examples. Ms. Lewy said the referral response should contain a sentence or two about this issue.

Based upon a newspaper quote by the Mayor of Yonkers about the brownfields on which the site is located and the need for high density to offset that cost, Ms. Lewy asked if the Board should address the issue of economics in shaping a plan. Mr. Douglas suggested a focus on planning issues because the economics in these deals can change and land assembly is complicated. Ms. Lewy asked if there were any



means to make the land usable so that the high level of density is not necessary, such as buying the site and selling it to the developer for \$1. She indicated a supplemental letter on the economics may be appropriate.

Mr. Douglas suggested it might be useful to look at the plan in the context of the entire shore of the Hudson River down to Battery Park. When looked at in this context, the proximity of the project to New York City makes its scale potentially appropriate. If the plan is on a NYC scale, then the parking needs should be lessened in favor of transit. Trolley service or some other “people mover”, as well as a water transportation plan, might be appropriate. He added the plan should focus on visual impacts, sight corridors and design criteria. He said that, as presented, the plan appears to lack such guidance noting that the parking garages will create a pedestrian-unfriendly area. If the plan can’t create an active pedestrian environment, then the density will probably need to be reduced. Mr. Smith said the only way to support the proposed density is to define in the area in urban characteristics, not as a suburban development that is car-dependent.

Mr. Douglas stated that one project comparable to this plan, Battery Park City, is modestly successful and shows the need for transit-oriented development. Mr. Menken said Battery Park City is kind of separated from its surroundings, with large numbers of pedestrians walking to nearby areas and mass transit. Mr. Thombs wondered if the city had accounted for safety issues, e.g. the expansion of fire and police services. Mr. Lauro said the proposed development had limited access points because of its location in relation to the Metro-North Railroad. He also noted the city should carefully consider the existing sewer overflow outflows when siting marinas and water connections to the development. Ms. Lewy suggested making the Board’s comments using color-coded maps and SketchUp and highlighting the need to plan for the density proposed in all aspects, something the current plan does not. A position need not be taken.

Mr. Mulligan asked if the subject plan included any information on the Struever Fidelco Cappelli (SFC) development plan in Yonkers, which incorporates tax increment financing to pay for significant public infrastructure improvements. Mr. Herbert said the SFC plan is being treated as a separate plan. Mr. Smith noted the plan should look at design guidelines. Mr. Douglas said Battery Park City provided broad design guidelines to maintain a sense of continuity, while also allowing for creativity in the design of individual buildings. He speculated on the inclusion of 41 acres of tax parcel area now under water, noting that no one has filled in the Hudson River for some time. He assumed that it might be for piers, docks or entertainment but not residences. Mr. Thombs said the area could be used to build private infrastructure. Mr. Griffith suggested parkland could be pushed out, not buildings.

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

B. MTP 07-009, FedEx Distribution Center, Site Plan Application, Town of Mount Pleasant

Mr. Buroughs, with the aid of a PowerPoint presentation, presented a site plan application in Mount Pleasant in which FedEx is asking for a setback reduction waiver as part of an approval to build a new distribution center on the site. He stated the County has a great interest in this referral because the subject property is adjacent to the Grasslands Reservation. Mr. Buroughs discussed the issues cited in the referral response letter, including visual impacts and stormwater and flooding issues. In a meeting on March 3, a team of developers for the site said they would address all of the concerns cited in the referral response letter.

Mr. Griffith asked if the site had any relationship to other FedEx facilities in the County. Mr. Buroughs responded the site was a replacement and expansion of a current distribution center in the Town of Greenburgh. Mr. Menken asked if the plan included any screening or other mitigation. Mr. Buroughs replied negatively and noted that the referral letter recommended that FedEx give consideration to a green treatment of the proposed two-acre flat roof.

VII. Matters for Board Action

A. A0083 Terminal Systems Upgrade – Capital Budget Amendment

Mr. Fowler discussed the details of a capital budget amendment for the Westchester County Airport. Mr. Fowler described the proposed project, which includes the construction of an ADA-compliant passenger walkway to access smaller passenger planes that cannot use the jetways. The project will be funded by the airport's Passenger Facility Fund.

Ms. Lewy asked about the high cost of the project. Mr. Natarelli responded that it involved the construction of a permanent structure. Mr. Smith asked for a brief description of the structure. Mr. LaCroce replied that it consisted of a lower 4-foot wall, upper glass wall and roof. Mr. Griffith asked what the Passenger Facility Fund was. Mr. LaCroce answered that it is an existing ticket surcharge on passengers. Ms. Lewy suggested the Board should issue a side letter urging the Airport to move its ARF building to enable a continuous walkway. Mr. Natarelli stated the above comments would be included in the Planning Board Report.

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

B. Proposed Policies to Guide County Planning-Set Public Hearing

Mr. Buroughs presented a resolution to the Board to set April 1 for a public hearing date on new Planning Board policies developed under Westchester 2025. Ms. Lewy asked all Board members to review the policies for any changes before the next meeting.

A motion to adopt a Resolution setting a public meeting date was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Information

A. Department of Environmental Facilities Recycling Initiative

Mr. Lauro, with the aid of a PowerPoint presentation, discussed the recycling initiative being implemented by DEF. New York State mandates a recycling rate of 40%. Westchester County is currently around 47%. In recent years this percentage has leveled off or tapered down slightly. The recycling initiative is an effort to increase the percentage of recyclables in relation to solid waste. Mr. Lauro discussed the County Source Separation Law, what materials it requires to be separated, by whom, reporting by municipalities and other details of the recycling program. A proposal to amend the Source Separation Law to expand the definitions of residential and non-residential recyclables, adjust the fine structure and prohibit the theft of recyclables, as well as a proposal to require stores to recycle plastic bags, is before the Board of Legislators.

B. County Water District 3 – Catskill Aqueduct Shutdown

Ms. D'Agrosa used a PowerPoint presentation to briefly discuss the Catskill Aqueduct Shutdown. County Water District 3 primarily serves the Valhalla Campus at the Grasslands Reservation and its pump station is in need of repair. The pump station will be repaired when NYC DEP shuts down the Catskill Aqueduct, which supplies Water District 3, for repair. Ms. D'Agrosa provided details for alternate sources of water during the shut downs of the pump station and Aqueduct and informed the Board that a capital project will come before them at a future meeting.

IX. Matters for Board Discussion

A. Westchester 2025

Ms. Lewy stated municipalities were asked if their comprehensive plans were valid. She plans to work with Mr. Mulligan and Mr. Buroughs to determine what municipalities to work with first, how fast to work with them, etc., perhaps by breaking the municipalities into groups. Mr. Thombs asked if the department would work with one or two municipalities first to establish best practices. Ms. Lewy

responded that she wanted to simultaneously establish best practices with a few municipalities and work with groups of municipalities. Mr. Mulligan stated many communities have contacted the department since the plan was unveiled in mid-January and they are interested in working with the department and Planning Board on this initiative.

Mr. Buroughs provided an example of growing interest in a County support role. At the recent meeting with municipalities in the I-287 corridor, the local officials generated a number of great ideas for studies, meetings and material. Now, he noted, we need to define a process to fit items into the Department work program. Ms. Lewy suggested that the universe of communities could be narrowed based on how recently a community completed its master plan. Mr. Smith asked for additional information on the I-287 meeting. Ms. Lewy said the meeting included details on the studies. Mr. Buroughs said the meeting attendees found the meeting useful and saw value in regular meetings. One message from the meeting is that the communities do not want to follow a model of providing 2,000 parking spaces at each station if transit is built in the I-287 corridor. Ms. Lewy said another meeting for the group would be convened after the Tappan Zee Bridge decision is made. One attendee even suggested forming a consortium. Mr. Smith warned about the number of different groups each municipality could be asked to join.

Mr. Gomez briefly presented the computer program SketchUp to the Board using a PowerPoint presentation and Google Earth. The program allows a user to create 3-D images of an area by creating buildings, streetscapes, etc. The program is useful for Westchester 2025 and referrals to the Planning Board.

A discussion on the proposed expansion of the Planning Board followed. Ms. Lewy asked Mr. Mulligan if he had a sense of what the Board needed to do to expand the size of the Planning Board. He replied that the Board should state their support for an expansion and some criteria for selecting at-large members.. Mr. Smith liked the proposal to have at-large members because it would allow the Board to bring in members with expertise in specific areas that may not be directly related to planning, but have an impact on planning, such as finance or architecture. Ms. Lewy stated any legislation to expand the Board should be wide and flexible. Mr. Mulligan said staff would draft language in that manner.

X. Adjournment

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

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, April 1, 2008

**BOARD MEMBERS PRESENT:**

Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Paul Reitano for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Cheryl Winter Lewy, Chair (Village)  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
David Kvinge, Director of Environmental Planning  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Robert Doscher, Principal Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Larry Kelly, Program Administrator  
Christopher Gomez, Planner  
Lisa Vasilakos, Environmental Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators  
Lee Ellman, City of Yonkers  
Chris Kehoe, Town of Cortlandt

## Westchester County Planning Board

April 1, 2008

Page 2

### I. Call to Order

The meeting was called to order at 8:16 a.m. by the Vice Chair, Eileen Pilla. Ms. Pilla noted that the Chair, Cheryl Lewy, is on federal jury duty.

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, May 6, 8 a.m.
- Tuesday, June 3, 8 a.m.
- Tuesday, July 22, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of March 4, 2008 were adopted on a motion by Mr. Menken, seconded by Mr. Lauro and approved by the Board.

### IV. Chairman's Remarks

Ms. Pilla stated Mr. Griffith was recently appointed a member of the Mount Vernon City Council. He will continue to serve on the Planning Board and resign when his work as a Councilperson becomes too great. She said he has been a great asset to the Planning Board and will be missed.

### V. Commissioner's Remarks

Mr. Mulligan congratulated Mr. Griffith and added that we are happy that he is a member of the Mount Vernon City Council and we look forward to working with him and the City on future projects. He also congratulated Ms. Drummond, who will be named the Marzella Garland Affordable Housing Champion for 2008 by the Washingtonville Alliance on May 12. Mr. Mulligan thanked the members who attended CDBG Day 2008 in Ossining. The theme for CDBG this year is sustainability. Finally, he introduced Director of Planning Lee Ellman from the Yonkers Planning Department who was attending for the public hearing on the Westchester 2025 policies.

### VI. Referrals

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

- February 16, 2008 through March 15, 2008

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

Current Referrals

A. MTK 08-003, Westchester Residence and Club, Draft Environmental Impact Statement, Village of Mount Kisco

Mr. Gomez used a PowerPoint presentation to highlight the details of the above item. He demonstrated an assessment of potential visual impact by use of SketchUp and Google Earth, showing the proposal and its surroundings in 3-D. He noted the response letter was due April 4th.

Ms. Pilla asked for a clarification of the open space on the remainder of the site. Mr. Gomez said the remaining open space would be restricted as conservation land. Mr. Lauro asked if I&I issues were addressed. Mr. Gomez said there was no mention of I&I remediation in the referral and said he would add a discussion in the response letter. In response to a question Ms. Dodds raised about emergency vehicle access, Mr. Gomez said that all access would be via the main driveway. Mr. Buroughs noted that the Village Manager has requested a presentation on Westchester 2025.

VII. Public Hearing

A. Context for County and Municipal Planning in Westchester County and Proposed Policies to Guide County Planning

Mr. Buroughs stated copies of the "Context and Policies" and of the public hearing notice were mailed to all municipal chief elected officials and planning board chairs as specified in the County Charter. He also said that the public hearing notice was published in the Journal News. No written comments were received. Mr. Mulligan presented suggested changes to the "Context and Policies" that he and Ms. Lewy had gone over the night before. Members went through the language of the document in detail and suggested numerous revisions to clarify the meaning and intent of each policy.

Mr. Ellman stated the policies represent good planning principles, but the application of the policies may be problematic. He asked that the Board, when applying the policies, consider the desired character of each community or neighborhood and its relation to the rest of the community and surrounding communities. For example, by promoting growth in downtowns, the edges of a community might be protected from more intensive development. He urged the Board to plan with communities to make the goals of both intersect.

Ms. Pilla asked how Yonkers gets information to its planning board. Mr. Ellman replied that there is a tension between putting forth a proposal and creating a proposal with input from many groups. Each has its own advantages and disadvantages. Ms. Pilla noted the importance of dialogue between a community and its planning board and elected officials. She cited an example of problems that can occur when this dialogue does not occur. Mr. Ellman said one job of planners is to do neighborhood planning, which helps to address this problem.

Mr. Douglas said groups may use certain policies for their own ends, for example by invoking the policy on protecting community character. Mr. Ellman said it may be useful to include “collateral” impacts in that particular policy. Mr. Smith stated a policy may be an excuse or reason for activities to occur or not occur. Mr. Griffith thanked Mr. Ellman for his comments.

Ms. Pilla requested that staff revise the policies to reflect the comments of the Board members and to circulate the revised version to the members for further review. The Board acted unanimously to continue the public hearing to the meeting of May 6.

VIII. Matters for Board Action

A. B0097 Flood Mitigation, Various Locations – 2008 Capital Budget Amendment

Mr. Butler presented a Capital Budget Amendment related to flood mitigation. The requested funds would support further investigation and cost-benefit analysis of sites with the potential to hold water, such as Tibbetts Brook Park, Garth Woods and the County Center. He noted the objective for all such projects is to integrate water quality and quantity improvements where possible. Requests for construction funds will be made in the future.

Ms. Pilla asked if these investigations included retention basins. Mr. Butler answered yes. Mr. Smith asked about the activities of the Flood Action Task Force. Mr. Mulligan gave a brief overview of the activities of the task force. He also talked about the fact sheet describing the County’s flood mitigation program including criteria to evaluate any projects requested by a municipality. Mr. Mulligan said that Ms. Lewy had asked that the subject resolution be amended to state that each project will be evaluated against the criteria set forth by the Task Force and each project will be subject to review by the Planning Board and Board of Legislators when construction funds are sought.

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



B. College Arms, 100 College Avenue, Village of Sleepy Hollow – New Homes Land Acquisition Fund

Mr. Kelly, with the aid of a PowerPoint presentation, described the location, proposed renovations, and funding sources for the above project. Affordability restrictions on the units are set to expire soon, which is a growing problem throughout the county. A developer wants to buy the property with NHLA support, which will extend the affordability restrictions, and renovate the units. He noted the project will hopefully be included in the Westchester Housing Land Trust.

Mr. Griffith asked if everyone in the building received Section 8 vouchers. Mr. Kelly responded that the building is a project-based Section 8 building, so Section 8 guidelines apply to the entire building. Mr. Smith noted there was nothing in the resolution about energy star appliances, energy efficiency, etc., and recommended adding this to the resolution. Mr. Thombs added green technologies and Mr. Lauro added provisions related to the waste stream. Mr. Douglas noted the Village Board has strongly supported the project and requested a small, annual contribution of funds from the owner for police services. Mr. Smith asked about the status of the land trust. Mr. Mulligan replied that it is still in discussion with the Board of Legislators and said they asked that a set of by-laws be drafted as part of their evaluation of how to proceed.

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

IX. Matters for Board Information

A. Soil and Water Conservation District Annual Report and Work Plan

Ms. Vasilakos, with the aid of a PowerPoint presentation, briefly described the 2007 highlights and 2008 work plan for the Soil & Water Conservation District (SWCD). She also noted two upcoming events sponsored by the SWCD. On June 4, a workshop will be held on the storage and treatment of runoff in municipalities for general practitioners. Another, more technical workshop will be held in October.

X. Matters for Board Discussion

A. Crestwood Lake Project

Mr. Mulligan discussed a potential project at Crestwood Lake, which is located in the Bronx River Parkway Reservation. The lake was largely filled in with sediment and invasive plant species. To remedy this, three options were examined from water quality and quantity perspectives. The minimal option, at a cost of approximately \$1 million, includes removing the invasive species and creating a sort of river/lake. A

water retention or storage component would also be added. The most expensive option, for \$5-6 million, includes dredging the lake. The option had an operational cost of \$125,000 per year, as well as the unknown, potentially significant cost of disposing of the dredged material. From an operational standpoint, discussions with DPW and PRC indicated the minimal option as the best. The Flood Action Task Force agreed with the minimal option because there may be more cost-beneficial opportunities for mitigation near the top of the Bronx River.

Mr. Ellman asked if there was a way to make the lakes self-flushing. Mr. Doscher responded no, the dam at the southern end of the lake slows the water down enough to cause sedimentation. Mr. Thombs asked if there were any issues with the treatment of the water. Mr. Doscher replied the sediment is somewhat contaminated. Mr. Lauro stressed the need to look at the project in the context of an entire system.

Mr. Mulligan asked the Board to express its sense of the appropriateness of proceeding with the recommended option for Crestwood Lake while also proceeding with a system-wide analysis of potential for flood mitigation projects elsewhere in the Bronx River Reservation. The Board expressed its sense that this was an appropriate course of action for the Crestwood Lake project and its support for the continued analysis of the entire system.

**B. Planning Board Membership**

Mr. Buroughs said members received the text of a draft proposal to amend the County Code so as to add three members to the Board. He said the text is consistent with prior Board discussions and would expand the membership with two new “at large” members selected because of their professional expertise and one new ex-officio member, the Commissioner of Transportation, as the Department of Transportation’s work is closely related to planning issues in the county. The proposal is written broadly to allow for a range of people and expertise.

Mr. Smith said the language captured that well. Mr. Griffith asked if the Board vacancies were difficult to fill. Mr. Mulligan said it has been difficult to find people with particular expertise in areas such as land use or design within the allocation of members from villages, towns or cities. Mr. Ellman said he has discussed city vacancies with the Mayor of Yonkers.

**XI. Adjournment**

The meeting was adjourned at 10:47 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, May 6, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
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:**

None

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
David Fowler, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Christopher Gomez, Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators  
Mike Odestick, Department of Information Technology  
Kay Foster, Department of Information Technology  
Kevin Garvey, Westchester Community College  
Rob Cirillo, Westchester Community College  
Mimi Madigan, Polshek Partners  
Shavaun Towers-Golde, Polshek Partners  
Kevin Roseman- Department of Public Works

## Westchester County Planning Board

May 6, 2008

Page 2

### I. Call to Order

The meeting was called to order at 8:09 a.m. by the Chair, Cheryl Winter Lewy.

### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, June 3, 8 a.m.
- Tuesday, July 22, 8 a.m.
- Tuesday, August 5, 8 a.m. (may be canceled)
- Tuesday, September 9, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of April 1, 2008 were adopted on a motion by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy noted capital project video presentations are scheduled for Monday, June 23, and Tuesday, June 24, in the 9<sup>th</sup> Floor Blue Conference Room. She and staff met recently with an energized Mount Vernon master plan scoping group to discuss the components of a new master plan for the city. She also informed the Board that the Alexander project on Sandford Boulevard. is on hold because of the weak economy. Mr. Griffith noted that a recent chemical fire across the street from the development area brings up a number of safety and compatible use issues with the plans. Ms. Lewy also described her tour of a famous public space garden in Paris.

### V. Commissioner's Remarks

Mr. Mulligan stated staff member David Fowler will be moving to Austin, Texas, and thanked him for his work with the department. He then talked about the recertification process for the Ag District and said the first meeting of the Steering Committee was held and it involves representatives from a broad array of groups. He noted that state law was recently amended and that the Planning Board no longer is required to prepare its own report on the agricultural district. Therefore, it is important that board members play a role as members of the steering committee. He said that a consultant will be hired to assist the steering committee for the Agricultural & Farmland District in preparing a draft district evaluation report. More information on the process will be provided to the Board in the future. Mr. Mulligan also informed the Board that four staff members attended the American Planning Association National Conference in Las Vegas the previous week. The sessions were very worthwhile with many focused on sustainability, smart growth and infrastructure.

VI. Referrals

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

- March 16, 2008 through April 15, 2008

Ms. Pilla noted MTK 08-004, the Park at Mt. Kisco, runs counter to many of the principles being advocated in Westchester 2025. She asked if the village had replied to the Planning Board's response letter. Mr. Burroughs said they had not, but the village manager has requested a presentation on Westchester 2025. Mr. Stout noted that the referral relates to an existing large building and parking lot (the former Grand Union distribution center). Mr. Lauro added Mount Kisco has a limit on the amount of sewage it can send to county wastewater treatment plants.

Ms. Lewy noted a letter she received from County Legislator Thomas Abinanti requesting the Planning Board to undertake a referral review of the proposed Old Sprain Road subdivision in the Town of Greenburgh. Mr. Herbert stated that staff had previously determined that the proposed subdivision does not fall under the jurisdictional criteria for referral to, and review by, the County Planning Board as established by New York State and Westchester County law. Mr. Mulligan stated it would be difficult for the Board to act selectively to consider requests from individual legislators to review proposed actions that fall outside of the Board's jurisdiction. Mr. Menken stated it was an interesting issue as it highlights the potential for projects with intercommunity impacts to fall outside the referral process. Mr. Douglas recommended that a letter be prepared to respond to the legislator stating that the action is outside of the Board's jurisdiction and that it would be inappropriate for the board to act to selectively review actions that are not subject to referral.

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

Current Referrals

- A. YON 08-007, River Park Center, Cacace Center, Larkin Plaza, and Palisades Point, Draft Environmental Impact Statement, City of Yonkers

Mr. Mulligan introduced the above referral as one of the largest development proposals to come before the Board in terms of size as well as an estimated cost of \$3.1 billion. Given its size and complexity, there are numerous, significant potential impacts and implications for the county, including the proposal to utilize tax increment financing (TIF) which we understand has not been done before in

Westchester. Mr. Herbert described the four components of the project using a PowerPoint presentation. Discussion ensued on each of the components in turn.

Mr. Herbert described the Palisades Point component. Mr. Thombs raised issues with the landscaping and emergency access to the property, citing the proposed helix and low bridge clearances. Mr. Butler inquired about inclusion of affordable housing units. Mr. Herbert replied that the materials stated the entire development would include 6% affordable units or payment in lieu of the units. Mr. Lauro expressed concern about the weight of development on top of a vital sewer trunk line. Ms. Pilla expressed concerns about the height of the buildings and their visual impacts, as well as whether pedestrian access would be included on the proposed bridge over the railroad tracks. Mr. Thombs asked about the location of parking. Mr. Herbert answered parking will be located under the wings of the buildings and added that parking numbers throughout the document are unclear. Ms. Lewy asked about boat access to the site. Mr. Herbert noted boat or kayak access in the plan.

Mr. Herbert then described the River Park Center component, which includes a minor league baseball field and daylighting a segment of the Saw Mill River. Mr. Butler expressed concerns over the maintenance costs related to daylighting the river and added the area could become adversely affected by flooding. Mr. Thombs asked if any streets would be taken away. Mr. Herbert responded that a number of streets would be demapped. Mr. Butler asked about displaced housing units and businesses. Mr. Herbert answered that the draft EIS states that about 25 housing units would be relocated elsewhere and couldn't recall whether any assistance would be provided to displaced businesses. Ms. Pilla recalled the opposition of businesses to an earlier concept plan and inquired about the two 500-foot towers. Mr. Herbert said the towers would hold residential units. He added that retail units may be placed on the ground level of parking structures and green roofs may be provided on the buildings but that the site plans were confusing and non-committal. Ms. Lewy said the government center parking garage was not visually appealing and suggested that a public park be developed on the roof to provide a better view from City Hall. Ms. Pilla also commented on the negative visual impacts relating to City Hall with the current design. On another aspect of the proposal, Mr. Herbert said no renderings of the Palisade Avenue office building were available. Ms. Lewy said the design should include a pedestrian friendly streetscape. Mr. Thombs noted the dangerous intersection there.

The next component described by Mr. Herbert related to the Cacace Center. Ms. Lewy said the architecture of the proposed fire headquarters should be as distinctive as other parts of the project. Mr. Thombs expressed concern about the width of New Main Street and the entrance/exit for fire trucks. Ms. Lewy said there should be an emergency vehicle transportation plan for the entire project. Mr. Herbert said the developer took a 30% mass transit usage credit throughout the entire proposal. This potentially raises issues with capacity on the Bee-Line system. Ms. Lewy asked that

an understanding of tree planting and rain gardens throughout the entire project be incorporated into issues related to stormwater and flooding. Mr. Butler explained the potential flood problems in detail.

The Larkin plaza component was described by Mr. Herbert. Mr. Smith asked why a dam would be used to separate salt and fresh water. Mr. Lauro replied that he thought the dam was required to maintain a constant water surface at River Park Center. Mr. Butler said he didn't see any stormwater basins in the document.

Finally, Mr. Herbert described the proposal to use TIF for raising funds to cover infrastructure improvements. Mr. Douglas asked if school, sewer or other districts would be impacted; he noted that these districts may need to be protected against the risk of less than expected or no tax revenues. Mr. Herbert replied that at this point in the review, he only identified the County as being asked to participate. Mr. Natarelli added this was an interesting TIF proposal because municipalities typically try to attract development with TIFs but in this case it was proposed by the City as the underpinning for the proposed development. Mr. Butler noted potential concerns with liability issues and brownfield sites if the County is a participant in development.

Mr. Buroughs then outlined a plan for proceeding with comments based on the comment deadline set by the City of May 30. The Planning Department will collect comments from the other departments and organize them into a draft response letter which will be circulated to the Planning Board by May 21. Based on comments, there will be time to revise the letter and circulate for a final review. A second letter may be prepared to come from Westchester County which may deal more directly with the TIF proposal.

VII. Public Hearing (cont'd from April 1<sup>st</sup>)

A. Context for County and Municipal Planning in Westchester County and Proposed Policies to Guide County Planning

A motion to reopen the public hearing from the April 1<sup>st</sup> meeting was made by Mr. Menken, seconded by Ms. Pilla and approved by the Board. As a follow-up to the discussion held on April 1, the text of the policies document was revised by staff to incorporate the revisions recommended by the members. A few further revisions were then suggested to clarify the meaning and intent of various sentences in the context and policies of the document. The most significant additional change was to clarify the policy on recreational facilities so as to not suggest that facilities must only be located in high density population areas.

A motion to close the hearing and adopt the "Context and Policies", as amended, was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board. Ms. Lewy

asked that the adopted “Context and Policies” document be disseminated as required by law and to appropriate groups.

VIII. Matters for Board Action

A. BIT22 Electronic Records – 2008 Capital Budget Amendment

Mr. Hoffmeister described a capital budget amendment for BIT22, which will provide a system for managing the County’s electronic records. Mr. Odestick added the system will be used to maintain electronic records. A recent federal court finding changed civil procedure and the new system will facilitate County responses in legal proceedings. Mr. Thombs and Ms. Lewy asked questions about the location of the facilities. Mr. Odestick responded primary storage will occur in MOBI, with a secondary site at the Hudson Valley Transportation Management Center in Hawthorne. Mr. Smith noted the resolution should be amended to read “facilitate compliance with.”

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

B. Additional Tree Removal Permit, Westchester Community College, Gateway Building Site

Mr. Natarelli introduced Kevin Garvey and Rob Cirillo, from Westchester Community College, and two consultants for the project, Mimi Madigan and Shavaun Towers-Golde. With the aid of a PowerPoint presentation Ms. Madigan described a permit application to remove 4 trees and replace them with 4 trees. Ms. Towers-Golde explained that a changed alignment of duct banks necessitated excavation close to the trees. An arborist recommended the removal of the trees, which are invasive species.

Mr. Natarelli asked for clarification on the number of replacement trees. Ms. Towers-Golde answered that there will be a total of 4. Mr. Natarelli noted he would change the resolution to reflect 4 replacement trees instead of 8. Mr. Menken asked if the replacement trees would be of a similar size as the current trees. Ms. Towers-Golde responded that they will grow to create similar canopies. Ms. Lewy asked about the status of a specific tree or trees that were identified as to be removed originally but that a decision on removal would not be made until after the building was mostly in place. Mr. Garvey identified those trees on a map and said they were still in that category and may not need to be removed. Mr. Mulligan asked about the status of the Gateway Building. Mr. Garvey replied the foundation is complete for the north section of the building and nearly complete for the south section. Construction is slightly behind schedule, but should get back on schedule during the summer.



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

IX. Matters for Board Information

A. Crane Road Bridge Update

Mr. Roseman, with the aid of a PowerPoint presentation, provided the Board with an update of the Crane Road Bridge project. He described the three proposed alternatives and environmental baseline surveys conducted. He also highlighted environmental areas of interest, such as flooding impacts, tree removal and archaeological findings. Ms. Pilla asked if property owners were willing to provide the necessary property for the project. Mr. Roseman answered the project only requires property owned by Metro-North or a municipality; he said that Scarsdale is amenable to providing the necessary property. Mr. Lauro asked if there were any impacts on the nearby trunk sewer line. Mr. Roseman replied the line will need to be reinforced and DPW will be consulting with DEF as the project moves forward.

X. Matters for Board Discussion

A. Westchester 2025

Mr. Buroughs said a work plan discussion is necessary to move forward. Ms. Lewy said the adoption of the “Context and Policies” leaves the county map with a common graphical language as an important next step. Ms. Pilla and Mr. Thombs raised concerns about the amount of outreach to municipalities. Ms. Lewy responded that each municipality was invited to the launch of Westchester 2025 at the County Center and each municipality is provided its center analyses for review before being posted on the website. She suggested that members may want to be the lead contact with select municipalities and should indicate if they so wish. Mr. Brady said outreach has been conducted at each stage of the process and the next big outreach step needs to be planned. Mr. Mulligan said the integration of Westchester 2025 with other initiatives such as Livable Communities and flooding is being worked on. Ms. Lewy asked that a letter to municipalities be included with the adopted “Context and Policies” that explains the next steps of the project and what is expected of municipalities.

XI. Adjournment

The meeting was adjourned at 10:34 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, June 3, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Anthony LaCroce for 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:**

Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities

**STAFF PRESENT:**

Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Fran McLaughlin, Director of Administration  
Anthony Zaino, Director of Design  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Larry Kelly, Program Administrator  
Christopher Gomez, Planner  
Tana Bigelow, Assistant Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators  
Neil Sullivan, Yonkers Resident

## Westchester County Planning Board

June 3, 2008

Page 2

### I. Call to Order

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

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, July 22, 8 a.m. (fourth Tuesday)
- Tuesday, August 5, 8 a.m. (work session or no meeting)
- Tuesday, September 9, 8 a.m. (second Tuesday)

### III. Adoption of Minutes

The minutes of the meeting of May 6, 2008 were adopted on a motion by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy reminded the Board of the upcoming Capital Projects Committee presentations, regarding 2009 capital projects, on June 23<sup>rd</sup> and 24<sup>th</sup>. She thanked Kay Eisenman and those who organized the WMPF Awards Program and dinner on May 29<sup>th</sup>. She also thanked those Board members who attended.

### V. Commissioner's Remarks

Mr. Buroughs spoke in place of Mr. Mulligan, who could not attend the meeting. Mr. Buroughs informed the board of an infrastructure discussion scheduled on June 9<sup>th</sup> in White Plains. DEF Commissioner Lauro will be part of a panel discussion at the Urban Land Institute event.

### VI. Referrals

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

- April 16, 2008 through May 15, 2008

Mr. Menken noted the comments on the South County Trailway for ELM 08-002, A.R.M. Roofing, struck him. Ms. Pilla asked if that referral related to a previous referral for a roofing company in the same area. Mr. Buroughs answered that he did not know.

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

Current Referrals

A. YON 08-007, River Park Center, Caccace Center, Larking Plaza, and Palisades Point Draft Environmental Impact Statement, City of Yonkers

Ms. Lewy stated the Planning Board referral response letter was submitted to the City after a presentation and discussion at the May 6<sup>th</sup> meeting and several subsequent circulations of draft response letters. Mr. Buroughs noted that a second letter was submitted to the City over Commissioner Mulligan's signature on behalf of County departments. He added that the County letter contained extensive questions about the proposed use tax increment financing (TIF) which, as now proposed, would involve allocation of County property tax revenues. Mr. Douglas noted the developer should have discussed the project's use of TIF with the County while the plan was being developed. He said that it is hard to be supportive of a project based on the number of questions.

Ms. Pilla inquired about the current state of the review process. Mr. Buroughs replied that a public hearing on the draft EIS was held and that now the developer or the City must prepare a final Environmental Impact Statement for consideration and acceptance by the City Council. He opined that it may be difficult to move directly to a final EIS based on the amount of new information that should be produced; he noted that the draft EIS was more like a generic EIS. Mr. Douglas added that the project could have benefited from additional time to develop more detailed, consistent site plans.

Ms. Pilla said a model may aid in visualizing the project. Mr. Douglas replied that often models don't necessarily help and are often used as a marketing tool. Ms. Lewy said a model might be useful if it includes the areas surrounding the proposed development so as to place the new construction in context. Mr. Morabito emphasized that the stormwater/sewage flow concerns raised in the letter by DEF are very serious.

The Board expressed its sense that the response letter contained the substance of its issues, questions and concerns.

B. NSM 08-002, Salem Hunt, Draft Environmental Impact Statement, Town of North Salem

Mr. Herbert, with the aid of a PowerPoint presentation, discussed the proposed project, site location and preliminary comments for the Salem Hunt referral. The

project involves the construction of a 65-unit condominium development, of which 13 units (20%) will be restricted as affordable. The 40-acre site is a mostly wooded area located on the northern border of the Town, adjacent to Putnam County, and has frontage on June Road. The high school campus is nearby. Mr. Menken asked if there was a recreation area. Mr. Herbert responded there is a pool and common building, but no fields. Mr. Douglas asked if there were any nearby shopping facilities and why the site is a multi-family zone. Mr. Herbert said there was a deli within walking distance. Mr. Buroughs said the town conducted a study to find multi-family sites in response to a court ruling. The study found the subject site to be one of few potential multi-family sites in the town and that a critical factor was the ability of the site to handle in-ground septic discharge. Mr. Smith noted there may have been issues raised with the site in the town's study of potential multi-family sites.

Mr. Douglas said the project runs counter to many of the Board's policies, for example it is auto-oriented with no nearby retail or public sewer connections. Ms. Lewy asked how much the Board wanted to advocate new urbanism. Mr. Douglas said the Board should at least ask the Town to look at the new urbanist model. Ms. Lewy suggested the development could be denser so as to lessen its footprint on the site. Ms. Drummond noted the draft EIS alternatives may include such a scenario. She also added that the units need to be ownership from a financial perspective because there is no public transportation available. Tenants in rental units or a mix of ownership/rental units would likely need public transportation. Ms. Lewy asked if there were any sidewalks. Mr. Herbert replied no.

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

VII. Matters for Board Action

A. Fairview Manhattan Park Apartments, 90 and 100 Manhattan Avenue and 33 Oak Street, Town of Greenburgh – Housing Implementation Fund

Mr. Kelly, with the aid of a PowerPoint presentation, described the location, infrastructure issues and proposed financing and improvements for the Fairview Manhattan Park Apartments. Ms. Lewy asked about the lack of benches on the site and a playground near the site. Ms. Drummond said the playground is town-owned and was renovated approximately 10 years ago using CDBG funds. Mr. Zaino said residents wanted to remedy a problem with individuals "hanging out" on benches. Ms. Pilla asked about lighting improvements. Mr. Zaino replied that lighting improvements are planned for the project.

Mr. Smith suggested the resolution be changed to reflect the fact that the new owner of the apartments anticipated the need for County assistance for infrastructure

improvements and the term centers should be changed to locations. Mr. Thombs asked that a clause be added to urge the owner to provide sufficient and accessible recycling facilities.

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

VIII. Matters for Board Information

A. Performance Management

Mr. Bullers used a PowerPoint presentation to discuss the department's performance management initiative. He outlined the performance management process and its current status. Ms. Lewy asked if the initiative would have any impact on the organization of the department. Ms. Drummond responded it makes the department reconsider its current activities and work program. She also said measuring the outcomes of the department is difficult.

B. Current Design Project

Ms. Bigelow used a PowerPoint presentation to describe the planned fairway and drainage improvements for Saxon Woods Golf Course. She described the drainage issues and concerns and the proposed strategies to address them. Mr. Stout added an off-site development near one of the fairways contributes significantly to the problem. Ms. Lewy asked if a meeting with the community should be set up to discuss the issue. Mr. Zaino said new stormwater regulations address the issue. Ms. Lewy asked if the improvements would close the course. Ms. Bigelow stated the plan is to close 9 holes at a time. Mr. Zaino discussed the approximate project costs and timeline.

C. FY2009-2011 CDBG Application Submissions

Ms. Drummond, with the aid of a PowerPoint presentation, discussed the FY2009-2011 CDBG applications, the priorities for funding and the process and criteria for reviewing the applications. The size of the CDBG Consortium remains the same as FY2006-2008, at 40 municipalities. Mr. Morabito asked if outreach efforts had resulted in the record number of applications. He also asked whether Ms. Drummond could provide a list of applicants. Ms. Drummond said the state of the economy may have encouraged more applications, beyond any outreach efforts. She added she would provide a list of applicants. Ms. Lewy asked that Board members be notified of any noteworthy CDBG meetings.

IX. Matters for Board Discussion

A. 2009 Capital Budget Requests

Mr. Natarelli noted Board members had received information on 2009 Capital Budget requests. He reminded them the Capital Projects Committee presentations are on June 23<sup>rd</sup> and 24<sup>th</sup>. Mr. Douglas asked if the County tries to maintain its overall debt at a constant level. Mr. Natarelli responded it does.

B. Westchester 2025

Ms. Lewy said she held meetings with the chief elected official in two municipalities to gain some input on next steps for group meetings and to define the end product of Westchester 2025 and deliverables from the municipalities. Mr. Buroughs said the department is currently short-staffed, which adversely impacts its work program. Municipalities have shown interest in different aspects of Westchester 2025, such as visioning or data. This leads to two questions: how to deliver on items and is there something more to deliver. For example, the department is examining software that combines GIS data and zoning regulations to produce build out scenarios. Ms. Lewy asked if these build outs would be the Westchester 2025 end product, how they would integrate into the Board's emphasis on comprehensive planning and if it would be useful to prescribe a cycle for comprehensive planning, e.g. a municipality should examine its comprehensive plan every  $x$  years.

Ms. Lewy addressed the issue of corridor meetings and recommended meetings with all of the corridor groups be completed by 2009. Mr. Buroughs said Bedford and Mount Kisco wanted to meet to discuss the Route 117 corridor. Ms. Lewy suggested meeting with them first to aid in formulating a consistent message for municipalities.

Mr. Douglas warned that municipalities might up-zone if they are shown build outs. He added that municipalities should be shown prototypical examples of new urbanism, which the Board views as a good development model. Mr. Smith suggested taking the list of character areas and superimposed build outs as another demonstration aide. He stressed the need to get communities to share with the Board the type of community and projects they want, as opposed to what they do not want. Mr. Thombs asked if it was possible to measure a municipality's progress towards a deliverable. Mr. Smith cautioned against measuring such progress. Ms. Lewy responded that the purpose would be to simply show that the municipality was working towards something.

Mr. Douglas said a comprehensive planning model from the Village of Pelham may be useful for other municipalities. At a comprehensive planning process roundtable held on March 26, the Village discussed how it produced a plan for specific, targeted

redevelopment areas. Ms. Lewy said a summary of the roundtable may have other useful information for municipalities and may promote a common terminology.

Mr. Buroughs said next steps include scheduling meetings, crafting a consistent message for municipalities and creating a presentation for meetings. Ms. Lewy hoped to have a uniform map of the county and a viable comprehensive planning process model for municipalities by 2009. Mr. Morabito said the Board should serve as a leader to municipalities in a manner similar to *Patterns*. Mr. Thombs stated the process would be the model for municipalities. Ms. Lewy said the approach to *Westchester 2025* is different from *Patterns*, in that the Board is trying to be a leader without setting goals. She also stated the Planning Board and Department should convene meetings to move the process forward in the short-term, but a solution to moving the process forward in the long-term had to be found.

X. Adjournment

The meeting was adjourned at 10:53 a.m.



**WORK SESSION NOTES  
WESTCHESTER COUNTY PLANNING BOARD**

Room 429  
Michaelian Office Building  
White Plains, New York  
Tuesday, June 24, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Marcus Griffith (City)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works

**BOARD MEMBERS ABSENT:**

Dwight Douglas (City)  
David Menken (Town)  
Clinton Smith (Town)  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Ed Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Ed Hoffmeister, Associate Planner  
Christopher Gomez, Planner  
Tom Bullers, Program Specialist

**GUESTS:**

Anthony Futia, Resident

The work session began at 3:10 p.m.

Matters for Discussion

A. 2009 Capital Budget Requests

Mr. Natarelli and Mr. Hoffmeister will draft a cover memo from the Planning Board for this year's report that highlights issues the Board deems important, such as green technology, fiscal responsibility, etc. Board members can get copies of the CDs from the Capital Project Committee presentations. Mr. Griffith suggested the Board tour Playland in the future.

B. Westchester 2025

Mr. Buroughs, Mr. Brady and Mr. Gomez described a prototype of what would be presented to each municipality to create a consistent message. They proposed going out to the 43 municipalities, discussing their planning efforts with them, taking along a set of products that the County would be producing and using the interaction with the municipality to verify the information in the products. They will create a presentation and a package of materials to provide to each municipality. Mr. Thombs asked if there was a test case municipality. Mr. Buroughs responded that North Salem could be a test case for staff to work up and present to the Board at the July 22 meeting.

Ms. Pilla asked if there was a way to show the intermunicipal impacts of various issues. Mr. Buroughs replied that all materials used with the municipalities would use extended borders to model a more regional approach, even within a municipality. A discussion followed on progress to the present, including the need to plan message delivered at the County Center in January 2008, other county-wide and regional presentations and the creation of the Westchester 2025 website.

A discussion followed on the next steps. These include:

*Working with the 43 municipalities* – Meetings with each municipality may take 1 -2 years and will provide the information to verify their part of the County-based “products.” (An intern is currently cataloguing all the materials the department has from each municipality.) It still needs to be determined if products can be used in the interim and how that would be presented and updated. Working with North Salem will help clarify this. Also, using CDBG as a model, the department should meet with each municipality every 3 years to discuss the municipality's planning efforts and revise the department's products.

*Create 2025 Products* – A uniform set of 2025 products for each municipality needs to be created, such as the regulatory outcome of what happens under current land use

**Westchester County Planning Board**

**June 3, 2008**

Page 3

regulations, a 2025 vision plan based on 2025 policies, integration with other planning efforts on flooding, global warming, affordable housing, etc., and the seamless integration of the 2025 website with local planning efforts. The North Salem test case will give an indication of the range of products that can be created.

*Regional cooperation requires a different approach* – The Board will need to go back to the "bold initiatives" and determine what else it wants to accomplish. Examples included proposing a way to deal with border disputes or corridor issues. Ms. Lewy said she hoped to draft a proposal for the fall and welcomed assistance from the other members.

The work session concluded at 4:40 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, July 22, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Anthony Ferrantello for Ralph Butler, Commissioner, Department of Public Works  
Mike Coley for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Peter Neglia for Joseph Stout, Commissioner, Department of Parks, Recreation and  
Conservation

**BOARD MEMBERS ABSENT:**

Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Fran McLaughlin, Director of Administration  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Paul Gisondo, Associate Planner  
Lukas Herbert, Associate Planner  
Ted Leimbach, Assistant Planner  
Jaime Martinez, Program Specialist  
Joe Bonanno, Intern  
Laura DeLucia, Intern  
Samantha Grasso, Intern  
Marcus Hedwig, Intern  
Jeremy Weiss, Intern  
Tom Bullers, Program Specialist

**GUESTS:**

Chris Crane, Board of Legislators  
Barbara Dodds, Board of Legislators  
Peter Eschweiler, Chair, Flood Task Force

## Westchester County Planning Board

July 22, 2008

Page 2

### I. Call to Order

The meeting was called to order at 8:07 a.m. by the Chair, Cheryl Winter Lewy.

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, August 5, 8 a.m. (work session or no meeting)
- Tuesday, September 9, 8 a.m. (second Tuesday)
- Tuesday, October 7, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of June 3, 2008 were adopted on a motion by Ms. Pilla, seconded by Mr. Thombs and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy remarked that a number of Board members toured Playland on Monday, July 14. The group gained a better understanding of the needs of the park and had an opportunity to comment on aesthetic improvements to the park. Department staff and Ms. Lewy also met with representatives from the City of White Plains to discuss Westchester 2025. Ms. Lewy asked that the Board be sent materials distributed at the Spring 2008 WMPF Clerks seminar.

### V. Commissioner's Remarks

Commissioner Mulligan announced that after many years of dedicated service with the County, Fran McLaughlin is retiring in September. He stated that the many departments, especially Planning, benefited from her wide range of skills and her ability to get things done and she will be greatly missed. Mr. Mulligan introduced a new planner Ted Leimbach and said that the Department was fortunate to hire him, a recent graduate of Rutgers with a Masters of City and Regional Planning degree. Mr. Mulligan also introduced former Planning Commissioner Peter Eschweiler, currently serving as chair of the County's Flood Action Task Force. Also introduced were five of the Department's summer interns. To conclude, he instructed Board members on how to obtain a security badge for more convenient building access.

### VI. Referrals

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

- May 16, 2008 through June 15, 2008

Ms. Lewy suggested the response language for SOM 08-006, BVS Acquisition (Bank of America), should be more straightforward in its recommendation to move the building to the street and locate parking in the rear. Ms. Lewy also questioned the relationship of nearby schools and walkability for GRB 08-003, Westhab. She asked if the response letter for NRO 08-006, Titus Mill Landing, should include a comment about the parking garage under the building and its potential impacts on the streetscape. Mr. Herbert noted that this aspect was reviewed but in this particular proposal, the building's orientation on a narrow lot would mitigate that problem.

Mr. Griffith asked for clarification on NOC 08-007, Definition of Family. Mr. Buroughs said there were two main concerns with this referral. The change has the appearance of being exclusionary as it allows more people to be included in the definition of "family" if they are domestic employees while sharply limiting the number of unrelated individuals who may constitute a household. He noted that, based on court cases, the definition should focus on capacity. Second, he said that the Town provided no explanation for the change. Mr. Douglas emphasized that there was substantial previous litigation in this matter. Mr. Buroughs said the staff is careful to avoid phrasing referral letters in such a way as to be interpreted wrongly as legal advice.

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

#### Current Referrals

A. NSM 08-002, Salem Hunt, Draft Environmental Impact Statement, Town of North Salem

Mr. Buroughs said Board members were given a sheet in their meeting packet that presented revisions to the previously circulated draft response letter. The revisions were based on members' comments on the draft letter. The new comments emphasized the extensive wetlands on the site as well as the auto-oriented design. Mr. Douglas said each 2-bedroom unit could accommodate 4 cars, between the 2-car garage and driveway and that parking may be excessive. Ms. Lewy asked if the Environmental Management Council (EMC) comments were included in the response. When Mr. Herbert replied the EMC comments are included as an attachment, Ms. Lewy suggested that the new EMC observations also be inserted into the Board's letter as the concerns were shared. Mr. Buroughs said he would examine the tree cutting issue further and would make the appropriate revisions.

Mr. Ferrantello asked if LEED features were required for the development and elaborated on some potential LEED features. Mr. Buroughs responded that LEED features were not required. Mr. Mulligan suggested WMPF could host a workshop

on the pre-construction aspects of LEED. Mr. Douglas suggested attaching LEEDS standards to certain documents.

Ms. Lewy requested that staff incorporate the above changes and send the response letter to the Town.

VII. Matters for Board Action

A. Adoption of Planning Board Report on 2009 Capital Project Request

Mr. Natarelli briefly discussed the final version of the Planning Board Report and the revisions that have been made based on the Board's review and discussions. He will coordinate a visit to the Yonkers Wastewater Treatment Plant, at the request of Mr. Griffith and Mr. Thombs.

A motion to adopt a Resolution to adopt the Planning Board Report on 2009 Capital Project Request as presented was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

B. B014B Exterior Infrastructure Repairs, White Plains Complex (2006-2001), 2008 Capital Budget Amendment

Mr. Natarelli briefly discussed the above item, which advances the window replacement at 112 East Post Road from 2009 to 2008 so as to coincide, for cost savings and efficiencies, with the window replacement already schedule for 2008 in the Michaelian Office Building. Mr. Thombs asked about the term "security" in the resolution. Mr. Natarelli responded that some of the windows have grates.

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

VIII. Matters for Board Discussion

A. Parcel-Based Land Use Mapping

Mr. Gisondo presented the above item with a number of maps posted on the wall displaying the new land use data created by Department staff. He noted that the update began with obtaining NYS Office of Real Property Services assessment codes and parcel data from all municipalities and then translating the assessment codes into 246 land use codes and then into 57 land use categories. He said that for most display purposes, 19 land use categories will be used but that the more detailed analysis remains available. Mr. Gisondo said that the last land use process resulted in 6,000 unique polygons and that the new data has over 250,000 polygons, one for

each tax lot in the county, creating a level of detail much greater than ever before available.

Mr. Thombs commended Mr. Gisondo and Mr. Martinez on their work. Mr. Douglas asked if miscoding errors were frequent. Mr. Gisondo answered that the coding by assessors is not always consistent with land use as understood by planners. Ms. Lewy suggested meeting with municipal assessors to discuss land use coding, especially within 1000 feet of a municipal border. Mr. Eschweiler cautioned against this as the purposes and objectives for assessors and planners differ. Mr. Griffith asked when and to whom the data will be available. Mr. Gisondo responded anyone will have access to the data through the GIS website and he expected the data will be available in the next few months. The Department is outlining means to publicize and present this new data resource

B. Westchester 2025

Mr. Buroughs and Mr. Brady, with the aid of a PowerPoint presentation, discussed the potential next work elements for Westchester 2025. This included three general areas to move forward in: the regulatory outcome analysis and vision plan, special subject deliverables and technical support. Mr. Buroughs said the “build-out” analysis and vision plan can occur in two ways, either by analyzing the entire county in-house and then presenting to municipalities in small to big groups or doing the analysis and presentations one municipality at a time as the work advances. He suggested the county approach may be the best way to emphasize and reinforce regional planning. Mr. Brady showed a prototype PowerPoint presentation that could be shown at meetings with individual municipalities.

Ms. Lewy asked for reactions to the presentation and whether the Department should focus on a similar analysis for all of the municipalities. Mr. Smith said one difficulty was to get municipalities to articulate what they want to be, not what they don’t want to be. He said there may be a regulatory vacuum and we should find out what we can do to make the land use regulation job easier for local officials. Ms. Lewy said prototypes could be developed for the four different types of centers as a visual aide. Ms. Pilla added that this approach would help address the differences between cities and villages. Mr. Menken agreed and said if an analysis is done for each community, then each community will focus on itself and not on its region.

Mr. Smith said there is a need to associate the character area palette with land use colors on a map in order for the issues to be easily understood by the public. Mr. Brady said that would be difficult because of the coordination necessary between character area maps, comprehensive plans and land use maps. Mr. Douglas stated community character is the most important aspect of Westchester 2025 and design guidelines could be a fruitful addition to Westchester 2025. He noted that zoning



cannot be relied on to discuss character. Ms. Lewy agreed that there needed to be an integration of the design primer with the 2025 character areas.

Mr. Ferrantello said the educational format of Westchester 2025 was important as was the use of 3-D imagery. Mr. Thombs suggested incorporating Web 2.0 elements into the web site to foster communication with and amongst municipalities.

Mr. Menken said local planning boards often look at the issue directly in front of them, with little time available to devote to regional issues. Ms. Lewy suggested creating a map that only showed the land use of areas within 500 feet of a municipal border. Mr. Douglas cautioned that this might highlight conflicts, whereas a regional map might generate more constructive dialogue. Mr. Griffith suggested that any map given to a municipality should include neighboring municipalities. Mr. Thombs added that we need to find tools to make it easier for communities to look beyond their borders. Mr. Griffith noted that we also need to address Westchester County's borders with Putnam and Fairfield counties and with New York City.

Ms. Lewy mentioned a couple of points raised at her meeting with the City of White Plains on July 21. City officials noted communities view corridors differently, using Central Avenue in Yonkers and Hartsdale as an example, and challenged the Board to reflect on its use of words and concepts. Mr. Douglas noted that corridors present a different set of issues. He said that they also need to be defined in terms of character with an approach for some sections of, how can we stop it from getting worse?

Mr. Smith said a second launch of Westchester 2025 makes sense and it may be worth meeting with planners not affiliated with municipalities to get a sense of the issues they face in working with developers. Ms. Lewy said if a municipality's goals, zoning, etc. were clear, then developers could make proposals aligned closely with what the municipality wants.

Mr. Eschweiler reminded the Board of their duty regarding Westchester 2025 to provide infrastructure data to other departments in order for those departments to plan for future needs. Ms. Lewy said the Board has discussed infrastructure with the commissioners of appropriate departments, but infrastructure needs are difficult to measure. She added that an email be sent to the Board with the link for the US Green Building Council.

IX. Matters for Board Information

A. Flood Task Force Update

Mr. Eschweiler, chair of the Flood Task Force, discussed the formation and membership of the task force, its mission and its work program as outlined in a

**Westchester County Planning Board**

**July 22, 2008**

Page 7

handout he gave the Board. He also presented and discussed the guidelines the task force will use to evaluate municipal applications. He noted that meetings have been held with each of the applicants to date and that all of the applications submitted to this point have some merit. Mr. Mulligan asked Mr. Eschweiler to address the issue of county purpose for the projects. Mr. Eschweiler said that bond counsel has asked that all of the projects must show a county purpose, which is limited in scope to the protection of physical, County-owned assets.

Ms. Lewy thanked the former Commissioner for his thorough presentation and for his continuing service to Westchester's residents. (Mr. Eschweiler's briefing notes are attached to the minutes.)

X. Adjournment

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

**WORK SESSION NOTES**  
**WESTCHESTER COUNTY PLANNING BOARD**

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, August 5, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Bill Brady, Associate Planner  
Christopher Gomez, Associate Planner  
Brian Connolly, Assistant Planner  
Meghan Flanagan, Planner  
Ted Leimbach, Assistant Planner  
Tom Bullers, Program Specialist

The work session began at 8:10 a.m.

Matters for Discussion: Westchester 2025

Mr. Buroughs distributed a document titled "Initiatives for a Sustainable Future," dated revised January 8, 2008. He noted that it was decided by the Planning Board last January to set aside this list of potential actions until later in the Westchester 2025 process. The list was reviewed and discussed. It was discovered that several suggested initiatives have already been undertaken while others have been included in the Board's recently adopted policies. Still others could be taken up now. Ms. Lewy suggested that the Board report on the progress made in an annual report that could be released in January.

A conclusion was reached the staff should draft a position or background paper outlining how and why the referral provisions of the County Charter or Administrative Code should be revised to be consistent with NY State law on the referral process (minimum notification period, submission requirement of complete application, supermajority) plus add a requirement for mandatory referral of any proposed land use/zoning action that is given a positive declaration by the lead agency.

It was also agreed that a separate effort should be continued to pursue the expansion of Planning Board membership to add two at large members and the County Commissioner of Transportation.

Ms. Lewy suggested that an agenda be prepared for a presentation to the Municipal Officials Association and possibly the Council of Governments. The likely subjects appear to be: the

## **Westchester County Planning Board**

**August 5, 2008**

Page 2

referral process changes, open space objectives and character identification. It may also be appropriate to have another meeting with the Transportation Board. Other items to be considered include pushing more for operation of the housing land trust; meeting with Metro-North on increasing capacity into White Plains; and creating stronger emergency planning ties with DES and DPS.

A target date of March 2009 was discussed for the “second launch” of Westchester 2025. Work items and products should all be geared toward meeting that date. The possibility of getting a regional meeting on the schedule for the early fall was discussed with three other meetings to follow. At this point attention turned to a second handout titled “Westchester 2025 Draft Work Program,” dated August 4, 2008. Mr. Brady explained that this is a comprehensive list of specific projects and tasks that staff could be working on. He asked if some should be given higher priority than the others.

Priorities include the regulatory outcome work, visioning elements, centers analyses, comprehensive plan guidelines and the interim outreach forums. Also discussed were: hiring a consultant for repetitive or technical work; forecasting infrastructure capacity; purchasing a new computer for Community Viz software; and including property taxes in build out scenarios.

The work session concluded at 10:00 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, September 9, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
David Menken (Town)  
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:**

None

**STAFF PRESENT:**

Jerry Mulligan, Commissioner

Fran McLaughlin, Director of Administration  
Deborah DeLong, Director of Housing  
Larry Kelly, Program Administrator  
Bill Brady, Associate Planner  
Paul Gisondo, Associate Planner  
Lukas Herbert, Associate Planner  
Ted Leimbach, Assistant Planner  
Susan Darling, Associate Environmental Planner  
Brian Connolly, Planner  
Kay Eisenman, Environmental Planner

**GUESTS:**

Neil Sullivan, City of Yonkers  
Richard Aryeh, Lionheart Ossining, LLC

**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 9, 2008

Page 2

### II. Meeting Dates and Announcements

The next three Planning Board meetings are:

- Tuesday, October 7, 8 a.m.
- Tuesday, November 5, 8 a.m.
- Tuesday, December 2, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of July 22, 2008 were adopted on a motion by Ms. Pilla, seconded by Mr. Griffith and approved by the Board.

### IV. Chairman's Remarks

Ms Lewy told members that she attended the Planning Department picnic at Hilltop Hanover and that it was a great deal of fun. She enjoyed seeing the farm and how well it is coming along, as well as picking fresh vegetables. She encouraged members to visit to see for themselves how well everything works.

### V. Commissioner's Remarks

Mr. Mulligan introduced new Assistant Planner Brian Connolly, a graduate of Cornell University and the Cornell Regional Planning Masters Degree Program. He also welcomed Ted Leimbach, a new Assistant Planner, a graduate of Susquehanna University and Rutgers University Regional Planning Masters Degree Program.

Mr. Mulligan and Ms Lewy praised the work of Ms. McLaughlin who will retire soon. Mr. Mulligan said Ms. McLaughlin had been an invaluable member of the Planning Department and a very dedicated employee with the County for 20 years. She was always willing to take on any task and always got it done well. She has made a lasting contribution to the County and its residents and she will be greatly missed.

### VI. Referrals

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

- June 16, 2008 through July 15, 2008
- July 16, 2008 through August 15, 2008

Ms. Pilla asked about the location of the GRB 08-005 600 White Plains Road referral. Mr. Herbert responded that it was partly in the parking lot of the Marriott Hotel. Ms. Pilla warned that this area is a wetland and that anything built there could sink, as has happened in the past. Mr. Lukas said that no detailed site plans have been received as yet.

Mr. Douglas asked about NOC 08-011 Empire State Towing as to its location and whether it is on the border with Greenburgh. He hoped that the planning boards of both North Castle and Greenburgh had been involved, as it could affect both municipalities.

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 abstentions from the Lewisboro, Mount Kisco and New Castle portions of the June-July report, and from Briarcliff, Elmsford Mount Kisco and New Castle portions of the July-August report.

### Current Referrals

A. OSV 08-002B, Village of Ossining Comprehensive Plan, Draft Environmental Impact Statement, Village of Ossining

Mr. Leimbach used a PowerPoint presentation to discuss the Draft Comprehensive Plan/Generic EIS which has been in the works for two years. The consultants are working closely with the Ossining Village planner, Valerie Monastra. The DEIS was released two weeks ago. Mr. Leimbach said that the Village is a diverse community with a good balance of households, both owner and renter occupied. The most substantial part of the plan focuses on the waterfront area, which is likely to be the area that brings the greatest economic impetus to the Village. New zoning is being used as a way to increase uses and allow change to occur. Mr. Leimbach noted that there are great views of the Hudson River which should be preserved, although access is limited by the steepness of the cliffs which separate the river from the Crescent, the heart of historic, downtown Ossining.

The Plan promotes Ossining as a desirable business locale and focuses on regulatory reform and capacity building. It also updates existing business district zoning by creating more zones which it is thought will bring more people into the downtown district.

Transportation objectives are to enhance walkability, improve transit options and traffic conditions along Route 9. Timing Bee-Line buses to coincide with Metro-North trains would increase accessibility for many people. These issues and other quality of life issues address residential overcrowding and seek to protect parks and open space.

The Draft Generic EIS analyzes and evaluates any environmental impacts of the Plan's recommended amendments to the Zoning Code and LWRP.

Although the Plan assumes that Sing Sing Prison, situated directly on the waterfront, will remain in its current use, there is the possibility of creating a museum in the 1825 Cell Block, as well as replacing run-down and unattractive staff housing trailers with affordable housing.

Several members commented on the disconnect between the downtown area and the waterfront, citing the difficulty of steep slopes but saying that reforming zoning would help to attract new uses. Buildings should not be too high in order to preserve viewsheds. Increasing the power of the Historic Commission is also a good idea, and forming an intermunicipal compact between the Town and Village would help to protect the Indian Brook watershed. The capacity of the wastewater treatment plant should also be carefully examined, as there may be a question as to its ability to accommodate the projected increase in flow. Consistency with the Westchester 2025 is also important. Members asked for clarification about the proposed Cappelli waterfront development and how it compares to the Comprehensive Plan. These issues will all be raised in the Planning Board's letter to the municipality.

**B. SOM 08-005, Saint Joseph's Church/JFK High School, Site Plan Application, Town of Somers**

Mr. Herbert used a PowerPoint presentation for the site plan application of a project described as a master plan for the reconfiguration of the JFK high school campus through the construction of a new 800-seat church with 440 parking spaces to be located on the southeast portion of the campus, on an athletic field. Additionally, the high school would be enlarged to house a new gymnasium and two new athletic fields would be constructed which would require partial filling of a man-made lake. Mr. Lukas highlighted the location of an old railbed that has potential re-use as the Mahopac Trailway.

Mr. Gisondo described the County's plan to extend a trailway on the old railbed, the last of its kind in the county, between Golden's Bridge and the North County Trailway. Most of the land is in public ownership or has easements to permit a trailway and it could be a great bike and pedestrian path connecting the train station, the school and shopping. The school campus and Lincoln Hall are the only areas where issues remain with trail construction. Staff opinion is that trailways do not threaten student safety, but would benefit students who can use the trailway to access the school.

The Archdiocese of New York is opposed to allowing the trailway on its property, which could result in the County losing the \$1 million grant it had secured to develop the Mahopac Branch trailway. The Town of Somers supports the County's proposal.

Mr. Herbert said that although the Archdiocese wants the Church and school completely separated, the Department staff believes site impacts would be minimized if parking facilities were shared. The efficiency of the site would be increased and environmental impacts decreased by combining or sharing elements of the school's expansion and the church relocation. A SEQR review of alternatives would identify the best way to proceed.



The traffic patterns proposed create a longer and more circuitous route for parishioners, as well as extra miles traveled, which adds to auto emissions and increases the Town's carbon footprint. Also the route for emergency vehicles to access the campus is a cause for concern. A railway could provide additional emergency access if it is designed to be wide enough, and vehicle entry controlled by a removable barrier.

Stormwater management should be more completely shown as flows would impact the New Croton reservoir. Treatment and retention ability is limited without periodic cleaning and maintenance of infrastructure, and it is recommended that an improved stormwater management plan be provided. Also, use of retention methods such as rain gardens and pervious pavers should be considered.

A wetland scientist retained by the applicant spoke of seeing standing water within the old railroad right-of-way which exhibited a sheen on its surface. The applicant has proposed using this right-of-way for a stormwater retention basin.

Mr. Herbert will take comments on this project for inclusion into the Board's response to the Town.

VII. Matters for Board Action

A. Academy Place Affordable Housing Development, Village of Ossining-New Homes Land Acquisition and Housing Implementation Fund

Mr. Kelly showed a PowerPoint presentation of the Academy Place affordable housing development which includes 50 newly constructed affordable condominium units in the Village of Ossining. The development includes one and two-bedroom units with 71 parking spaces underneath the building. Ms. Lewy asked about the fencing near the site and suggested that adequate fencing be installed near the development.

Mr. Mulligan introduced Richard Aryeh, the developer for this project from Lionheart Ossining LLC. Mr. Aryeh said that he was honored to help bring affordable housing to Ossining.

A motion to adopt a Resolution supporting the Housing Implementation Fund and New Homes Land Acquisition request for the Academy Place Affordable Housing Development was made by Mr. Griffith, seconded by Ms. Lewy and approved by the Board.

**B. RBR01 Bronx River Reservation Pathways-2008 Capital Budget Amendment**

Mr. Brady presented the capital budget amendment to authorize \$6,700,000 for the design and construction of a 1.5 mile segment of the Bronx River Parkway Reservation's pathway from Fenimore Road to Crane Road in Scarsdale and to accept a NYS Department of Transportation grant in the amount of \$96,000 to fund the design and installation of interpretive signs on the Reservation.

Mr. Brady described the pathway course and possible alternatives. He said that the cost for this segment of pathway would be similar to the cost of a proposed segment of RiverWalk in Tarrytown. Ms. Lewy suggested that the construction of the pathway segment be coordinated with the construction of the Crane Road Bridge so that the Metro-North flagmen are used at the same time to save money.

Ms. Lewy proposed to accept the Resolution with an amendment stating that pathway construction will be coordinated with the Crane Road Bridge project and other construction projects if possible.

A motion to adopt a Resolution supporting the revised capital budget amendment was made by Mr. Griffith, seconded by Ms. Lewy and approved by the Board.

**C. SY42B Yonkers Joint Treatment Plant Odor Control, Additional Mitigation-2008 Capital Budget Amendment**

Mr. Lauro presented a PowerPoint presentation of the Odor Control measurements at the Yonkers Joint Wastewater Treatment Plant (YJTP). Mr. Lauro described the 1992 Odor Study and the major odor abatements that have been put in place since 1992, including scrubbers, waste gas burners and aeration tank upgrades. He described the capital budget amendment to authorize \$3,200,000 for further modifications to odor control facilities at the Plant and installation of an odor control system at the Ludlow Street Pump Station. After these upgrades are put into place, it is anticipated the severity of the odors will be reduced and the odor will be contained to the areas surrounding the YJTP.

Mr. Smith commented that several of the large development projects that have been built in Yonkers depend on the YJTP. Mr. Lauro said that odor complaints have been an ongoing problem ever since secondary treatment was installed at the Plant.

A motion to adopt a Resolution supporting the capital budget amendment was made by Mr. Griffith, seconded by Ms. Lewy and approved by the Board.

D. SY86A Yonkers Joint Sanitary Sewer District-Municipal Sewer System Rehabilitation

Mr. Lauro described a capital budget amendment of \$2,200,000 to assist the City of Yonkers in the ongoing effort to repair sewers including monitoring, cleaning and replacing lines and manholes which have been identified as having excessive inflow and infiltration in the Bronx River Watershed. He described how these studies and repairs help the Yonkers Joint Treatment Plant and protect the Bronx River.

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

VIII. Matters for Board Information

A. Yonkers Downtown Development-Status of Responses to Comments

Mr. Mulligan said that Mr. Buroughs is drafting a response to the City of Yonkers and the developer regarding additional information about the tax increment financing that was provided by the developer.

B. Westchester 2025

Ms. Lewy described the Work Program for the Westchester 2025 Program and the tasks to be completed by March 1, 2009. Mr. Brady said that a consultant would be hired to help with Westchester 2025 website development and an RFP will also be developed. Mr. Gomez noted the importance of hiring this consultant soon.

Department staff recently met with municipal officials from the Town of North Salem and presented a pilot "Build Out" analysis for the Town. Mr. Gomez said that the feedback from this North Salem meeting was very helpful. Mr. Butler suggested that the capacity of the water and sewage plants need to be taken into account during this analysis. Mr. Mulligan said that a separate capacity study of the County's wastewater treatment was being discussed with Commissioner Lauro and he expected it would proceed on a parallel track. Ms. Lewy also suggested that an infrastructure and transportation study be added to the 2025 analysis.

Ms. Pilla suggested that the municipalities be informed of any work program updates. Ms. Lewy suggested that the Board send out an update letter to the municipalities in early October. She said that the letter should highlight how Westchester 2025 will provide shared services and help municipalities save money. She also suggested presenting this work program update to the Westchester Council of Governments. Mr. Gomez said that the Westchester 2025 products will be presented at the spring 2009 WMPF Land Use Symposium. Mr. Mulligan added that

**Westchester County Planning Board**

**September 9, 2008**

Page 8

a meeting would be set up with the County Executive's office to go over the proposed work program for 2025 and proposed outreach.

Mr. Smith asked about the status of the I-287 Corridor Project. Mr. Mulligan said that there would be an official announcement by NYS DOT with the Westchester and Rockland County Executives in the next few weeks.

IX. Adjournment

The meeting was adjourned at 10:30 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, October 7, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Neil Sullivan (City)  
David Menken (Town)  
Clinton Smith (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:**

Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Larry Kelly, Program Administrator  
Susanne Marino, Program Administrator  
Bill Brady, Associate Planner  
Chris Gomez, Associate Planner  
Ed Hoffmeister, Associate Planner  
Lukas Herbert, Associate Planner  
Meghan Flanagan, Planner  
Brian Connolly, Assistant Planner

**GUESTS:**

Barbara Dodds, Board of Legislators  
Jeff Feldman, L&M Development  
Jonathan Cartell, L&M Development

## Westchester County Planning Board

October 7, 2008

Page 2

### 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:

- **Wednesday**, November 5, 8 a.m.
- **Tuesday**, December 2, 8 a.m.

### III. Adoption of Minutes

The minutes of the meeting of September 9, 2008 were adopted on a motion by Mr. Griffith, seconded by Ms. Pilla and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy introduced Neil Sullivan who was just appointed to the Planning Board by the County Executive. Mr. Sullivan, a resident of the City of Yonkers since 1986, spoke briefly about his 10 years of experience on the Yonkers Zoning Board of Appeals and his recent retirement from that board. He said he teaches at Baruch College and, as a special interest, has written several books on baseball and stadium construction and financing.

Ms. Lewy also recapped the latest news about the Tappan Zee Bridge/I-287 Environmental Review and said that the next year would present great challenges for the Board and the Department to work with the I-287 corridor municipalities on transit planning and transit oriented development.

Ms. Lewy announced that Norma Drummond distributed a list of CDBG application review sessions and invited Board members to attend. It was noted that these are lively and informative in-house staff review sessions that are used to develop recommendations for funding.

### V. Commissioner's Remarks

Mr. Mulligan advised the board that the New York Metropolitan Transportation Council, through its September 11<sup>th</sup> Memorial Program Academic Initiative, has placed Peter Feroe with the Planning Department to work specifically on planning aspects related to the I-287 corridor, including the potential for transit-oriented development. He said that Peter previously worked for Congresswoman Nita Lowey and is currently completing a Master of Urban Planning at NYU's Wagner School of Public Service. He added that his presence – on a part-time basis – will greatly facilitate our working together and coordinating with the TZB project study team and municipalities in the 287 corridor.

VI. Referrals

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

- August 16, 2008 through September 15, 2008

Ms. Lewy addressed the LEW 08-005 Popoli/Sicuranza Subdivision referral. She said that the summary of the response letter appeared to encourage the Town to prefer a conventional subdivision layout instead of the cluster subdivision layout. Mr. Buroughs explained that the proposed cluster layout was essentially the same as the conventional layout and did not achieve any of the environmental benefits that should be part of a cluster plan. The letter encouraged the Town to require the applicant to prepare a real cluster plan that mitigated the impacts shown on the conventional plan. This may not have been clear in the referral summary report.

A motion to accept the referrals report was made by Mr. Douglas, seconded by Ms. Pilla, and approved by the Board. Mr. Smith noted his abstentions from the Lewisboro, Mount Kisco and Pleasantville portions of the report.

VII. Matters for Board Action

A. BES07 Food Storage and Distribution Warehouse, Grasslands – 2008 Capital Budget Amendment

Mr. Hoffmeister presented a proposed 2008 capital budget amendment to authorize an additional \$400,000 for construction documents related to a new food storage and distribution warehouse to be located in the southeast corner of the Grasslands Reservation, which is currently undeveloped. Previously, \$170,000 had been funded for a study on the project location. The purpose of the building would be to serve as a central location for food distribution for emergencies and on a regular basis to the needy. The building would be constructed as “green” as possible and would be well designed in order to function as a gateway to this part of the Grasslands Campus.

Ms. Lewy asked if the project will replace a lease to a non-profit for this type of use and if the new building will be operated by the County. Mr. Smith asked if the project was still considered a high priority. Mr. Butler replied that the project moved from a lease arrangement to a county project of emergency services about 18 months ago after Hurricane Katrina. At that time, the county was informed that it would have to provide a central location for delivery and distribution of emergency food supplies in the event of natural disasters. He said the facility at this central location will be able to accommodate the services for the needy as well as emergency requirements. He noted that it is up to the Board of Legislators to determine priorities.

Mr. Smith stated that all he saw was a change in purpose, not in operation. He requested that more information be provided on how the facility would be operated in emergency situations. Mr. Butler stated that 15,000 square feet will be required for emergencies. He added that management of the facility has not yet been determined.

Mr. Griffith asked if this area was near the prior improvements that were made for the VOA facility. Mr. Butler responded that it was and that infrastructure had already been put into place since it was always known that something would be built here.

A motion to adopt the resolution supporting the 2008 capital budget amendment was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

**B. RYON4 Yonkers Recreation Enhancements – 2008 Capital Budget Amendment**

Ms. Flanagan used a PowerPoint presentation to discuss a capital budget amendment to authorize \$7.225M for enhancements to recreational facilities in Yonkers. The funding, which had originally been appropriated to waterfront projects, was de-appropriated at the request of the City when they chose to pay for the waterfront projects using other funding sources. The City now wishes to use the same allocation amount to renovate two ballfields and to construct a new skate board park at the Murray Skate Center. Both ballfields are at City parks and would be renovated to include artificial turf.

Mr. Sullivan asked if the fields are used for soccer and if that is why artificial turf is being proposed. Mr. Stout responded that the proposed turf is the same type that is used in Saxon Woods Park and that such artificial turf is the only way to go right now for high-demand sports fields.

A motion to adopt the resolution supporting the 2008 capital budget amendment was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board.

**C. BPL01 Housing Implementation Fund – 2008 Capital Budget Amendment**

**D. BPL10 New Homes Land Acquisition – 2008 Capital Budget Amendment**

Ms. DeLong discussed both capital budget amendments which are proposed to add funding to enable additional affordable housing developments that are in the pipeline to move forward. These projects include Riverview, 330 Riverdale Avenue, Roundtop and the acquisition of a seven-unit building in Katonah for affordable housing. These projects must close by the end of the year in order to be eligible for additional funding through a New York State program. \$5.75M is requested for the Housing Implementation Fund and \$8.62M for the New Homes Land Acquisition Fund.



A motion to adopt the resolution supporting the 2008 capital budget amendment for BPL01 Housing Implementation Fund was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

A motion to adopt the resolution supporting the 2008 capital budget amendment for BPL10 New Homes Land Acquisition Fund was made by Mr. Douglas, seconded by Mr. Lauro and approved by the Board.

E. Riverview II, 47 Riverview Avenue, City of Yonkers – New Homes Land Acquisition Fund

Mr. Kelly showed a PowerPoint presentation of a proposed renovation project for Riverview II which would also extend the affordability of units in this building for another 50 years. The building, located at Riverdale Avenue and Prospect Street in downtown Yonkers, contains 343 apartments of various sizes. \$4.8M of New Homes Land Acquisition funding is requested to pay for a portion of the \$53M renovation project. All apartments will be kept to 60% AMI. The renovation also includes a NYSERDA grant to improve the energy efficiency of the building. Mr. Lauro asked if the funding would be used to renovate retail spaces within the building, to which Mr. Kelly responded that it would not.

Mr. Sullivan asked why this building was not being used for luxury housing given its location near the Hudson River. Mr. Kelly responded that the building could have been converted to a market-rate building, but the proposed subsidy scheme will prevent that for another 50 years. Mr. Douglas commented that it appeared to be the City's intent to keep this building affordable. Mr. Sullivan also asked about the type of security system in the building. Mr. Kelly responded that security cameras and door buzzers would be used. There would be no doorman for the building. Ms. Lewy noted that the renovation will improve the aesthetics of the building.

Mr. Mulligan reminded members that the preservation of existing affordable units, especially in projects of this size, is a major priority of the County administration and the municipalities in which this housing is located.

A motion to adopt the resolution supporting the New Homes Land Acquisition Fund request for Riverview II was made by Ms. Pilla, seconded by Mr. Lauro and approved by the Board.

F. 317-330 Riverdale Avenue, City of Yonkers – New Homes Land Acquisition Fund and Housing Implementation Fund

Ms. Marino showed a PowerPoint presentation of the 330 Riverdale Avenue mixed-income rental housing development which would include 170 new dwelling units in

a new apartment building to be constructed on four tax lots, two of which contain existing buildings which will be demolished. Of the 170 units, 136 would be priced affordable to households at or below 50% AMI and up to 60% AMI. The remaining 34 units would be priced at or below 130% or at market rates. \$3.3M of New Homes Land Acquisition funding and \$4.35M of Housing Implementation Fund funding are being requested for the units to be priced at 50% and 60% AMI only. The proposed building would also contain a number of green building technology features. It was also noted that the site is one block from the Ludlow Metro-North train station.

Mr. Douglas asked if the developer had already bought the site and if there were any environmental clean-up issues related to the existing uses on the site which included an auto body shop . Ms. Marino replied that the site acquisition was complete and that one underground storage tank had been discovered on the site and studied for environmental clean up problems. Ms. DeLong added that evidence of clean-up certification from NYS Department of Environmental Conservation will be required prior to closing. Mr. Douglas went on to note that the project contains an unusual mix of affordability, which will be an interesting social experiment.

Mr. Lauro noted the project's proximity to the Yonkers Joint Wastewater Treatment Plant and expressed concern that the new tenants will complain about odors from the plant. He also asked if any I&I work would be performed to mitigate additional sewage flows to the plant and if this topic had been raised in a site plan application referral to the County Planning Board.

Mr. Herbert confirmed that the development had not been referred to the County Planning Board by the City. Mr. Douglas pointed out that had this matter been properly referred, the topic of I&I mitigation would have been raised earlier. Further discussion among Board members eventually led to the question of whether a vote should be postponed until the need, and funding, for potential I&I mitigation can be clarified.

Mr. Feldman stated that the City evaluated the capacity of the sewer lines near the project and that the capacity was enough to handle the increased flows. He noted that because of the state imposed financing timing limitations, it was probably not a good idea to delay Board action. Mr. Lauro stated that the sewers under the street may have capacity, but that the County was not contacted with regard to impacts to the plant and I&I. Mr. Mulligan noted that if the applicant were required to do extra I&I work at this point, it may reduce the number of affordable units achievable with the funding request. Mr. Menken stated that the project may not be consistent with Westchester 2025 if no mitigation work is done. Ms. Lewy asked if the City could perform the I&I work instead of the applicant or if funds could be allocated through HIF. Mr. Douglas suggested that affordable housing projects could perhaps have a lower I&I threshold going forward, instead of the typical 3-to-1 requirement. It was determined that the many questions raised in this discussion required more

deliberation and that holding up action on this application prior to resolution would not make sense.

Ms. Lewy also called for a letter to the Board of Legislators stating that affordability should go beyond 50 years. This letter should be drafted in the next month and should advocate for the Housing Trust Fund to keep units affordable in perpetuity.

A motion to adopt the resolution supporting the Housing Implementation Fund and New Homes Land Acquisition request for the 330 Riverdale Avenue mixed income rental housing development was made by Ms. Pilla, seconded by Mr. Smith and approved by the Board.

G Round Top, Town of Cortlandt – New Homes Land Acquisition Fund and Housing Implementation Fund

This matter was postponed to a future meeting as it was not yet ready to proceed.

VIII. Matters for Board Information

A. Tappan Zee Bridge/I-287 Environmental Review - Update

Ms. Lewy spoke about recent news items and the need for the County to work with municipalities to implement the project along with transit-oriented development (TOD) around stations. Ms. Lewy noted that the timetable for this project will be quick since a record of decision is likely in 2010. This leaves only 2-3 years to create a TOD initiative and new partnerships with NYS DOT and County DOT. She said that the County Planning Board membership should be expanded to include the Commissioner of Transportation so he can be more directly involved with the Planning Board in this effort.

Ms. Pilla asked about the proposed bridge design which will place the bridge very close to houses. Mr. Buroughs stated that the objective of the project is to bring the bridge in at the same point as the existing bridge and that diagrams in the newspaper showing otherwise were very misleading. The new bridge will probably be two bridges, with one constructed first to handle traffic while the old bridge is demolished. Mr. Buroughs also noted that the draft EIS is to be ready by the end of 2009 and will have information regarding the phase one analysis of the bus rapid transit system. He noted that the TZB/I-287 study team would be available to give a presentation to the County Planning Board.

Ms. Pilla asked about the transit component of the bridge. Mr. Buroughs stated that the new bridge will be built to accommodate a rail component regardless of whether rail is actually implemented. He added that it is critical that the County keep on top

of the proposed BRT element to make sure that a separate right-of-way for BRT is constructed in Westchester.

Ms. Lewy stated that the County should work with communities to help shape the form of the new transit system and ensure transit-oriented development. Mr. Douglas agreed saying that there needs to be a study of potential TOD along the corridor to try to make it work.

Ms. Pilla also asked how wide the walkway on the bridge will be, noting that while it seemed useful for bicycles, it was doubtful that many people would want to walk the 3-mile span. Mr. Douglass noted that it would be good to design the walkway in such a way to prevent people from jumping.

IX. Matters for Board Discussion

A. Westchester 2025

Ms. Lewy noted that there would be a meeting with the County Executive and Deputy County Executive on October 14 to go over the next steps for Westchester 2025. Mr. Gomez and Mr. Brady were then asked to show the draft PowerPoint presentation that has been prepared for this meeting.

The presentation gave the details on eight deliverables which are to be prepared by March 2009. Additionally, the presentation showed a sample “flyover” video of the Croton Falls center that can be used to visually show potential buildout scenarios under zoning. Mr. Mulligan said that Deputy County Executive Larry Schwartz felt this would be an important part of the 2025 effort to enable all residents to visualize and make improved decisions on how their communities will grow. Ms. Lewy asked if hypothetical projects can also be added to the videos. Mr. Gomez replied that they could and that renderings for specific projects could be added to the videos. It is also possible to teach municipalities this program so that they could do these exercises on their own.

Ms. Lewy asked for some edits to the PowerPoint presentation which were made on the computer in the conference room as directed. Mr. Sullivan also asked if a flyover video can be used for transit projects as well. Mr. Gomez replied that this would require a different program which the County does not have.

Ms. Lewy stated that other departments use information from the 2025 website for their own data needs. Mr. Douglas added that grants should be used in conjunction with the 2025 toolbox as a more effective way to influence downtown plans. Mr. Mulligan instructed staff to include hard copy materials from the October 14 meeting to be distributed to Planning Board members in advance of the regular November meeting.

Mr. Brady and Mr. Mulligan also talked about a Nassau/Westchester conference they attended which featured a presentation on Nassau County's "cool downtowns." This conference focused on drawing or retaining young people and enabling seniors to remain in mixed use centers that have the kind of amenities that appeal to both groups. The program includes \$50,000 Nassau County capital investment grants to aid municipalities in creating downtown plans.

Mr. Herbert then began the PowerPoint presentation for the bus-based transit oriented development study performed by an NYU Capstone team. The presentation summarized the report prepared by this team which contained information on existing conditions, a literature review, a comparative review of similar transit systems and a list of specific recommendations for both the Planning Department and County DOT.

After viewing the presentation, Ms. Lewy asked if the Transportation Board had seen this presentation. Mr. Herbert replied that they had not. Ms. Pilla said that a lot of this information would be useful to referral reviews since most site plans often ignore the presence of bus transit. Mr. Douglas added that zoning ordinances often ignore whether mass transit is near a site with respect to the number of required parking spaces. It may be useful to highlight existing transit options or upgrade facilities as a way for a developer to reduce the number of parking spaces they would have to build.

X. Adjournment

The meeting was adjourned at 10:30 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Wednesday, November 5, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Neil Sullivan (City)  
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:**

David Menken (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Chris Gomez, Associate Planner  
Nick Magilton, Assistant Planner  
Ted Leimbach, Assistant Planner  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Hon. Peter Harckham, County Legislator, 2<sup>nd</sup> District  
Andrew Newman, Senior Assistant to the County Executive  
Barbara Dodds, Board of Legislators  
John Boykin, Special Assistant to the Mayor of Mount Vernon

**I. Call to Order**

The meeting was called to order at 8:00 a.m. by the Chair, Cheryl Winter Lewy.

## Westchester County Planning Board

November 5, 2008

Page 2

### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, December 2, 8 a.m.
- Tuesday, December 2, 8:30 a.m. (joint session with Transportation Board)

#### 2009: Planning Board Monthly Meeting Dates

The Board approved the 2009 monthly meeting dates.

### III. Adoption of Minutes

The minutes of the meeting of October 7, 2008 were adopted on a motion by Ms. Pilla, seconded by Mr. Sullivan and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy acknowledged the election of President-elect Barack Obama. She also noted that the next meeting on December 2<sup>nd</sup> will be with the Transportation Board.

### V. Commissioner's Remarks

Mr. Mulligan said that there may be need for a special Board meeting before the end of the year. The Board will be notified when this meeting is scheduled.

Mr. Mulligan introduced Nick Magilton, a new Assistant Planner in the Design Section of the Planning Department. Mr. Magilton has a Bachelor's Degree of Landscape Architecture and Bachelor's Degree of Community and Regional Planning from Iowa State University. He also introduced Andrew Neuman, Senior Assistant to the County Executive.

Mr. Mulligan said that Board members were welcome to attend the CDBG application internal review meetings on November 24 and November 25.

### VI. Referrals

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

- September 16, 2008 through October 15, 2008

Mr. Lauro suggested that the Planning Board's recommendations on MTK 08-007B, MRE Development Corp. in Mount Kisco should include a request that the Village require I&I removal to offset any increase in sewage flow from the new development. A motion to accept the referrals report, as amended, was made by Ms.

Pilla, seconded by Mr. Lauro and approved by the Board. Mr. Smith noted his abstentions from the Lewisboro, Mount Kisco and Mount Vernon portions of the report.

Current Referrals

A. YON 08-007B, River Park Center, Cacace Center, Larkin Plaza and Palisades Point, Final Environmental Impact Statement, City of Yonkers

Mr. Buroughs summarized the key points of the draft referral response letter for the River Park Center, Cacace Center, Larkin Plaza and Palisades Point final EIS. Mr. Buroughs stated that the project description continued to have a lack of detailed site plan and infrastructure information. He said that, in general, the responses in the final EIS to the County Planning Board's earlier comments did not provide answers and put off decisions about details until later stages of the review and approval process. In addition, the final EIS responses did not outline sufficient mitigation for impacts to County sewers, other infrastructure and services, such as Bee-Line service impacts. The developer's proposal to provide funds in lieu of constructing half of the required affordable housing units would be well below the funds needed to actually construct units. He added that no rationale was provided for the proposed amendments of the Yonkers Downtown Waterfront Plan other than market conditions had changed and that the amendments were necessary to allow the project proceed as proposed.

Ms. Lewy noted that these were significant comments. She and Mr. Sullivan questioned if it would be productive for Mr. Mulligan and County officials to meet with City officials to talk about the Board's comments. It was noted that such meetings have been held. Mr. Sullivan said that there could be a better way for information and questions to go back and forth between the two governments. Mr. Thombs expressed concern that this project was not following a comprehensive plan. Mr. Douglas said that it was hard to envision the site in the full context of the downtown. He said he was also concerned about the flooding impacts of daylighting the Saw Mill River. Mr. Douglas suggested that the previous letter on this project be attached to the current referral letter with the intention that issues be noted as clearly as possible so that they will be addressed in Findings and at site plan review. He added that everyone recognizes that this would be a tremendous investment in the city's future and that aspect was to be applauded. Mr. Sullivan agreed but added it could be very problematic if the development was done the wrong way. Mr. Smith summed up by saying the Board's comments should be seen as a caution flag and not a red flag.

A motion to approve the submission of the referral letter as drafted was made by Mr. Douglas, seconded by Ms. Pilla and approved by the Board.



B. YON 08-016, South Westchester Executive Park Expansion, Draft Environmental Impact Statement, City of Yonkers

Mr. Leimbach used a PowerPoint presentation to talk about the South Westchester Executive Park Expansion in Yonkers. The project involves the amendment of an existing comprehensive development plan for the office park to permit construction of 817,000 square feet of additional development. Site plan approval is also being sought from the Yonkers Planning Board to construct the Elizabeth Seton Pediatric Center at the park. The Center will be a five-story, 206,500 square foot building with a 76,000 square foot parking structure. Mr. Leimbach summarized the key points of the draft referral response letter to the draft EIS. He said that the recommendations included consideration of including affordable housing as a use and requiring mitigation measures for sewage flows. Further, the letter emphasizes the need to improve the quality and reduce the quantity of stormwater leaving the site, improve pedestrian access and improve transit stop and bicycle facilities on the site.

Mr. Lauro noted that the city should not permit storm water hook up to the sewer lines in the area as there is a combined system in that area that cannot take increased flows. Mr. Smith asked about how compatible a residential school would be for an office park area and noted the importance of not letting the market drive planning efforts. Mr. Sullivan replied that there are residential uses nearby to the site.

A motion to approve the submission of the referral letter as drafted, with a change to the flag the combined sewer/stormwater issue more precisely, was made by Ms. Pilla, seconded by Mr. Sullivan and approved by the Board.

C. NRO 08-024, LeCount Square, Final Environmental Impact Statement, City of New Rochelle

Mr. Leimbach discussed the key points of the draft referral response letter for the LeCount Square final EIS in New Rochelle. The project is now proposed to be smaller in size and to contain more parking on-site. Ms. Lewy asked about the height of the towers and the status of the post office building. Mr. Leimbach said that the towers are shown at 493 feet and 267 feet in height and that the developer “would consider” maintaining the curved façade of the post office.

Mr. Lauro asked about I&I at the site and noted that there will need to implement I&I work to compensate for the increased sewage flows. Mr. Leimbach said that the EIS discusses this issue and states that I&I work will be required. Mr. Sullivan asked if there was a skyline plan for the area. He added that an animated presentation showing the new buildings would be helpful. Mr. Douglas urged the staff to research any work done to create a skyline plan or code that could be used as a model or example for the county’s large cities.

VII. Matters for Board Action

A. BLA01 Parkland Acquisition/Westchester Legacy Program, Memorial Field, City of Mt. Vernon – 2008 Capital Budget Amendment

Mr. Stout presented a proposed 2008 capital budget amendment to authorize \$9.7 million to fund the rehabilitation of the City-owned Memorial Field recreation complex in the City of Mount Vernon. The proposed reconstruction project will include demolition of existing structures and construction of a synthetic turf soccer field, a natural turf soccer field, grandstands for 4,000 people, a new track and a basketball court. Mr. Mulligan noted the importance of open space and recreation in densely populated areas of the county like Mount Vernon. Mr. Stout said that the City will take over ownership of the approximately 4.27 miles of County roads in Mount Vernon. The County still will own the bridges and superstructure.

Mr. Mulligan introduced John Boykin, Special Assistant to the Mayor of Mount Vernon. Ms. Lewy welcomed Mr. Boykin to the meeting.

A motion to adopt a Resolution supporting the 2008 capital budget amendment was made by Mr. Griffith, seconded by Mr. Douglas and approved by the Board. Mr. Smith noted his abstention from this project.

B. AP Field, Town of Lewisboro

Mr. Mulligan introduced Hon. Peter Harkham, legislator from the county's 2<sup>nd</sup> district and then presented a proposal for the County to fund the development of ballfields on the AP Property in the Town of Lewisboro as part of the County Executive's Legacy Program. He said that the AP Property will be donated by its owner but that the donation needs to be completed by December 31, 2008. Further, in light of these extenuating circumstances, the Planning Board was being asked to adopt a resolution to support the project conditioned on the Town's concurrence with the proposed terms relating to affordable housing and roads.

Mr. Mulligan said that as part of an Inter-Municipal Agreement (IMA) with the County, the Town of Lewisboro will agree to ensure that 40 units of new affordable housing will be constructed within five years of the execution of the IMA. The Town of Lewisboro has agreed to pave certain roads and maintain these roads and trailways in Ward Pound Ridge Reservation. Ms. Lewy expressed concern about the state highway located between the school campus and the new ballfields. Mr. Harkham said that the school will use minibuses to get to fields. Mr. Natarelli presented the draft Resolution to the Board and Mr. Smith suggested a few changes.

A motion to adopt a Resolution, as amended, was made by Ms. Pilla, seconded by Mr. Thombs and approved by the Board. Mr. Smith noted his abstention from this project.

VIII. Matters for Board Information

A. Capital Project WD302, County Water District #3, Water Distribution System Improvements

Mr. Lauro presented a capital budget amendment for Water Distribution System Improvements for County Water District #3. He stated that the NYC Department of Environmental Protection has scheduled a shut-down of the Catskill Aqueduct beginning in October 2010 to facilitate work associated with the City's Catskill/Delaware UV treatment facility. As a result, it is now necessary for the County to establish an alternate water supply source for the Grasslands Campus which is now served by the Catskill Aqueduct. The additional funding will allow the construction of a new pipeline across the Gate of Heaven property and the construction of a new pumping station. Mr. Lauro said that drilling will occur underneath the Taconic Parkway. Mr. Thombs asked about how the drilling would affect traffic in the area. Mr. Lauro replied that traffic and trains would not be affected by the drilling.

The Planning Board previously reviewed and adopted a report on WD302 on July 22, 2008. The proposed capital budget amendment is a change in financing and the objective of the project has not changed. No further action by the Board is necessary.

B. The Housing and Economic Recovery Act of 2008 (Neighborhood Stabilization Program)

Ms. Drummond showed a PowerPoint presentation of HUD's Neighborhood Stabilization Program guidelines for the federal Housing and Economic Recovery Act approved by Congress in July 2008. \$3.92 billion in funds will be available for the purchase of foreclosed properties, for the purpose of rehabilitation and sale to income-eligible households earning up to 120% of median income.

Ms. Drummond discussed foreclosures in Westchester. She noted that the foreclosure rate is increasing and that between January 2007 and September 30, 2008, over 4,400 default notices were filed with the County Clerk. Ms. Drummond said that Westchester County did not qualify for a direct allocation of funds, as HUD set the minimum funding level at \$2 million, but the Department has been in direct communication with New York State to outline a process to apply for a grant for part of the state's \$54 million allocation. Department staff will be working with the four CDBG entitlement cities in the county (Yonkers, Mount Vernon, New Rochelle and

White Plains) to plan a joint response to the foreclosure issues and prepare a combined application to the state. It was noted that combining the individual allocations of the cities and county could establish a very significant revolving fund that would be more effective than several separate programs. Ms. Drummond summarized the key issues for the working group and concluded by stating that this will be a great opportunity to create affordable housing opportunities for middle income working families in Westchester.

Mr. Griffith asked if it is possible to sell a foreclosed property to a current owner. Ms. Drummond replied that a buyer is required to have not owned property in the last three years. Mr. Smith asked about how the municipalities were chosen to be in the working group. Ms. Drummond said that there are requirements for the funding to go to those municipalities with the most need.

IX. Matters for Board Discussion

A. Westchester 2025

Ms. Lewy updated the Board on the progress of Westchester 2025. She suggested that municipal officials could attend training session run by staff to learn how to use 2025 tools and concurrently earn required training credits or a certificate for completing a 2025 training course. Mr. Buroughs said that several of the 2025 work products are scheduled to be completed by March 2009. Mr. Smith suggested that some of the 2025 tools be password protected so that access is limited on-line to municipalities that have been trained or have executed an IMA. Ms. Lewy suggested that the Board develop subcommittees to help work on the 2025 work products.

Ms. Pilla mentioned that she and Department staff had recently met with Cortlandt officials and that they were very impressed with the 2025 3D imaging tools. Mr. Gomez agreed that Supervisor Puglisi and Cortlandt Planning staff provided good feedback on the build-out analysis and imaging. Mr. Buroughs noted that there will be a meeting with eight municipalities on November 20 to discuss the Tappan Zee Bridge and I-287 corridor and a new east/west transit system at Greenburgh Town Hall.

Ms. Lewy suggested that teleconferencing could be used to allow Planning Board members to work with staff on 2025 work products. Mr. Mulligan mentioned that we will need to consider the cost of teleconferencing. Ms. Lewy suggested that they could contact NYMTC to find out more information about teleconferencing.

X. Adjournment

The meeting was adjourned at 10:30 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Thursday, November 20, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Marcus Griffith (City)  
Neil Sullivan (City)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Dan McBride for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

David Menken (Town)  
Clinton Smith (Town)  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Gina D'Agrosa, Director, Water Agency  
Patrick Natarelli, Chief Planner  
Ed Hoffmeister, Associate Planner  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Susan Gerry, Senior Assistant to the County Executive

**I. Call to Order**

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

**II. Meeting Dates and Announcements**

The next Planning Board meeting is:

- Tuesday, December 2, 2008 at 8 a.m.

III. Matter for Board Action

A. Capital Budget Amendment, SLI01 Long Island Sound Biological Nutrient Removal (BNR) Remediation

Mr. Mulligan introduced Susan Gerry, Senior Assistant to the County Executive. Ms. Gerry thanked the Board for holding the special meeting.

Mr. Lauro used a PowerPoint Presentation to talk about a capital budget amendment of \$234.7 Million for design and construction of biological nutrient removal (BNR) facilities at County-operated sewage treatment plants in the Long Island Sound BNR remediation area. High nitrogen levels in Long Island Sound have resulted in hypoxia. Limits for nitrogen loading into the Sound have been established through Total Maximum Daily Load (TMDL) requirements as promulgated by the U.S. Environmental Protection Agency (USEPA). Through a 2004 Consent Order with the New York State Department of Environmental Conservation (DEC) and the most recent modification to that Consent Order, the County must design and construct nutrient removal facilities to remove 61.5 % of the nitrogen found in the effluent from its four Long Island Sound waste water treatment plants (New Rochelle, Mamaroneck, Blind Brook and Port Chester). Failure to meet final effluent limits can result in very significant penalties of up to \$37,500 per day per violation.

Mr. Lauro discussed the pilot studies conducted to research different BNR technologies. County staff worked closely with the DEC to reduce project costs by \$100-377 Million. BNR technologies will be installed at the New Rochelle and Mamaroneck Wastewater Treatment Plants, but the cost of construction will be equitably allocated among the four Long Island sewer districts.

Mr. Sullivan inquired about ways to increase oxygen and reduce algae in the Sound. Mr. Lauro replied that aeration and algae reduction would not solve the hypoxia problem. Ms. Lewy asked about the payment requirements for the taxpayer. Mr. Lauro described the estimated taxes associated with this project.

Ms. Lewy asked about the possibility of establishing a county-wide sewer district. Ms. Gerry replied that a county-wide district was not under consideration. Mr. Butler described the flow study that is currently going on to help find sources of inflow and infiltration (I/I) into the Long Island Sound sewer systems. Mr. Lauro stated that the County did have an active program to fix I/I problems.

Ms. Lewy asked if federal funds were available to pay for the nitrogen removal project costs. Mr. Lauro replied that they were not available for this project. Mr. Douglas suggested that the Resolution be amended to include a statement saying that costs will be equitably allocated among the four Long Island sewer districts.

Mr. Natarelli asked if a referendum was required for this project. Mr. Lauro replied that no referendum was needed because this project was part of a Consent Order. He

**Westchester County Planning Board**

**November 20, 2008**

Page 3

described Connecticut's nitrogen credit trading program. Mr. Butler added that a similar trading program was currently not available in New York.

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

IV. Adjournment

The meeting was adjourned at 5:10 p.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, December 2, 2008

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Neil Sullivan (City)  
David Menken (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities

**BOARD MEMBERS ABSENT:**

Marcus Griffith (City)  
Clinton Smith (Town)  
Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Lukas Herbert, Associate Planner  
Brian Connolly, Assistant Planner  
Peter Feroe, Intern  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Barbara Dodds, Board of Legislators

**I. Call to Order**

The meeting was called to order at 8:00 a.m. by the Chair, Cheryl Winter Lewy.

**II. Meeting Dates and Announcements**

The next Planning Board meetings are:

- Tuesday January 6, 8 a.m.
- Tuesday, February 3, 8 a.m.
- Tuesday, March 3, 8 a.m.



## Westchester County Planning Board

December 2, 2008

Page 2

### III. Adoption of Minutes

The minutes of the meeting of November 5, 2008 were adopted on a motion of Ms. Pilla, seconded by Mr. Lauro and approved by the Board. Action on the minutes of the special meeting of November 20, 2008 was postponed until January.

### IV. Chairman's Remarks

Ms. Lewy announced that Ms. Pilla has decided to step down from the Board. Ms. Pilla has served on the Planning Board for 8 years and is currently the board's vice chair. Ms. Lewy thanked Ms. Pilla for her service to the board and as her stand-in as vice chair. Mr. Mulligan added that Ms. Pilla had been a very valuable member of the Planning Board since 2000 and her dedication and commitment had helped raise the profile and excellent reputation of the Board in many areas. Mr. Mulligan said she will be greatly missed. Mr. Lauro said that he enjoyed working with Ms. Pilla and noted that as a resident of Tarrytown has had the distinction of appreciating her service both as mayor and fellow board member.

### V. Commissioner's Remarks

Mr. Mulligan discussed the current Planning Department budget. He said that cuts had been made to discretionary amounts including the equipment, travel and technical services budget. Two unfilled staff positions have also been cut from the budget.

Mr. Mulligan said that AP Field project, which was before the Planning Board in November for Legacy funding, had been turned down by the Lewisboro Town Board, primarily due to the affordable housing requirements.

Mr. Mulligan said that Department staff would soon meet with the Hastings Village Board about extending a trail through the Hillside Woods Property as had been agreed upon several years ago. Ms. Lewy asked if the properties were residential on both sides of the trailway. Mr. Natarrelli said there were homes and a school campus. He said the intent of the walking trail was to provide an east-west connection between the Old Croton Aqueduct Trail and the South County Trailway.

### VI. Referrals

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

- October 16, 2008 through November 15, 2008

Ms. Pilla noted that some of the developments in the referrals report were very, very large single-family homes. A motion to accept the referrals report was made by Ms. Pilla, seconded by Mr. Douglas and approved by the Board.

**Westchester County Planning Board**

**December 2, 2008**

Page 3

VII. Other Business

Mr. Herbert noted that he was working on a draft referral letter on an EIS for a development in Village of Ossining. Some key issues identified included steep slopes, pedestrian uses, zoning code changes and sewer locations at the site. He said that the Board would receive a draft response letter soon for review and comment prior to submission to the Village.

VIII. Adjournment

The meeting was adjourned at 8:30 am. Board members were requested to move to the fifth floor to open a joint meeting with the County Transportation Board.

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

Michaelian Office Building  
Room 527 – 5<sup>th</sup> Floor  
White Plains, New York  
Tuesday, December 2, 2008

**PLANNING BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Eileen Pilla, Vice Chair (Village)  
Dwight Douglas (City)  
Neil Sullivan (City)  
David Menken (Town)  
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

**PLANNING BOARD MEMBERS ABSENT:**

Marcus Griffith (City)

**TRANSPORTATION BOARD MEMBERS PRESENT:**

Donald Cecil, Chairman  
Richard P. Streicher

**TRANSPORTATION BOARD MEMBERS EXCUSED:**

Thomas L. Clark

**TRANSPORTATION DEPARTMENT STAFF PRESENT:**

Lawrence C. Salley, Commissioner, Department of Transportation  
Henry J. Stanton, Deputy Commissioner, Department of Transportation  
Patricia Chemka, Director  
Virginia Johnson, Principal Planner  
Robert Rudd, Program Administrator

**PLANNING DEPARTMENT STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Chris Gomez, Associate Planner  
Lukas Herbert, Associate Planner

**Westchester County  
Planning and Transportation Boards  
December 2, 2008  
Page 2**

Brian Connolly, Assistant Planner  
Ted Leimbach, Assistant Planner  
Peter Feroe, NYMTC Intern  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Mike Anderson, NYS Department of Transportation  
Barbara Dodds, Board of Legislators  
William Fahey, Liberty Lines  
Chris Andritsopoulos, WC Office for the Disabled  
Evan Latainer, WC Office for the Disabled  
Thomas Durkin  
Maureen Morgan, East/West Rail Project

**I. Call to Order**

The meeting was called to order at 8:30 a.m. by Planning Board Chair, Cheryl Winter Lewy.

**II. Chairs' Remarks**

Ms. Lewy and Mr. Cecil welcomed everyone to the joint meeting with the Planning Board and Transportation Board. The chairs noted that it had been awhile since the boards had last met in joint session and that the timing was not very important due to the progress being made in the Tappan Zee Bridge/I-287 study.

**III. Matters for Board Information**

**A. Tappan Zee Bridge/I-287 Environmental Review Status Report by Project Study Team (NYS DOT, Metro-North Railroad and NYS Thruway Authority)**

Ms. Lewy introduced Mike Anderson from the NYS DOT, the project leader of the Tappan Zee Bridge/I-287 Study Team.

Mr. Anderson used a PowerPoint presentation to outline the recent preliminary findings of the Tappan Zee Bridge/I-287 Environmental Review. He said that the Tappan Zee Bridge is currently safe but will not last into the future without a major upgrade and extensive on-going replacement of key parts. Mr. Anderson described the problems with the structure of the bridge. The bridge was intentionally built to be very light because of the foundation structure in the riverbed. As a result, there are thousands of joints that are continually weakened by cracks, road salt and river salinity. Corrosion of sections of the bridge is unavoidable due to the design. The bridge does not meet today's seismic requirements. To meet the study's objectives, the bridge would need to be enhanced to carry eight lanes of traffic, two Bus Rapid Transit lanes, safety lane/shoulders and pedestrian and bike lanes. Mr. Anderson said rehabilitation of the bridge would require complete replacement of the Rockland

side causeway and major replacement work on the main span. To achieve the transit capacity, a parallel bridge would be required. He then compared the costs associated with rehabilitation and replacement of the bridge. If the bridge is rehabilitated, repairs would be required within 20 years. If the bridge is replaced, major work would not be required before 50 to 100 years.

Mr. Cecil asked if the new bridge would accommodate more cars. Mr. Anderson replied that the 8 lanes would accommodate a limited number of additional cars but increasing automotive capacity was not a study objective. Congestion would still be a problem. He said that is why adding transit options is so important. He said we cannot build our way out of congestion, especially when I-287 across Westchester cannot be expanded with additional traffic lanes.

Mr. Anderson concluded that rehabilitation of the bridge was not a viable option. The Project Study Team found that the best option was to build a new bridge that has the potential for bi-directional commuter rail and Bus Rapid Transit (BRT). He said that this option complements the ARC Hudson River tunnel crossing project to Penn Station. Mr. Anderson stated that the Study Team would like to have the BRT on-line at the time the new bridge and highway work are complete. Mr. Anderson stated that BRT will be a new transit experience. Decisions have yet to be made on what form BRT should take along which corridor sections; options include HOV lane, an exclusive guideway or dedicated lanes on existing streets.

The Study Team is finalizing the Scoping Summary Report and then will publish the draft Environmental Impact Statement at the end of 2009. The Study Team's Phase I Finance Report is currently available. The Study Team hopes to hire a Financial Advisor by the end of the year.

Mr. Sullivan asked if the Study Team had looked at the inefficiencies of tollbooths. Mr. Anderson replied that this would be studied as one component of traffic demand management. Mr. Streicher asked about using NYMTC forecasting tools to model vehicle use today and in the future.

Mr. Smith asked about the use of exclusive guideways in BRT. Mr. Menken asked why twin bridges would need to be built as part of the project. Mr. Anderson replied that the traffic would be shifted to the first new bridge while the old bridge was removed and then replaced by the second new bridge.

Mr. Cecil asked about how the BRT project would affect I-287. He asked about the land that needed to be acquired. Mr. Anderson replied that I-287 would not need to be widened and the cost projections include the cost of acquiring new land.

Mr. Thombs asked if pedestrian walkways would be built on the new bridge. Mr. Anderson replied that there would be walkways for pedestrians and bikeways for cyclists.

Mr. Douglas asked about the timing of the Commuter Rail Transit. Mr. Anderson replied that a decision would be made later about the timing of CRT construction but that the bridge would be built to carry CRT and BRT.

Mr. Salley asked about how the project would be integrated into other transportation services. Mr. Anderson replied that the new BRT system must be integrated with current transit service, bus and rail.

Mr. Cecil asked about how the process was going at this time as there had been some rough periods. Mr. Anderson replied that the three agencies are working well together on the project. He added that the County Executive's Tappan Zee Futures two-county Task Force has been very helpful in promoting everyone to work together and increase public knowledge.

**B. Bus Rapid Transit Overview of Design Options**

Ms. Lewy said that there was not enough time to view Mr. Feroe's BRT presentation but he would be available to answer any questions.

**C. I-287 Corridor Municipal Roundtable Report/Discussion on November 20, Event**

Ms. Lewy stated that at the invitation of the County Planning Board, the eight municipalities through which I-287 crosses convened in Greenburgh recently to discuss the land use and transit implications of the I-287 project. The group had first met in March 2008. She noted that there is a critical opportunity and need for the Planning and Transportation departments and boards to work with these key localities if the BRT system is to be a success and coordinated with local planning.

Mr. Cecil said that Mr. Salley and Mr. Mulligan should work together to integrate the Boards work on this project going forward.

**D. Westchester 2025, Update on 2009 Program Delivery**

Mr. Brady used a PowerPoint presentation to talk about Westchester 2025 work products. Planning Department staff are working on a build out analysis, vision plan, environmental resources and land use trends summaries and toolbox for comprehensive planning. 2025 tools will allow for modeling of site plans and developments in communities. Department staff are currently developing RFPs for technical assistance.

Mr. Salley discussed the DOT's BRT study for Central Avenue. Ms. Lewy asked about the timeline for this project. Mr. Salley replied that the new signalization would be completed in 2009.

Mr. Smith asked about when there would be a dedicated lane service. Mr. Salley said that it would be completed in the next one to two years. Mr. Smith asked if the BRT project would be for the shopper or commuter. Mr. Sally said that it would be for both.

Ms. Lewy said that Mr. Mulligan and Mr. Salley will meet and come back to the Boards with idea about how they could work together on this project.

IV. Adjournment

The meeting was adjourned at 10:30 a.m. by Transportation Department Chair, Donald Cecil.