

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, January 6, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (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  
Peter Tartaglia for Joseph Stout, Commissioner, Department of Parks, Recreation and  
Conservation

**BOARD MEMBERS ABSENT:**

Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Principal Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Christina Anderson, Environmental Planner  
Meghan Miller, Planner  
Tana Bigelow, Assistant Planner  
Brian Connolly, Assistant Planner  
Ted Leimbach, Assistant Planner  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Barbara Dodds, Board of Legislators

**I. Call to Order**

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

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### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, February 3, 8 a.m.
- Tuesday, March 3, 8 a.m.
- Tuesday, April 7, 8 a.m.

### III. Adoption of Minutes

The minutes of the Special Meeting of November 20, 2008 were adopted on a motion of Mr. Douglas, seconded by Mr. Menken and approved by the Board.

The minutes of the meeting of December 2, 2008 were adopted on a motion of Mr. Douglas, seconded by Mr. Menken and approved by the Board.

The minutes of the Joint Meeting with the Transportation Board of December 2, 2008 were adopted on a motion of Mr. Douglas, seconded by Mr. Menken and approved by the Board.

### IV. Chairman's Remarks

Ms. Lewy noted that she would be updating the Board on Westchester 2025 initiatives later in the meeting.

### V. Commissioner's Remarks

Mr. Mulligan reminded Planning Board members that they are required to complete four hours of CLE training each year. He asked the members to please send a list of their training hours to Susan Darling, Associate Environmental Planner. Mr. Mulligan announced that the three-evening WMPF Land Use Training Institute will start on March 16. He said that the second evening on March 19 will begin with an hour-long general session for all attendees that will be the responsibility of Planning Department staff and the Planning Board Session. He suggested that Board members plan to attend this session. More details will follow. Mr. Buroughs added that there will be five special topic breakout sessions each of the first two evenings following the general session. Each breakout session will be repeated so that attendees can participate in two different sessions each night. One breakout sessions will be conducted by department staff on affordable housing.

### VI. Referrals

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

- November 16, 2008 through December 15, 2008

Mr. Menken asked if OSV 08-006 Hidden Cove on the Hudson in Ossining was adjacent to the river. He asked about the impact of the property on waterfront views. Mr. Herbert replied that the development was on the land side of the Metro-North tracks and across the street from the waterfront area.

Mr. Lauro suggested that the Planning Board's referral letters on YON 08-018 1189 Warburton Avenue and YON 08-019 314-330 Riverdale Avenue in Yonkers include comments recommended that the city require I & I mitigation to offset any increase in sewage flow from the developments. Mr. Herbert agreed to send follow up letters with these comments.

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

VII. Matters for Board Action

A. Recognition of Eileen Pilla

Ms. Lewy recognized the service of former Vice Chair Eileen Pilla who recently resigned from the County Planning Board. She thanked Ms. Pilla for her years of service to the Board and the County. Ms. Pilla made substantive contributions to the important work of the Planning Board throughout her eight years of service. Ms. Lewy announced that Dwight Douglas will replace Ms. Pilla as Vice Chair.

A motion to adopt a Resolution recognizing Eileen Pilla for her dedicated service was made by Mr. Douglas, seconded by Mr. Lauro and approved by the Board.

B. RPA01 General Infrastructure – Pathways and Trailways, amend scope and accept grant for Playland Parkway Pathway Rehabilitation and Extensions, 2009 Capital Budget Amendment

Ms. Miller and Ms. Bigelow used a PowerPoint presentation to outline a proposed 2009 capital budget amendment to accept a NYS grant of \$1,580,000 and authorize the required 20% County match in the amount of \$395,000 to fund the design, rehabilitation and extension of the Playland Parkway Pathway. This Pathway will connect Playland Park with the Metro-North train stations in Rye and Harrison. It will include installation of signs and related site work in addition to pathway rehabilitation.

Ms. Bigelow noted that currently there are discontinuous sidewalks from the train stations. She described the various sections of the Pathway. The Pathway project would include bicycle racks, share-the-road signage and pedestrian bridges. Mr. Butler asked if budget estimates were prepared for the project. Mr. Butler asked if an estimated budget had been prepared. Mr. Mulligan replied that a budget had been

developed for the grant. Mr. Douglas inquired about the timing of the project and the ownership of the right-of-ways. Ms. Bigelow replied that the County owned the Parkway section and that the rail station links would be “share the road” sections on County roads. Mr. Tartaglia stated that the current trailway is very narrow and inadequate. Mr. Douglas asked what permits were required for this project. Mr. Butler replied that several would be needed including Army Corps and DEC permits. He added that the process to obtain permits for the stream crossing may be time consuming.

Ms. Lewy suggested that the Resolution be amended so that it included the County’s 20% matching requirement for the grant.

A motion to adopt a Resolution supporting the 2009 capital budget amendment, as amended, was made by Mr. Douglas, seconded by Mr. Sullivan and approved by the Board.

C. Sale of 13 County-owned Parcels Designated as Surplus

Mr. Hoffmeister presented a proposed 2009 capital budget amendment supporting the disposition of various surplus County parcels to adjacent landowners. Eleven of the thirteen parcels are located near the South County Trailway and are not needed for the Trailway. One of the other parcels is located in Mount Vernon and provides access to a sewer line. The property will be sold to the city of Mount Vernon for \$1 to use as parkland. It will be restricted in use so as to maintain access to the sewer line. The other parcel is in Yonkers and had originally been acquired by the County for the Tibbetts Brook Parkway which was never built. It is currently used as a parking lot for an adjacent apartment building. The property will be sold to this adjacent landowner.

Mr. Douglas asked if a park will be constructed on the property in Mount Vernon. Mr. Hoffmeister replied that the municipality is required to make changes to conveyed parcels so as to allow its use as parkland. Mr. Mulligan asked if surveys had been made of the parcels. Mr. Hoffmeister replied that surveys need to be done and that the properties cannot be transferred until the surveys are completed.

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

D. RB105 Countywide Road Rehabilitation Program, 2009 Capital Budget Amendment

Mr. Brady presented a proposed 2009 capital budget amendment of \$230,000 for the Capital Project RB105 Countywide Road Rehabilitation Program. The project will include the rehabilitation of three County roads: CR #132 Broad Street Viaduct in Mount Vernon and Yonkers, CR #311 South Columbus Avenue in Mount Vernon

and CR #61 Sanford Boulevard in Mount Vernon. The City of Mount Vernon will take ownership of the three roads in Mount Vernon following rehabilitation by the County. Mr. Brady noted that this was part of an IMA to receive County Legacy funds for the reconstruction of the City-owned Memorial Field recreation complex.

A motion to adopt a Resolution supporting the 2009 capital budget amendment was made by Mr. Lauro, seconded by Mr. Menken and approved by the Board.

E. RP051 Playland Lighting Replacement, Capital Budget Amendment

Mr. Butler presented a proposed 2009 capital budget amendment of \$950,000 to provide funding to replace the existing lighting at Playland Park with energy-efficient lighting. This project will include replacement of approximately 30,000 light bulbs and fixtures with LED, cold cathode and compact fluorescent bulbs and high efficiency fluorescent fixtures.

Mr. Butler stated that the cost of energy was increasing. The New York State Power Authority, acting as a consultant to the County, found that the total wattage used over a year for the existing 35,000 fixtures at Playland Park was 1.4 million kilowatt hours. The new fixtures will use approximately 650,000 kilowatt hours, resulting in a significant savings of approximately \$100,000 in electrical costs annually. There will be a 10 year payback on the investment.

Ms. Lewy suggested that a paragraph be added to the Resolution that would detail the cost savings and provide the rationale of the project. Mr. Sullivan suggested that the Resolution explain that the new lighting would exceed safety requirements, save energy and pay for itself. Mr. Sullivan asked if the some of the lighting was decorative. Mr. Tartaglia replied yes and stated that there would be more consistent lighting levels at the park when this project is completed.

Mr. Douglas asked if this project would affect historic preservation. Mr. Butler replied that it would not. Mr. Douglas asked about the lifetime of the compact fluorescent bulbs. Mr. Lauro replied that they last about five years which is a much longer lifetime than incandescent bulbs. Mr. Tartaglia mentioned that the amusement park is open 100 days per season. Mr. Douglas asked if there would be any difficulty with bonding for this project. Mr. Butler replied that there would not be a problem with bonding.

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

VIII. Matters for Board Discussion

A. Paperless Approach to Monthly Meeting Package

Mr. Buroughs discussed ways the Board could reduce paper usage and reduce the Board's monthly mailings by emailing documents. He acknowledged that some material such as the referrals report would be difficult to read via email and that hard copies would continue to be provided. Ms. Lewy said that the printing may just be shifted from County copiers to home copiers as she finds it easier to read and edit hard copy documents as she travels.

Ms. Lewy suggested that newsclips could be sent electronically. Mr. Butler and Mr. Smith agreed that informational items could be sent via email. Ms. Douglas suggested that only the newsclips be sent via email. The Board agreed that newsclips could be sent via email for future meetings.

IX. Matters for Board Information

A. Parks and Recreation Citizen Survey

Mr. Tartaglia used a PowerPoint presentation to review the Westchester County Recreation Citizen Survey conducted by the Parks Department. The survey found that 73% of the respondents used the County park system. Kensico Dam Plaza was found to be the most visited park. Playland Park was found to be the most visited recreation facility. For all demographic groups, walking, hiking and biking trails are the most frequently used park and recreation facilities. Many of the respondents were not aware of the Legacy Program. Most respondents use parks for improving physical health and fitness. Some of the barriers to use include not knowing what is being offered and parks being located too far from a residence. Respondents would also like the County to spend money on maintenance of existing parks and acquisition of open space and development of new trails and pathways.

Mr. Tartaglia discussed that there was a special section in the survey about Playland Park. Slightly more than 50% of the household respondents had visited Playland Park during the past two years. Visitors are satisfied with the attractions and services except for the food concessions. Respondents would like to see improvements to roller coasters.

Mr. Griffith inquired why the Bronx River Parkway was listed as a park on the survey. Mr. Tartaglia responded that this referred to the Bronx River Parkway Reservation, not the roadway. Mr. Griffith asked why pools were not listed as recreational facilities. Mr. Tartaglia replied that many pools are located in parks. In the survey, the Parks Department had to decide what was a park and what was a recreational facility. Mr. Griffith noted that he thought that pool and beach use

would be higher. Mr. Tartaglia said that respondents would like to see more swimming facilities. Mr. Smith noted that the survey found that everyone was using trails but this did not show in the specific trailways. He asked about the difference between a nature trail and other trails. Mr. Tartaglia replied that nature trails are specific facilities that have interpretive signage.

Mr. Sullivan asked if survey respondents were able to distinguish between County and non-County facilities and asked about the use of facilities in the winter. He asked if the Parks Department was going to be building indoor recreation bubbles. Mr. Tartaglia replied that the County sponsors winter programs such as mall walks and allows cross country skiing and sledding at parks.

Mr. Griffith asked about Miracle Field. Mr. Tartaglia responded that Miracle Field is an excellent baseball field for disabled children. There is also a similar one in New Jersey. Mr. Tartaglia mentioned that he was very proud of it.

Mr. Tartaglia stated that 66% of the respondents to the survey rated the physical condition of the parks and recreation sites as good and 18% of the respondents rated the physical condition as excellent. Mr. Tartaglia concluded that survey results show that the County is working on the right projects including park maintenance and open space preservation.

Mr. Butler asked if the presentation had been given to the Parks Board. Mr. Tartaglia replied that it had and that it had been presented to other boards. He said he would provide the Planning Board members with a link to his presentation for their further review. Ms. Lewy suggested that the Board review the material and, if necessary, the discussion can be continued at a future meeting.

B. Census Update-Participant Statistical Areas Program and American Community Survey

Mr. Connolly used a PowerPoint presentation to detail current US Census activities being conducted by Planning Department staff. He said that the Department became a Census 2010 partner in September 2008 and will be working on an outreach program to encourage people to complete Census forms in April 2010. Staff is also working on the Participant Statistical Areas Program (PSAP) to review census boundaries and make sure they meet size thresholds and align with neighborhood boundaries.

Mr. Connolly also discussed two new data products for Census 2010: the American Community Survey (ACS) and Longitudinal Employer-Household Dynamics (LEHD). The ACS replaces the Census long form and is sent annually to 2.5% of all households and allows for rolling data collection. LEHD uses the administrative record to pair employees to employers. Two important LEHD tools include quarterly workforce indicators which provide information on movements within the

labor force and the LEHD online mapping tool which allows mapping of commuting patterns. Mr. Connolly showed a LEHD map of the I-287 Corridor. Mr. Smith asked if the mapping tool showed a commuter's route or destination. Mr. Connolly replied that the mapping tool displays the commuter's destination. Mr. Connolly said that he would like to use LEHD tools for the Tappan Zee Bridge/I-287 Environmental Review, obtain LEHD to use with County mapping software and educate local officials on Census activities as part of the Westchester 2025 Program. The Department website will be regularly updated to incorporate new Census data and resources.

Mr. Sullivan asked if the Census was still conducted door-to-door. Mr. Connolly said that Census surveys are mailed out and then, if needed, collected door-to-door. Mr. Sullivan asked about data collection in Yonkers. Mr. Connolly replied that Census marketing will be focused on areas like Yonkers where there have been historically lower response rates.

C. Stormwater Education Outreach Program

Ms. Anderson used a PowerPoint presentation to present the budget for the Westchester County Stormwater Education Program. Through this contract with NYS DEC, the County will be receiving \$200,000 and providing a 50% match through in-kind services. The funding will be used to purchase TV and radio public service announcements, advertising at Metro-North stations, rain barrels, mobile banners, Enviroscape educational models, stormdrain markers, educational giveaways and other educational supplies. The County Communications Department will create the PSAs related to stormwater and car washing, pet waste, fertilizers and winter deicing. The municipal giveaways will include note pads, bio-baggies and mini buckets. The giveaways will be given out to municipalities based on the number of households in each municipality. Other giveaways will be used by the County including water conservation stickers, water drop magnets and hooded storm ponchos.

Mr. Buroughs emphasized the significance of this project in that it is a regional approach being conducted in partnership with many municipalities. He said that all municipalities are required to conduct stormwater educational programming under the DEC Phase II Stormwater Regulations and that by combining resources, a much better and more far-reaching educational program can be developed. Ms. Corbitt mentioned that the County had received a separate \$25,000 grant from the New York State Department of State to develop Stormwater PSAs.



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X. Other Business

A. CDBG Project Awards-Schedule Review Session

Ms. Drummond recommended that the Planning Board schedule a review session for the proposed CDBG project awards. The Board set the review session for Wednesday, January 28<sup>th</sup> at 12:00 p.m.

B. Tappan Zee Bridge/I-287 Project

Mr. Buroughs stated that the County was going to take a more aggressive role in promoting discussion of bus rapid transit potential along the I-287 Corridor. Planning Department staff will meet with the Tappan Zee Bridge/I-287 Study Team on January 8 to outline the best means to share information. He added that meetings with individual municipalities will be scheduled.

Mr. Douglas stated that he thought that the last Planning Board meeting with the Transportation Board was very helpful. He said that he would like to learn more about the status of all major transportation projects in the metro area. Mr. Buroughs said that he would provide the Board with information on current projects. Ms. Lewy suggested that Mr. Buroughs contact NYMTC for assistance.

XI. Adjournment

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

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**BOARD MEMBERS PRESENT:**

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Marcus Griffith (City)  
Neil Sullivan (City)  
David Menken (Town)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Jim Arnett for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Ken Uhle for Joseph Stout, Commissioner, Department of Parks, Recreation and  
Conservation

**STAFF PRESENT:**

Ed Buroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Susanne Marino, Program Administrator  
Meghan Miller, Planner  
Brian Connolly, Assistant Planner  
Ted Leimbach, Assistant Planner  
Michael Vernon, Intern  
Susan Darling, Associate Environmental Planner

**GUESTS:**

Andrew Neuman, Senior Assistant to the County Executive  
Barbara Dodds, Staff, Board of Legislators  
Lou Kirven, Commissioner, City of Yonkers, Department of Planning and Development  
Matt Finkle, Related Companies  
Deputy Commissioner Demosthenes Long, Department of Public Safety  
Captain Roy Hastings, City of Mount Vernon  
Captain Richard Doyle, City of Yonkers  
Lt. Jim McLaughlin, City of Yonkers  
Detective Nick Autorino, Department of Public Safety

## Westchester County Planning Board

### Meeting of February 3, 2009

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Dr. Joseph Hankin, President, Westchester Community College  
Marge Glusker, WCC  
Lou Torrieri, WCC  
Kevin Garvey, WCC  
Rob Cirillo, WCC  
Brian Dolansky, WCC  
Chet Rogalski, WCC

#### I. Call to Order

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

#### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, March 3, 8 a.m.
- Tuesday, April 7, 8 a.m.
- Tuesday, May 5, 8 a.m.

#### III. Adoption of Minutes

The minutes of the meeting of January 6, 2009 were adopted on a motion by Mr. Menken, seconded by Mr. Smith and approved by the Board.

#### IV. Chairman's Remarks

Ms. Lewy suggested that Board members read an article recently published in Westchester Commerce Magazine about New Rochelle. She announced that there will be a presentation and discussion on February 13 focusing on BRT and a regional bus transportation authority. She also announced Westchester 2025 meetings on February 17 in Greenburgh and February 26 in Mount Pleasant. She said that she had attended the "Livable Communities" workshop on January 30. This meeting focused on transportation for seniors, senior-oriented buildings and the development of "senior villages." She noted that it is important to distinguish between "senior villages" as defined at the workshop and the legal term of "village."

#### V. Commissioner's Remarks

Ms. Lewy announced that Commissioner Mulligan was unavailable today. Ms. Lewy said that with the Board's agreement, she would like to rearrange the agenda so as to allow Dr. Hankin and his staff to make a presentation before other scheduled items.

#### VI. Matters for Board Information

A. Westchester Community College – 2009/2010 Capital Budget Request

Dr. Rogalski used a PowerPoint presentation to provide details on Westchester Community College's 2009/2010 Capital Budget Request and Five Year Plan. WCC is requesting funds for planning studies used for capital planning and development. He described plans to identify energy savings and initiate sustainable energy resources. He also described a request for funds for safety and security improvements campus wide. He stated that Brian Dolansky, Director of Security, will present a progress report on the Security Master Plan later in the presentation.

Dean Glusker updated the Board about the growth in credit and non-credit enrollments at WCC Extension Centers. She described the Ossining, Mount Vernon and Peekskill Extension Center programs. The Peekskill Extension Center has media and computer arts classes, general education classes, digital graphics classes and a program for at-risk middle school youth. She described the Westchester Art Workshop located in the Westchester County Center. It is a 26,000 sq. foot facility that presently serves an average of 3,900 credit enrollments and 950 non-credit enrollments every year. The Yonkers Extension Center located in the Cross County Shopping Center focuses on computers and information technology and has a popular ESL program. She noted that the Cross County Center is undergoing renovation and the College is planning to move to another location within the same mall in summer 2009.

Mr. Rogalski updated the Board about some of the renovations that will be occurring at the College in the next couple years. Renovations to the Technology and Academic Arts and Class Room buildings will begin this year. In spring 2009, the College will commence installation of its campus-wide walkway Improvements. The New Gateway Building is scheduled for completion in January 2010. The design for the Science Building renovations will commence this month. The design for the renovations at Hartford Hall has already commenced. Mr. Rogalski stated that the funding requests for 2009/2010 will focus on campus security.

Mr. Dolansky used a PowerPoint presentation to talk about WCC's Security Master Plan. WCC security has improved from being decentralized to having an integrated infrastructure. WCC has a central monitoring station, fingerprinting, active messaging system and a defined Master Plan. Phase I of the Master Plan has been implemented and Phase II will be implemented in 2009/2010. It includes re-key of campus locks, parking lot cameras, security in buildings and duress alarms.

Dr. Hankin stated that of all the 30 SUNY community colleges, WCC has the smallest square footage per student. He said that the 70,000 square foot new Gateway building will be a great addition to the College but will not change that fact. He noted that the college offers classes at 54 locations and added that he appreciated the Board's support of WCC.

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Meeting of February 3, 2009

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Mr. Sullivan and Mr. Thombs asked for more specifics on the security planning including whether there were parking garages at WCC or stairwells that needed to be secured with cameras. Mr. Dolansky replied that they did have motion sensors in areas where crime was more likely or where one could get injured. Mr. Thombs asked if there was internal parking for maintenance vehicles. Mr. Dolansky replied that these areas would be secured as part of the Security Master Plan.

Ms. Glusker stated that enrollment was up at the Extension Centers and that there were new programs in Ossining. Mr. Douglas asked if the new site was larger in Yonkers. Ms. Glusker replied that the floor area would increase to 12,000 sq. ft from 10,000 sq. ft. Dr. Hankin stated that the mayor of Yonkers requested that the Extension Center be relocated downtown but that such a move was neither feasible nor consistent with the needs of the students. Ms. Lewy asked if there was bus service near the Ossining Extension Center. Ms. Glusker replied that there were bus stops located near the Center. She said that the college had surveyed students and found that most students drove to school and preferred to drive. Mr. Hankin said that students in Peekskill can walk from nearby housing to the Extension Center.

Ms. Lewy thanked the WCC staff for attending the meeting and presenting to the Board.

- B. Agricultural District – Eight-Year Review and Recertification Process  
Ms. Lewy noted that this item will be rescheduled for a future meeting.

## VII. Referrals

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

- December 16, 2008 through December 31, 2008

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

- January 1, 2009 through January 15, 2009

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Thombs and approved by the Board. Mr. Smith noted his abstention from the Greenburgh section of the referrals reports.

VIII. Matters for Board Action

A. Fiscal Years 2009-2013 Consolidated Plan

Ms. Drummond used a PowerPoint presentation to explain the proposed Fiscal Year 2009-2013 Consolidated Plan for the 40 municipalities that comprise the Westchester Urban County Consortium. This Plan is required by the U.S. Department of Housing and Urban Development for to provide a foundation for applications for funding for housing and community development programs. It includes an Action Plan outlining all projects that will be undertaken with grant funding for Fiscal Year 2009. The County of Westchester anticipates approximately \$7,283,960 in funding from HUD for FY 2009 including \$5,430,184 under the CDBG program, \$1,613,876 under the HOME Investment Partnership Program and \$240,000 under the Emergency Shelter Grant Program.

Ms. Drummond said that the department received 146 applications from municipalities and 82 applications from non-profits for the 2009-2011 CDBG Program. There were 13 applications from 10 new non-profit entities. The priorities for funding include affordable housing, investment in sustainable communities and opportunities for youth. Sixty percent of all applications received came from the 10 most distressed communities in the county. Five percent of all applications received came from the 10 least distressed communities in the county. The department received 16 applications from four public housing authorities.

Ms. Drummond said that the department assumed that \$2.8 million will be available for grants annually. Based on the funding and priorities, she said that 86 out of 228 applicants are recommended for funding. Projects were reviewed for their budget, site control, timing and long term benefit and sustainability. Applicant considerations included previous project experience, ability to do multiple projects and surveys/design work. HUD Rules state that at least 70% of the project funds must benefit low/moderate income populations. The most common reasons for unsuccessful applicants were incomplete applications, lease issues, ineligibility and projects that were not ready to start. As an example, she noted that the Yorktown Senior Center was not eligible for funding because it did not have a site location.

Mr. Griffith asked if there were any communities who have requested to leave the Consortium because they did not get funding. Ms. Drummond replied that they had not received any letters expressing that concern. She said that the CDGB application review process was very professional and that Planning Department staff took efforts to address concerns of applicants and to tour sites if applicable.

Ms. Drummond stated that a public hearing on the recommendations was held on January 8 and a lengthy comment period followed. She said that the Consolidated Plan must be submitted to HUD for approval by March 15, 2009. Action by the

Planning Board and by the Board of Legislators is required before the Plan can be submitted.

A motion to support the FY 2009-2013 Consolidated Plan including the FY 2009 Action Plan, was made by Mr. Smith, seconded by Mr. Sullivan and approved by the Board. Mr. Thombs and Mr. Douglas noted their abstention from this vote.

B. 47 Riverdale Avenue, City of Yonkers, Term of Affordability Amendment to Resolution 08-024 – New Homes Land Acquisition Fund

Ms. Drummond presented the proposed term of affordability amendment to Resolution 08-024 for 47 Riverdale Avenue in Yonkers. This amendment will modify the minimum 50 year term of affordability downwards by 10 years such that the period of affordability will expire on December 31, 2049. Ms. Drummond introduced Lou Kirven, Commissioner of Planning for the City of Yonkers and Matt Finkle of Related Companies, the developer for 47 Riverdale Avenue.

Mr. Kirven described the importance of increasing new market rate housing in downtown Yonkers. He said the city would like to shorten the affordability term on these units so that they could turn over to market rate sooner and contribute to the economic support of downtown commercial development. Mr. Smith asked what would keep other affordable housing projects from wanting reduced affordability terms and said that there may be a need to differentiate between Yonkers and other communities. Mr. Kirven replied that affordability terms should be different for different projects based on the neighborhood. Ten years could be long for one project and 30 years could be long for another project. Mr. Kirven stated that it is important to have new investment in Yonkers and that market rate housing should be available in the future. Ms. Drummond noted that this issue has come before in terms of how much affordable housing is too much in one area. Mr. Smith said he understood that but from a county perspective, if the county invests in housing then it should have a different objective of preserving its investment in making housing affordable for as long as possible.

Mr. Sullivan stated that he had lived in Yonkers since 1986 and he suggested making some river view housing market rate and then using the increased tax money to upgrade poor inland housing. He said that much of the land in the area has never been used rationally. Mr. Kirven stated that he would like to increase the tax base and investment in downtown Yonkers. Ms. Lewy suggested that affordable housing be designed to improve the area and mimic historic buildings.

Mr. Sullivan asked how affordable housing subsidies are calculated. Ms. DeLong replied that subsidies cover the difference between what it costs to build the housing and what can be charged for rent. She noted that the subsidy for this project is less than that for other projects. Ms. Drummond added that county subsidies are only used for construction costs and not for building maintenance and operating costs.

Mr. Griffith said that it appears that the affordable housing price in this area of Yonkers appears to be the same as market rate and that the subsidy is the only factor that allows any housing to be built. Mr. Griffith asked if Mr. Kirven could come back at a future meeting to talk about the difference between affordable housing and funds that make construction affordable. Mr. Kirven replied that he would be happy to come back to speak with the Board. He stated that he is asking the Board to look at each project on an individual basis. Ms. Delong added that affordable housing does serve a different population than public housing. Mr. Douglas asked about the length of the bond term. Ms. Drummond replied that the term is 10 or 15 years. He added that, once the bond terms are met, he could see value in allowing flexibility in the timeframe for subsidized units in an impacted area to convert to market rate.

Mr. Smith said that he saw two components – overburdening a neighborhood with affordable housing and the actual market value in a neighborhood. He questioned if even over 50 years if market housing in a burdened neighborhood would transform to high rental housing. Mr. Kirven said that long-term restrictions can be harmful. Mr. Smith said that when new construction is proposed, the county needs to be able to differentiate when is transition to market rate good. He said that setting a goal of getting people to move out and reposition the units to market rate was not consistent with the basis for establishing a housing land trust.

Several members noted that that the request for 47 Riverdale was for a 40 year term of affordability and that the request for 330 Riverdale was a 30 year term; members were concerned about the difference and the justification. Mr. Butler suggested that standards and criteria be developed for each term of affordability - 30, 40 and 50 year terms. Mr. Kirven said that he agreed this would be a good discussion but that the city requires action now so as to keep these firms on track to invest in Yonkers. Mr. Finkle said that the development has 30 vacant units and 280 families on a waiting list.

Board members requested that the draft resolution be amended to add Whereas clauses to capture the Board's discussion and the uniqueness of the situation. A revised resolution was distributed.

A motion to adopt the resolution supporting the term of affordability amendment, as amended, was made by Mr. Menken, seconded by Mr. Sullivan and approved by the Board.

C. 330 Riverdale Avenue, City of Yonkers, Term of Affordability Amendment to Resolution 08-025 – New Homes Land Acquisition and Housing Implementation Fund

Ms. Drummond presented the proposed term of affordability amendment to Resolution 08-025 for 330 Riverdale Avenue in Yonkers. This amendment will



modify the minimum 50 year term of affordability downwards by 20 years such that the period of affordability will terminate upon the 30<sup>th</sup> anniversary of the date of issuance of temporary certificate of occupancy.

Mr. Smith stated that the property will provide affordable housing even when it becomes market rate housing. Mr. Kirven stated that long term affordability restrictions will prevent revitalization of the area. Ms. Lewy and Mr. Douglas suggested that amendments be made to the draft resolution to reference a permanent certificate of occupancy and to reflect other discussion points.

A motion to adopt a Resolution supporting the term of affordability amendment, as amended, was made by Mr. Douglas, seconded by Mr. Sullivan and approved by the Board.

D. Ardsley Infrastructure and Recreational Improvements – 2009 Capital Budget Amendment

Mr. Natarelli presented a proposed 2009 capital budget amendment adding an appropriation of \$1,000,000 to create and fund Capital Project RARD1 for Ardsley Infrastructure Recreational Improvements. He said that this project will provide for various improvements to the Ardsley School District. Improvements include resurfacing of the running track at Ardsley High School, refinishing the surface of the swimming pool at Ardsley Middle School, replacing playground equipment at Concord Road Elementary School and purchasing hardware and software necessary to create a secure wireless site at Ardsley High School. Mr. Natarelli stated that at the time the purchase of 450 Saw Mill River Road for use by the County Board of Elections and the County's Department of Public Safety was before the Board of Legislators, the issue of potential tax revenue loss to the school district came up. As a result, the Board authorized the county to enter into an IMA with the school district wherein the county would agree to spend up to \$1,000,000 in capital funding on projects that will serve a valid county purpose and also have ancillary benefit to the district.

Ms. Lewy thanked Mr. Natarelli for including the rationale in the resolution. Mr. Douglas noted that the purchase of computers by the county for placement in schools was problematic. He recommended that a new Whereas be added to the resolution stating that computers are available for use by county residents. Mr. Smith suggested that computer use be recorded and that there be a sign posted at the school indicating that the computers are open to all county residents. Ms. Lewy suggested that the computers be bought for the community college and allowed to be used by the school district when not needed for WCC programs. Ms. Lewy asked how county residents would be able to use the swimming pool. Mr. Natarelli replied that the school would make the pool open to county residents during off hours.

Mr. Natarelli indicated that the resolution must be revised so that it states the IMA was between the county and the Ardsley School District. Mr. Menken agreed that the Resolution will need to be amended. Mr. Douglas asked if there needed to be a four-way partnership established. Mr. Smith suggested that they get more information from the County Attorney's Office before proceeding. Mr. Natarelli replied that he would ask Andrew Neuman to come speak with Board about this project.

Ms. Lewy said that she would carry this matter over to the March 3 meeting.

E. Tarrytown Lighthouse Restoration – 2009 Capital Budget Amendment

Mr. Natarelli presented a proposed revised 2009 capital budget amendment adding an appropriation of \$800,000 to create and fund Capital Project RKL01 for Tarrytown Lighthouse Restoration. This project will provide for the restoration and rehabilitation of the historic Tarrytown Lighthouse located in the Village of Sleepy Hollow. He said that the total county share of this project will be \$400,000 to be matched with \$400,000 from a grant obtained by the Village of Sleepy Hollow.

Mr. Douglas questioned the foundation of this proposed action. He said that his understanding of an agreement between the county and the village requires the county to pay the full costs of all capital improvements in Kingsland Point Park over \$20,000. Therefore, he said, it did not appear correct that the village would match the county funds as described.

Ms. Lewy said that she would carry this matter over to the March 3 meeting.

F. Gunshot Detection System and Video Surveillance Integration – 2009 Capital Budget Amendment

Mr. Neuman presented a proposed 2009 capital budget amendment adding an appropriation of \$3,000,000 to create and fund Capital Project BPS19 for a Gunshot Detection System and Video Surveillance Integration. The project would fund installation of a gunshot detection/location system integrated with a video surveillance system in specific "hot spot" areas in Mount Vernon and Yonkers. He said that this involves the installation of acoustic sensors and closed circuit television systems that provide detection, location and video surveillance of a gunshot incident. Mr. Neuman stated that the County Executive had been told that this technology has been very helpful in Hempstead, Long Island. He said that the County Executive asked the mayors of Mount Vernon and Yonkers if they thought it would be useful and that subsequently each city police department endorsed this project. This technology will be even more useful if gang activity increases because of the bad economy.

Mr. Neuman introduced Deputy Commissioner Demosthenes Long, Department of Public Safety, Captain Roy Hastings from Mount Vernon and Captain Richard Doyle from Yonkers. Mr. Long stated that shootings have increased and this acoustical technology will help police distinguish gunshots from other sounds. Through CCTV, the camera will focus in on an area and can get an image of witnesses and shooters. He said that the county has a responsibility to promote the health and safety of County residents. Mr. Long said that the county routinely partners with municipalities because criminals do not respect municipal boundaries. Mr. Neuman stated the technology would be very helpful. The county would purchase the equipment and the cities would operate and maintain it. Mr. Long stated that they would put 15 cameras in Mount Vernon and 20 cameras in Yonkers.

Mr. Smith asked why it was the responsibility of the county to purchase this technology. Mr. Butler stated that the county has other partnerships with municipalities such as for DWI stops. Mr. Smith said that purchasing equipment was very different from the DWI Program. Ms. Lewy suggested that resolution be amended to clearly state the importance of purchasing this technology for the benefit of all county residents and that it has potential use county-wide. Mr. Neuman agreed that this change makes sense.

Mr. Thombs asked how they decided where to put cameras. Mr. Long replied that they would put cameras where the crime rate is highest. Mr. Thombs asked if the cameras were stationary. Mr. Long replied that the cameras were wireless and could be moved. Mr. Thombs stated that wireless issues can be a problem when moving cameras. Mr. McLaughlin presented a map of crime rates in Yonkers. He said they would put cameras in areas where 80% of the all shootings take place. Mr. Smith said that they should make sure that the funding covers implementation costs. Mr. Long added that the audio technology can also pick up gun silencers.

A motion to adopt a Resolution supporting the 2009 capital budget amendment, as amended, was made by Mr. Douglas, seconded by Mr. Butler and approved by the Board.

IX. Matters for Board Discussion

A. Provisions for County Planning Boards in State and County Laws

Mr. Buroughs noted that the Board members were provided two pages of data comparing selected provisions of the County Code and NYS General Municipal Law regarding county planning boards and the referral process. He said that this was only the first step in opening a discussion of the differences between the county and state laws.

Ms. Lewy suggested that one item that stood out was the need to extend the minimum time period for the submission of local planning and zoning matters as the

**Westchester County Planning Board**

**Meeting of February 3, 2009**

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County Code requires ten days and GML requires 30 days before the date of local action. Ms. Lewy suggested that County Planning Board referral letters should clearly indicate approval or disapproval of site plans.

It was agreed that this subject would be addressed in greater depth at future meetings.

B. Westchester 2025

Mr. Vernon used a PowerPoint presentation to show proposed designs of a bus rapid transit station in east Elmsford. Mr. Buroughs noted that this type of design could be used to illustrate potential site plans of BRT stations for the Tappan Zee Bridge/I-287 Study Team. He said that the Mayor of Elmsford was very excited about this design approach.

X. Adjournment

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

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, March 3, 2009

**BOARD MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Buroughs, Deputy Commissioner  
Robert Doscher, Principal Planner  
Bill Brady, Associate Planner  
Susan Darling, Associate Environmental Planner  
Chris Gomez, Associate Planner  
Lukas Herbert, Associate Planner  
Meghan Miller, Planner  
Brian Connolly, Assistant Planner  
Peter Feroe, Intern  
Michael Vernon, Intern  
Christina Anderson, Environmental Planner

**GUESTS:**

Lawrence Salley, Commissioner, Department of Transportation  
Naomi Klein, Department of Transportation  
Andrew Neuman, Senior Assistant to the County Executive  
Barbara Dodds, Board of Legislators  
Charles Khoury, PhD, Superintendent of the Ardsley School District  
Joanne Sold, Legislator Abinanti's Office  
Srikanth Gorugantula, Water Resources Specialist, HDR, Inc.  
David Slotnick, NYU student

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Meeting of March 3, 2009**

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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, April 7, 8 a.m.
- Tuesday, May 5, 8 a.m.
- Tuesday, June 2, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of February 3, 2009 were adopted on a motion by on a motion of Mr. Douglas, seconded by Mr. Menken and approved by the Board.

IV. Referrals

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

- January 16, 2009 through February 15, 2009

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Thombs and approved by the Board. Mr. Smith noted his abstention from the Briarcliff Manor section of the referrals reports.

V. Matters for Board Action

A. Planning Board Report on Westchester Community College 2009/2010 Capital Budget Request

Ms. Lewy noted that WCC President Dr. John Hankin and his staff made a presentation on the college's capital budget program at the February Planning Board meeting. She asked if any one had any follow-up questions. No one did.

A motion to adopt the Planning Board report supporting the 2009/2010 capital budget request was made by Mr. Sullivan, seconded by Mr. Smith and approved by the Board.

**Westchester County Planning Board**

**Meeting of March 3, 2009**

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B. RARD1 Ardsley Infrastructure Recreational Improvements – 2009 Capital Budget Amendment

Ms. Lewy noted that the draft resolution has been revised to incorporate comments made by Board members at the February meeting and after circulation of revised documentation.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Stout, seconded by Mr. Sullivan and approved by the Board.

C. RKL01 Tarrytown Lighthouse Restoration – 2009 Capital Budget Amendment

Ms. Lewy noted that the draft resolution has been revised since the February meeting to reflect the source of non-county funds to be combined with county funds for this project.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board.

D. BPL26 Flood Mitigation – 2009 Capital Budget Amendment

Ms. Lewy noted that the projects proposed for funding have been screened and recommended by the County Executive's Flood Action Task Force.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Smith, seconded by Mr. Sullivan and approved by the Board.

E. RB147 The American Recovery and Reinvestment Act of 2009 – 2009 Capital Budget Amendment

Mr. Brady presented one power point slide with sample images of four infrastructure projects proposed along the Bronx River Parkway: street light poles designed to replicate the original style poles at several intersections; new equipment within existing traffic signal boxes at several intersections; installation of sensors to better monitor traffic flow; and replacement of rustic corten steel guide rails with galvanized steel guide rails. Mr. Smith asked if a better appearing guide rail could be used as the traditional guide rail is not popular. Commissioner Stout agreed that there is a concern of what guide rail on the Parkway looks like. Commissioner Butler said that options would be explored but that the currently in place "attractive, rust appearing" guide rail needed to be replaced as may become unsafe.

## Westchester County Planning Board

Meeting of March 3, 2009

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Commissioner Butler explained that these projects are being advanced in the capital budget in anticipation of receipt of federal stimulus funds. He noted that they are each “shovel-ready” as required by the American Recovery and Reinvestment Act of 2009. He also said that other projects are being identified for advancement under the same program and that quick action will be needed by the county to make such projects eligible. One promising category of projects, he said, would be those that further energy efficiency such as emission controls on diesels and energy and facility audits,. He stated that the US Department of Energy is still writing the regulations.

Ms. Lewy asked if the potential stimulus projects have been presented previously to the Board. Mr. Butler answered that in most cases they have been included in earlier presentations and that they have not advanced due to limitations on county funding. He added that a few projects may be in the operating budget. Mr. Smith asked if the funding would be considered grant funds with no county share. Mr. Butler responded that some projects will have to include a county share and therefore require Planning Board action.

A motion to adopt a resolution approving the Planning Board report on four infrastructure projects proposed along the Bronx River Parkway as a 2009 capital budget amendment was made by Mr. Douglas, seconded by Mr. Thombs and approved by the Board.

Mrs. Lewy suggested that the Board adopt another resolution that would approve a favorable Planning Board report on capital projects considered for funding through the federal stimulus funding programs when such projects have been previously considered, reviewed and discussed by the Planning Board. She said that such action would allow the county to proceed expeditiously to process the paperwork to obtain federal funding.

A motion to adopt a resolution approving Planning Board reports supporting 2009 capital budget amendments for previously reviewed capital projects so as to provide for federal stimulus funding was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board.

### VI. Matters for Board Discussion

#### A. Westchester 2025 Planning Initiatives

- Meetings with Greenburgh, Mount Pleasant, Port Chester

Ms. Lewy reported on Westchester 2025 meetings held in Greenburgh, Mount Pleasant and Port Chester and commented on the individual needs of each community. She stated that the Port Chester session focused on the status of the village’s draft master plan and the details of transit planning as part of the TBZ/I-287 Environmental Review. She said that Planning Department staff



would provide the village with preliminary comments on the draft plan. She also said that the small group of village officials seemed excited about the department's work on visioning new Bus Rapid Transit (BRT) stations and would like to continue the discussion.

She stated that Mount Pleasant has much work ahead as a group of residents is preparing to present the case for initiating a comprehensive plan update to the Town Board. She said the large number of attendees at the evening community meeting at which she and the staff gave presentations seemed very interested in the 2025 resources that are available.

She said that the meeting in Greenburgh focused more directly on transit planning in the I-287 corridor and on the need to include this subject and station planning in the town's comprehensive plan update now underway. Staff gave a presentation on bus rapid transit. Ms. Lewy concluded that by using data available in Westchester 2025, communities can use existing resources towards making decisions and planning rather than collecting more information on their own.

- RFP Preliminary Results

Mr. Brady stated that the deadline for consultants to respond to the RFP for web development had just passed. He received seven responses and soon staff will meet with IT staff to conduct an initial review and develop a rating sheet. The focus will first be on the technical aspects of each response. He suggested that one or more Board members serve on the interview committee. Ms. Lewy suggested interviewing three consultants in order to have a range of experience to help evaluate the proposals.

B. Transportation Planning Initiatives

- Bus Rapid Transit Overview

Using a PowerPoint presentation, Peter Feroe described the proposal for establishing Bus Rapid Transit across the entire I-287 corridor. The BRT would intersect five north-south rail lines, increase mobility and travel options and link major nodes of employment. The BRT route is in the conceptual stage and will be presented in the Tier I Transit Tappan Zee Bridge/I-287 draft EIS, which is to be completed by the end of 2009 by the Tappan Zee Bridge/I-287 study team. Later studies will refine the route and station locations.

Mr. Feroe defined BRT as a service that provides fast, reliable transit service that does not operate in general traffic. He reiterated that while the study team has identified BRT as the preferred transit alternative in Westchester County, there are still many decisions to be made, such as the type of running way, exact

route, station locations, service plan and what organization will operate the new system. Mr. Feroe presented existing examples of running ways, stations and vehicles, used both domestically and internationally, while pointing out their unique features and advantages.

Mr. Feroe concluded that without separation from traffic, the BRT would not hold much value for Westchester County. He noted that to be successful, there must be an integration of local land use planning and regulation and transit system planning. He ended with conceptual examples, prepared by department staff, of how a BRT station could be incorporated in the Elmsford east area.

- Central Avenue Bus Rapid Transit Study

Mr. Salley stated that two years ago, the county DOT initiated a study on the feasibility of developing BRT along the Central Avenue corridor. He said that Naomi Klein has directed a consulting team to develop recommendations. Last year, they received a grant from the state DOT to begin implementation of the BRT. He said that the county has experienced good cooperation and has described the experience as an interesting exercise in governmental collaboration with the state and various municipalities.

Using a PowerPoint presentation, Ms. Klein gave a summary of the Central Avenue Bus Rapid Transit Study along Central Avenue. The 14.4 mile long corridor serves Westchester County between White Plains and Yonkers and links Westchester County to New York City. The corridor includes many major destinations. Ms. Klein described the existing bus routes and the challenges they face such as the many traffic signals and merging. She noted that ridership on Routes 20 and 21 increased by 25% with the acceptance of MetroCard, causing DOT to put out additional service. She said that service on Central Avenue generates 10% of the entire system ridership. However, incomplete or narrow sidewalks and wide crossings are challenging for pedestrians.

Ms. Klein outlined the Central Avenue BRT objectives such as reducing travel times, attracting new riders, improving mobility, creating an integrated and consumer friendly transit service and improving operating efficiency. She summarized an analysis of the existing conditions and travel times. She also described the list of proposed BRT concepts and operation solutions for Central Avenue. Ms. Klein focused on the idea of Transit Oriented Development (TOD) for Central Avenue and suggested that a full BRT treatment will have the greatest presence and most potential to create land use changes. She used examples of TOD solutions at the former Barnes & Noble site and former Yonkers Avenue Parking Garage. She concluded that the final report will be completed in spring 2009 and that implementation is already in progress.

## Westchester County Planning Board

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Mr. Thombs asked about the projected ridership. Ms. Klein said it is typical of such systems to attract more choice riders with the increase consisting of 1/3 riders who ride more often, 1/3 riders diverted from other routes and 1/3 new riders. Mr. Smith asked if the BRT service would extend to the White Plains TransCenter and Ms. Klein replied that it would. Mr. Mencken asked if there was a general rule about how far people would walk to a bus station; Ms. Klein replied that it is assumed at least 1/4 mile.

Mr. Sullivan asked where people were traveling to if they were using public transportation along the Central Corridor. Ms. Klein responded that a more targeted survey would be necessary to answer that question as a percentage, but that the majority of commuters are from the southern areas, such as the Bronx and Yonkers, and that the raceway and the cross county are both heavy with riders. Mr. Sullivan asked if the BRT would affect the type of service created. Ms. Klein responded that service would grow as they expect more riders from the north to use it.

Mr. Thombs asked if there were any green savings behind the BRT. Ms. Klein responded that there would be more riders and the buses would run on clean diesel fuel. Mr. Feroe added that there is huge green savings potential because as areas become more transit-oriented developed, people will live in more concentrated transportation hubs, thus minimizing the driving culture.

Mr. Smith asked why the average Saturday volumes of traffic at Fort Hill Road were more than the average weekday comparison. Ms. Klein responded that there could have been an anomaly that day.

Mr. Smith asked for more ways to convince people to not use their cars. He pointed out that in order to sell the BRT, one must start with convincing the Planning Board. Mr. Thombs added that that is the reason he asked about the green issue. Ms. Klein pointed out that as a result of the recent rise in gas prices, for example, people were taking the bus more often. Mr. Smith recommended making a consumer model to make it easier for people to know their transportation options. He said the question should be, how to get the bus to me.

Ms. Klein pointed out that there are different methods of branding, and suggested differentiating a logo for the BRT. She explained that not everyone will ride the bus, but that targeting certain audiences, such as the youth, may be practical.

Ms. Lewy asked how to plan for the White Plains hub. She questioned what the planning process looks like, and questioned how to marshal the government agencies that meet to discuss such projects. She suggested getting the agencies together and having a productive session with White Plains and Greenburgh.

Ms. Klein pointed out that people want assurance that if they miss a bus, there is another one on its way and they know when that time is. Ms. Lewy asked if it is possible to go express from hub to hub. Ms. Klein said it is something to think about. Ms. Lewy suggested that IT should meet early on to build this type of capacity.

Mr. Smith stated that there needs to be more options than bicycles, jitneys and sidewalks. Mr. Feroe suggested the benefits of a public education campaign.

Ms. Lewy suggested using the referral letters as means by which to recommend transportation solutions.

In summation, the Board put forward several ideas for consideration:

- Continue work/implementation of BRT on Central Avenue and promotion of transit oriented development.
  - Concentrate on services which could be provided to young people under the driving age of 16 years old.
  - Provide BeeLine bus information on routes and schedules in a cell phone compatible format and advertise that option on buses and in County publications.
  - Consider on-demand, subscription and deviated bus routes.
  - Consider a hub model with express buses leaving the hub for major destinations like WCC or hospitals.
  - Consider express buses between Westchester's cities.
  - Work to enhance the experience of connecting with the New York City subway – can the streetscape between the Yonkers line and the subway station be enhanced with street furniture, landscaping or painting parts of the elevated subway.
  - Provide WIFI on buses.
  - Enhance regional coordination of all transit services.
- NYU Student Capstone Project – Bee-Line Study

Mr. Slotnick gave a presentation using PowerPoint on the examination of the Westchester County Bee-Line bus transit system that he and two other NYU graduate students had undertaken in spring 2008. He outlined current challenges experienced in the county, such as high automobile ownership, differing land use and development types as well as limitations imposed by home rule.

Mr. Slotnick and his team analyzed existing conditions, conducted literature reviews, made a comparative review of BRT systems and provided recommendations. The literature reviews included information on ridership growth strategies, growth strategies for bus transit, transit attitudes and perceptions, rider and non-rider concerns, investment in technologies and bus

**Westchester County Planning Board**

**Meeting of March 3, 2009**

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stop locations and design. Recommendations included governance revisions, service and planning, partnerships and coordination and marketing and branding.

C. “Planning Together” Presentation at WMPF Training Institute

Ms. Lewy confirmed that the WMPF “Planning Together” presentation is on March 16. Mr. Buroughs stated that the presentation is not finalized, but that it will be an educational program focused on transit and the need to plan. Ms. Lewy asked if the meeting would involve a panel discussion. Mr. Buroughs explained that he would present a scenario and a panel would respond followed by a staff member presentation on the subject. He said he would ask the panelists how their community would deal with each of the issues. He suggested that this will enable planning and zoning board members to understand why comprehensive planning is beneficial to them in the day-today operations of the boards. Ms. Lewy liked the idea. Mr. Buroughs added that he is looking for volunteers fro the panel.

VII. Other Business

None

VIII. 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, April 7, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Marcus Griffith (City)  
David Menken (Town)  
Clinton Smith (Town)  
Neil Sullivan (City)  
Bernard Thombs (Town)  
Ralph Butler, Commissioner, Department of Public Works  
Thomas Lauro, Commissioner, Department of Environmental Facilities

**BOARD MEMBERS ABSENT:**

Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
David Kvinge, Director of Environmental Planning  
Patrick Natarelli, Chief Planner  
Robert Doscher, Principal Planner  
Bill Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Brian Connolly, Assistant Planner  
Ted Leimbach, Assistant Planner  
Christina Anderson, Environmental Planner

**GUESTS:**

Lawrence Salley, Commissioner, Department of Transportation  
Barbara Dodds, Staff, Board of Legislators  
Doug Hocking, Kohn Pedersen Fox Associates  
Srikanth Gorugantula, Water Resources Specialist, HDR, Inc.

**I. Call to Order**

The meeting was called to order at 8:11 a.m. by the Chair, Cheryl Winter Lewy.

**Westchester County Planning Board  
Meeting of April 7, 2009**

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II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, May 5, 8 a.m.
- Tuesday, June 2, 8 a.m.
- Tuesday, July 7, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of March 3, 2009 as amended were adopted on a motion of Mr. Douglas, seconded by Mr. Smith and approved by the Board.

IV. Chairman's Remarks

Ms. Lewy introduced Mr. Hocking, a potential member of the County Planning Board, and Mr. Gorugantula from HDR, Inc. She thanked staff for organizing and conducting the "Planning Together" presentation at the opening general session of the 2009 WMPF Training Institute on March 16. She described it as outstanding. She also pointed out other noteworthy presentations including arts in public space, SEQR and understanding traffic studies. She reminded Board members to make sure they report and document their four hours of training credit if they were in attendance at this event or at other educational sessions.

Ms. Lewy reported that, on March 30, three Board members, the Commissioner and staff attended a meeting of Environment and Energy Committee of the Board of Legislators, chaired by Tom Abinanti. Mr. Abinanti had requested an update on *Westchester 2025* and the policies that were adopted by the Planning Board and forwarded to the Board of Legislators for the Board's endorsement. The discussion also included the referral process. She noted that committee members raised the question whether the County Planning Board should be enabled to exercise more authority, noting that the Westchester County Planning Board is the only board in the state whose recommendations do not require a supermajority vote by a local board to override. Ms. Lewy suggested that the Planning Board hold off discussion on these aspects for a work session to follow at the end of the meeting.

V. Commissioner's Remarks

Mr. Mulligan pointed out two upcoming events: a public meeting regarding the Crane Road Bridge Project will take place on April 22 at the County Center at 7 p.m. and the County Earth Day event will take place at Kensico Dam Plaza on April 19. He emphasized that the Earth Day event is projected to be bigger and better than previous years. It is being run by the Departments of Parks and Environmental Facilities and is sponsored by the Westchester Climate Change Advisory Council, a Committee chaired by the County Executive that consists of representatives of the business, educational and local/county government groups that were involved in the preparation of the Global Warming Action Plan. The County Executive will present the county's first Sustainability Awards for environmental

## Westchester County Planning Board

### Meeting of April 7, 2009

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achievements and the annual Earth Day Recycling Awards. Planning department staff will be displaying various topics including happenings at Hilltop Hanover Farm, regional water quality issues, Citizens' Volunteer Monitoring Program, Census 2010 and *Westchester 2025*.

#### VI. Referrals

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

- February 16, 2009 through March 15, 2009

Ms. Lewy stated that she was struck by the number of referral responses that do not refer to the relevant town, village or city comprehensive plan. She questioned if the letters should more frequently cite the recommendations of local plans when the application appears to be inconsistent with planning policies. She cited as an example the referral of an office park site plan amendment for a site located in Harrison along Mamaroneck Road. Mr. Herbert replied that it is unlikely that the Harrison plan addressed the appearance and layout of office parks along this corridor but that the question would be reviewed.

Additionally, she questioned the scope of referral comments on Greenville Shopping Center site plan amendment, noting that the shopping center is located along the future Central Avenue Bus Rapid Transit route. She thought that the letter should reference - and encourage consistency with - the findings of the BRT study. Ms. Lewy also questioned the potential visual impact of the proposed office building in Yonkers near Central Avenue. Mr. Herbert replied that the referral was made by the Yonkers Zoning Board for variances and that a future referral of the site plan would be made by the Yonkers Planning Board at which time the visual impacts can be addressed. Ms. Lewy and Mr. Herbert agreed that in the meantime Mr. Herbert should advise the Yonkers Planning Director of this concern.

Commissioner Lauro pointed out that not all businesses are complying with the County recycling regulations. Last year, he said, 200 violations were reported and that this year there have already been 100. He noted that a major problem is the lack of space or lack of a designated area on commercial sites to separate recycle materials at the source, a requirement of the law. He recommended that referral response letters should flag this need and request municipalities to require the designation of such areas on site plans. Mr. Douglas agreed with incorporating a recycling comment in referral letters. Mr. Mulligan recommended working with Mr. Lauro on the language.

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board. Mr. Smith noted his abstention from the Lewisboro, Pleasantville and Yorktown sections of the referrals reports.



**Westchester County Planning Board**

**Meeting of April 7, 2009**

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VII. Matters for Board Action

A. SL102 Environmental Benefit Projects – 2009 Capital Budget Amendment

Mr. Natarelli described a capital budget amendment that would provide funding of \$780,000 for Environmental Benefit Projects (EBPs) that are required to be undertaken by the County under an Order on Consent with the NYS Department of Environmental Conservation. The EBPs will include a shoreline/habitat restoration and tide gate improvements at Manursing Lake at the Edith Read Sanctuary and a stream buffer restoration along the Mamaroneck River at Saxon Woods Park. Mr. Doscher explained that the removal of non-native plants will enhance water quality and is also part of a larger project that has already been accepted and funded by the DEC. Mr. Doscher stated that the filter strips suggested for the shoreline restoration are effective at removing pollutants and, according to past studies, have removed 90% of nitrogen entering the waterbodies. The reduction of nitrogen entering the Long Island Sound is a major objective of both projects.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board.

B. A056B Heavy Equipment Acquisition – 2009 Capital Budget Amendment

Mr. Brady described a capital budget amendment to include the acquisition of a ramp vacuum truck which was not previously included as part of the project.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Griffith, seconded by Mr. Lauro and approved by the Board.

C. A0104 Environmental Monitoring Systems – 2009 Capital Budget Amendment

Mr. Brady described a capital budget amendment to accept grant funds for the acquisition of new, updated software for upgrade of the Airport Noise and Operations Monitoring System (ANOMS).

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Griffith, seconded by Mr. Lauro and approved by the Board.

VIII. Matters for Board Discussion

A. Westchester 2025 Planning Initiatives

Visioning

Mr. Buroughs used a PowerPoint to display Transit Oriented Development examples at potential bus rapid transit stations along the I-287 corridor. He said that this modeling was created in-house in cooperation with local officials. Mr. Douglas noted that mixed use should include housing. Mr. Buroughs agreed. He added that the 3D images have proven to be very helpful in allowing others to understand what development may look like. Mr. Douglas asked if the state Tappan Zee Bridge/ I-287 study group is aware of this work. Mr. Buroughs answered that they are but that the ideas have not yet been shared.

Web Development Consultant

Mr. Brady stated that the Department received several responses to the RFP regarding 2025 web development which would incorporate 3D technology. A review committee will conduct internet interviews with three consultants on April 14 and that Board members are welcome to participate. Ms. Lewy suggested that members have the option of dialing-in and joining the web cast from home or office.

Resource Sheet for Local Application Process

Ms. Lewy explained that staff has begun work to develop a County Planning Board "checklist" that would be made available in municipal building and planning departments as well as online. The "checklist" would cover topics that are of special concern to the Planning Board but that may not get full attention in local codes and regulations. Distribution of the "checklist" could provide advance notice of issues that the Board would comment on at the time a referral is made, perhaps very late in the local review process.

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

Mr. Buroughs stated that the Tappan Zee Bridge/I-287 study team committed to provide technical staff briefing for county staff (including, for example, route planning and station location). The first meeting was scheduled for February but was canceled and not rescheduled. This lack of follow-up combined with the fact that the study team announced last September that the draft environmental impact statement would be released in fall 2009 has once again increased concern about the state of progress. He said that the County Executive has expressed this concern to the state Commissioner of Transportation.

Mr. Sullivan asked who has authority over the EIS. Mr. Buroughs answered that it is the study team which is a formal partnership of state DOT, Metro-North Railroad and the NYS Thruway Authority. Ms. Lewy agreed with the frustration and

suggested that the State Commissioner is responsible to get it together. She stated that the Planning Board can work to get local communities to work together.

C. NYS Department of Transportation Transit Oriented Development Training Program

Mr. Buroughs used a PowerPoint presentation to outline a proposed Transit Oriented Development Training program to be prepared by consultants retained by the NYS Department of Transportation. The program will include a one-day training for a county-wide audience and eight two-day training sessions for four municipalities each in Westchester County and Rockland County.

He noted that the primary concern is how this activity will integrate and relate to other planning efforts including *Westchester 2025* outreach. He said it was very positive that the state has expressed the need to work very closely with the two counties in the development and execution of the program which is intended to become the basis for a state-wide program.

IX. Matters for Board Information

A. The American Recovery and Reinvestment Act of 2009 – 2009 Capital Budget Amendments

Mr. Butler reminded Board members that the Board had acted in March to approve capital budget amendments for previously reviewed projects that are now eligible for funding under the federal American Recovery and Reinvestment Act of 2009. Since that action, he said that a list of projects has been compiled based on priority and according to program description. These projects will or have already been submitted to take advantage of the stimulus funding. Because road related projects are already in the capital project, the proposed projects are focused on energy efficiency and clean air initiatives. Mr. Butler hopes to obtain much of this funding.

Ms. Lewy asked if projects will be approved based on the number of jobs created. Mr. Butler explained that projects will be approved based on the number of criteria that they meet, including job creation. He stated that while energy efficiency is a priority, there are further subsets that should be addressed such as renewable energy, energy audits and energy conservation. He stated that the proposed projects do fit most of the criteria and the most appealing projects will more likely be chosen for funding.

Mr. Griffith stated that while the solar panels and windmills are admirable projects, he does not understand the savings given the 183-year payback, or 150-year payback associated with the twin turbines. Mr. Butler answered that the proposed projects are pilot programs that will reduce the county government's carbon footprint. He added that energy rates are projected to increase and this increase was not incorporated in the payback calculation. Mr. Lauro noted that the many physical

items, such as the bulbs at Playland Park, need to be replaced regardless of payback. Mr. Douglas noted that the County should pursue federal funds for as many of such projects as possible.

Ms. Lewy suggested field trips as each project is underway or completed.

**B. Agricultural District – Eight-Year Review and Recertification Process**

Mr. Kvinge reported that the state-mandated eight-year review and recertification process for the county Agricultural District is now underway. A steering committee comprised of representatives of various interested groups was established and a consultant has been retained to assist in the process. Mr. Smith and Mr. Thombs serve on the steering committee as representatives of the County Planning Board. The schedule calls for a draft report of recommendations for the district is to be prepared later this year and submitted to the Board of Legislators in January 2010. The Legislators will conduct public hearings and are expected to forward a recommendation on the district's future to NYS Agriculture and Markets by the end of June 2010.

Mr. Kvinge explained that times have changed since the district was established and it is now important to better understand and define what agriculture means for Westchester County. The consultant, after reviewing existing data such as the USDA Census of Agriculture, is trying to obtain additional data to more accurately characterize the agricultural industry in the county. In February, a survey was sent to farmers and district members, but the responses have been less than overwhelming. As a result, a second outreach is in process to local municipalities and farmers.

The establishment of a steering committee is to ensure that the wide variety of issues associated with the agricultural district is included in the evaluation process. In addition to the two members from the County Planning Board, it includes members from the Cornell Cooperative Extension, Soil and Water Conservation District, Watershed Agriculture Committee, Westchester Land Trust, members of the County Ag and Farmland Protection Board and the Board of Legislators. Mr. Thombs added that the group is passionate but that there is a gap in views related to upper and lower parts of the County; this, he observed, leads to a struggle with the overall identity of agriculture and identification of issues. Mr. Smith explained that while one-half of the parcels in the agricultural district are being used for farming, livestock or horses, the other half of the parcels lie fallow and are not farmed.

Mr. Smith compared zoning districts to the agricultural district noting that zoning districts historically encourage certain land uses and not others so as to prevent or minimize conflict between incompatible uses. When Westchester County created the agricultural district, it did not designate a large swath of land such as a zoning district but rather formed a district comprised of individual farms resulting in a

## Westchester County Planning Board

Meeting of April 7, 2009

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district that is scattered throughout the county rather than centralized around a node of farming activity. Since agriculture districts, under State Law, are created to encourage agricultural use and limit a local municipality's ability to regulate those uses, this pattern has created neighbor tensions and controversy.

Mr. Thombs stated that Long Island has handled their district more progressively. Mr. Kvinge added while Suffolk County was a pioneer in agricultural districts, with more recent growth, particularly around centers, Suffolk County is now experiencing many of the same issues as Westchester County. They have multiple agricultural districts and anticipate losing some through consolidation, elimination or significant reduction in area.

Mr. Douglas asked if a minimum size requirement would make sense and if smaller agriculture properties now in the district, such as nurseries, should be eliminated. Mr. Smith answered that some steering committee members would argue that each parcel has a purpose and an activity that needs to be preserved. Mr. Kvinge said we expect the review process will address this issue and the committee would make a recommendation on how to handle it.

Mr. Smith noted that one-tenth of agricultural parcels can cause 90% of the problems. In North Salem, for example, which has abundant open space and farms, the agricultural district seems to work and the town has developed regulatory procedures to accommodate farmers. In other places, an agricultural district may not make sense when compared with other issues that the municipality must deal with.

Mr. Thombs questioned what agricultural lands may look like in the future, including the increase in indoor farming that may have the appearance of an industrial use. Mr. Sullivan questioned if the goal of preserving open space has been improperly blended with the purpose of the agricultural district. Mr. Smith explained that this is part of the problem. Mr. Kvinge stated that an agriculture district does not prevent the conversion of farmland to other uses permitted by local zoning. He concluded that there are a variety of tools available to protect farmland, such as the State grant program to purchase development rights on farmland.

Ms. Lewy requested that Mr. Thombs and Mr. Smith keep the board apprised as appropriate.

### X. Other Business

None

### XI. Adjournment

The meeting was adjourned at 9:40 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, May 5, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Marcus Griffith (City)  
Doug Hocking (City)  
David Menken (Town)  
Neil Sullivan (City)  
Ralph Butler, Commissioner, Department of Public Works  
Michael Coley for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Robert Reno for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Dwight Douglas, Vice Chair (City)  
Clinton Smith (Town)  
Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Anthony Zaino, Director of Design  
Patrick Natarelli, Chief Planner  
Bill Brady, Associate Planner  
Susan Darling, Associate Planner  
Chris Gomez, Associate Planner  
Paul Gisando, Associate Planner  
Lukas Herbert, Associate Planner  
Ed Hoffmeister, Associate Planner  
Jaime Martinez, Program Specialist (GIS)  
Brian Connolly, Assistant Planner  
Ted Leimbach, Assistant Planner  
Nick Magilton, Assistant Planner  
Adrienne King, Intern  
Christina Anderson, Environmental Planner

**GUESTS:**

Barbara Dodds, Staff, Board of Legislators  
Srikanth Gorugantula, Water Resources Specialist, HDR, Inc.

## Westchester County Planning Board

### Meeting of May 5, 2009

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#### I. Call to Order

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

#### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, June 2, 8 a.m.
- Tuesday, July 7, 8 a.m.
- Tuesday August 4, 8 a.m.

#### III. Adoption of Minutes

The minutes of the meeting of April 7 were adopted on a motion by Mr. Menken, seconded by Mr. Sullivan and approved by the Board.

#### IV. Chairman's Remarks

Ms. Lewy reported that, on April 23, she and department staff attended a discussion at Port Chester Village Hall on the topic of the Village's draft comprehensive plan. The meeting was arranged by Mayor Dennis Pilla and included trustees, members of the Village's master plan steering committee and planning consultants. Topics of discussion included the format and organization of the draft plan, 3-D visualizations of development scenarios, bus rapid transit and station visioning and Westchester 2025. She stated that Port Chester is looking to the County for guidance and assistance in its planning.

#### V. Commissioner's Remarks

Mr. Mulligan sadly reported on the passing of Linda Dillon's husband. Mrs. Dillon has been with the County for over 20 years and plays a major role in day-to-day Planning Department operations including Planning Board support.

Mr. Mulligan welcomed Doug Hocking as a new appointee to the Planning Board. Mr. Hocking is a Principal Design Partner at Kohn Pedersen Fox and has experience working on a variety of building projects including residential, commercial and government projects in the United States and throughout Asia.

He also introduced Adrienne King, a new intern who will be working at Hilltop Hanover Farm helping Susan Darling with CVMP related projects and providing office coverage for Lucille Munz.

Mr. Mulligan updated staff on the housing lawsuit which was scheduled to go to trial on May 4 but has been postponed until May 11. In the meantime, the County had been informed by HUD that the Consolidated Plan has not been accepted and that therefore funding will be cut off as of May 1. This affects the following programs: CDBG, HOME,

## Westchester County Planning Board

Meeting of May 5, 2009

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Emergency Shelter Grant and Lead Safe Westchester programs administered by the Planning Department as well as Shelter Plus Care and Supportive Housing administered by the County Departments of Community Mental Health and Social Services.

Letters were sent to more than 70 individuals and entities, including municipalities and affordable housing developers, notifying them of the situation and telling recipients that the County was unable to proceed with the award of funds for these programs. Ms. Lewy asked if funds will be released upon settlement. Mr. Mulligan answered that this remains to be seen. Mr. Menken asked if this will affect personnel; Mr. Mulligan responded the matter is under review.

### VI. Referrals

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

- March 16, 2009 through April 15, 2009

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

#### A. River Park Center, Cacace Center and Palisades Point, City of Yonkers – Status Update YON 09-005 – Zoning Amendments YON 09-005B – Special Permit Application YON 09-005C – Site Plan Applications

Mr. Herbert stated that he received site plans with construction details for Palisades Point, River Park Center and Cacace Government Center. The daylighting of the Saw Mill River in Larkin Plaza is not included. Mr. Burroughs stated that the City of Yonkers has set an aggressive timeline for the various approvals needed, including amendments of the Urban Renewal Plan, the Waterfront Management Plan and the zoning ordinance. He stated that, last November, the Yonkers City Council completed the environmental review process and adopted findings. He noted that some of the major decisions in the findings were not consistent with the Planning Board's recommendations.

Ms. Lewy asked if the design aspects have remained the same. Mr. Herbert confirmed that the concept has not changed but added that more details are now available. Ms. Lewy questioned whether or not the Planning Board should add a missed opportunity paragraph if the scope of work has been closed. Mr. Herbert said that one or more draft referral response letters would be circulated for the Board's review and comment before submission to the City.

### VII. Matters for Board Action

None



VIII. Matters for Board Discussion

A. Westchester RiverWalk – Current and Future

Mr. Mulligan indicated the County is making progress on the implementation of the Westchester RiverWalk and that Paul Gisondo would give an overview of the status of current efforts. Using a PowerPoint presentation, Mr. Gisondo explained that the project began as a vision set forth by the County Executive and is now well on its way to becoming an on-the-ground reality. He continued to describe Westchester RiverWalk as part of the bigger picture as it is part of a larger NYS Greenway trail system and connects to trails leading to Battery Park in NYC and north to Albany.

RiverWalk provides a varied experience; half of the trail is directly on the Hudson River while other portions piggyback on other park trails. It is multifaceted; some sections of trailway are in place as paved and unpaved paths, promenades and sidewalks. And it is intermodal; it connects directly with 13 of 14 Metro-North Hudson Line Stations and 27 Bee-Line Bus Routes.

Recently completed portions of the trail include Croton Landing Park and Ichabod's Landing. Tarrytown RiverWalk North & South are currently under construction, and Mariandale Crawbuckie Ossining, Dobbs Ferry Waterfront and JFK Marina Yonkers are all in the design phase. Mr. Gisondo showed examples of each.

The Tarrytown South project is particularly notable in that it involves a partnership with Lyndhurst, a property of the National Trust for Historic Preservation, Kraft Foods, Metro North and the Village of Tarrytown. Mr. Zaino pointed out that old molds from cast iron lamps are being used to recreate new lamps in areas where lighting is permitted on the Lyndhurst property.

Ms. Lewy asked if signage is in place in areas where the trail seemingly goes off route. Mr. Mulligan answered that there is a need to retrofit sections of RiverWalk that may not have the signage and to situate logos where needed to ensure continuity. Mr. Zaino added that interpretive signs would be beneficial as they would describe the history of the community.

Ms. Lewy questioned if the trail could be utilized by cyclists. Mr. Gisondo answered that it is not designed to be a bike path, although some stretches can be used for that purpose. Mr. Sullivan asked if the trailway would accommodate both cyclists and pedestrians. Mr. Zaino replied that the paths are designed to be 10 feet wide, unlike the South County trail which is 12 feet wide, and will accommodate both strollers and pedestrians. It is anticipated to be a calmer and lower intensity trail compared to a bike trail. The North and South County trails are designed as multi-purpose including biking.

Mr. Mulligan reported that, on May 13, he, Paul Gisondo and the County Executive will attend a meeting at Kendal-on-Hudson in Sleepy Hollow to present information on RiverWalk design and development and pointed out two maps showing RiverWalk plans.

**B. Grasslands Reservation Capital Projects**

Mr. Mulligan said there were a number of projects in the works for the Grasslands Reservation and various staff would provide an overview of each.

**1. Proposed Site Improvements**

Mr. Natarelli introduced the proposed stormwater improvements, signage plan, and safety and site improvements to Grasslands Reservation. He reminded members that Grasslands is a 500-acre County-owned campus located between Route 9A and the Sprain Brook Parkway in the Town of Mount Pleasant. The campus houses the Westchester Medical Center, the Westchester County Jail and Penitentiary and other major county and non-county uses such as the New York Medical College.

Using a PowerPoint presentation, Mr. Magilton described the Master Plan for Grasslands which focuses on two main elements: vehicle and pedestrian safety improvement and stormwater improvement.

He explained that circulation for pedestrians and cars is somewhat disjointed and can be improved in a number of ways including:

- New signage and plantings at major entrances to the campus
- Sidewalks along major roads –especially connecting to existing bus stops
- Parking lot modifications to improved circulation
- Bike rack installations to encourage biking
- Additional tree plantings throughout the campus to fill in areas where trees have been lost due to age, construction activity and disease

Mr. Zaino noted that the proposed landscaping will maintain and reinforce the campus character and will provide a valuable stormwater retention function.

Mr. Griffith asked if the bikes would be used for intercampus purposes. Mr. Magilton answered that the bike racks could serve commuters. Mr. Zaino added that there are a number of residents on the campus who could benefit.

Mr. Magilton included images of County-suggested street furniture: a proposed bus shelter, bench and trash receptacle. Mr. Zaino noted that while the County created the proposed plan, not all construction and street furniture need be funded by the County. Mr. Griffith inquired about the DEP UV facility now under construction on the adjacent tract. Mr. Butler explained that there will be six stories underground and four stories above ground.

Mr. Mulligan reminded members that funding for proposed improvements will need to go before the Board of Legislators.

## 2. Proposed Signage System

Using a Power Point presentation, Mr. Hoffmeister described the complications associated with navigating the campus, especially in locating the Emergency Room. A new signage system has been developed by a signage consultant that would include new entryway signs, directional signs and building signs.

Currently, there are three monolithic entryway signs that lack a sense of arrival to the campus and can be complicated to read. Mr. Hoffmeister shared examples of lettering styles recommended by the consultant for their clarity. The existing signage conforms to highway specifications. The consultants' proposal recommends the use of color-coding signage for the various uses and sections of the Campus. This should make way-finding much easier. The suggested colors and fabrication are economical and readily available.

Ms. Lewy asked how final decisions on the signage will be made. Mr. Mulligan answered that the proposed signage is being reviewed by a number of departments and recommendations will be made to the County Executive. He is hopeful to move forward and reiterated that because so many changes have taken place on the campus, new signage would be an opportunity to provide consistency that would lessen confusion, improve safety and enhance overall appearance. Mr. Mulligan confirmed with Mr. Butler that the DPW sign shop is in a position to upgrade and replace the signage.

Ms. Lewy asked if funding was in place. Mr. Natarelli confirmed that funds are already appropriated but that BOL approval is need for bonding.

Ms. Lewy noted that the white lettering on black background was easier to read. Mr. Hoffmeister explained that the "Clearview" text is the highway standard and the "Din" text was recommended by the consultants as it is a more elegant and finished look. Mr. Hocking suggested using text that is legible and clear; he preferred the "Clearview" text. He also suggested thinking about sequence of signage; that it is important to plan what follows the entrance sign. Mr. Hocking pointed out that what stands behind the floating letters is also important. Ms. Lewy said she's like to see the final choices on the entryway signs. She asked about the brick on the entryway. Mr. Hoffmeister confirmed that the existing pedestal will be renovated; only the top portion will be removed and replacement with new signage. Mr. Mulligan indicated comments will be brought back to the consultant hired by the County.

Ms. Lewy suggested thinking about the ultimate aesthetic of the campus. Mr. Hoffmeister said that the Medical Center may replace the buildings along the oval. Ms. Lewy said it will become a modern campus.

C. Department of Environmental Facilities/American Recovery and Reinvestment Act 2009 Capital Budget Amendments

Mr. Butler updated members on the status of three projects that were not originally in the capital budget, but if accepted under the American Recovery and Reinvestment Act, would be funded 90% and require 10% matches. They are:

1. Yonkers Joint Wastewater treatment facility anaerobic digester gas fueled engine generator – this project will use the gas generated by the treatment process and use the digester gas to generate onsite electricity.
2. Yonkers joint treatment plant energy efficient lighting upgrades – this project will replace old/obsolete lights with new fixtures and controls to improve efficiency.
3. The Peekskill Wastewater Treatment Plant Aeration System – this project will replace equipment that would reduce the electrical energy consumed in the Wastewater Aeration Project.

Mr. Butler asked the Board members if the processing of these projects would be consistent with the Board's prior action to support ARRA projects through the capital budget amendment process. Ms. Lewy replied yes and that she appreciated the regular updates.

IX. Matters for Board Discussion

A. Westchester 2025 Planning Initiatives

Mr. Brady stated that an interdepartmental interview team interviewed three consultants; Ms. Lewy was able to attend via web and phone. Two of the three consultant proposals were well beyond the Planning Board's needs and budget for the 2025 website work. The remaining consultant demonstrated very useful and practical applications of 3D visual analysis and web abilities. Mr. Brady and the latter consultant have had follow-up conversations since the interview and have scheduled a web-based conference next Tuesday to answer any remaining questions.

Using Google Earth Mr. Gomez showed the progress being made on preparing visuals and build-out analysis for Port Chester. Mayor Pilla is awaiting the results of the downtown build-out analysis to move forward with the Village Master Plan. Mr. Hocking explained that Google Earth should be used just for presentation purposes. Mr. Brady agreed that 3D visualization is necessary.

X. Other Business

Ms. Lewy said that she and department staff attended a meeting to discuss the State Department of Transportation's upcoming Transit Oriented Development training program. She noted that it will be very important for staff to stay on top of this program to avoid conflicts and overlap with department initiatives.

**Westchester County Planning Board**

**Meeting of May 5, 2009**

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Mr. Buroughs reported that the Tappan Zee Bridge/I-287 Environmental Review study team has advised him that an announcement will be forthcoming that the release date of the draft environmental impact statement will be moved from fall 2009 to spring or summer 2010.

Mr. Butler reported that the presentations on 2010 proposed capital projects will be held June 16 and June 23 at 2 p.m in 9<sup>th</sup> floor Conference Room A. Ms. Lewy suggested that board members attend and plan to meet after the second presentation to discuss comments with staff in preparation for the 2010 Planning Board report on capital project requests. Board action on this report may be required at the July meeting.

XI. Adjournment

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

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, June 2, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Marcus Griffith (City)  
Doug Hocking (City)  
Clinton Smith (Town)  
Anthony LaCroce for Ralph Butler, Commissioner, Department of Public Works  
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

David Menken (Town)  
Neil Sullivan (City)  
Bernard Thombs (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Ed Burroughs, Deputy Commissioner  
Norma Drummond, Deputy Commissioner  
Gina D'Agrosa, Director Water Agency  
Deborah DeLong, Director of Housing  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Principal Planner  
Bill Brady, Associate Planner  
Susan Darling, Associate Planner  
Larry Kelly, Program Administrator  
Ed Hoffmeister, Associate Planner  
Ellen Brief, Program Specialist  
Ted Leimbach, Assistant Planner  
Kim Holden, Intern  
Christina Anderson, Environmental Planner

**GUESTS:**

Barbara Dodds, Staff, Board of Legislators  
Deborah Parker, Information Technology – GIS  
Kay Foster, Information Technology – GIS  
David Jackson, Executive Director, Tax Commission  
Richard Levy, Information Technology

## Westchester County Planning Board

### Meeting of June 2, 2009

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#### I. Call to Order

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

#### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, July 7, 8 a.m.
- Tuesday August 4, 8 a.m.
- Tuesday, September 8, 8 a.m.

#### III. Adoption of Minutes

The minutes of the meeting of May 5 were adopted on a motion by Mr. Stout, seconded by Mr. Griffith and approved by the Board.

#### IV. Chairman's Remarks

Ms. Lewy reminded members that the WMPF Awards Dinner is scheduled for Thursday, June 4 at 6 p.m. at Le Chateau restaurant in South Salem. She also notified members that the November Planning Board Meeting may have to be postponed one week later as Election Day falls on Tuesday, November 3.

Ms. Lewy stated that informal meetings have been held during which the County Planning Board referral process was discussed. She stated that developers – through the Building & Realty Institute – are interested in working with the Board but that they questioned their opportunity to have more input. Ms. Lewy noted that the County Planning Board review often comes very late in the overall local review and approval process. She suggested that as a first step, we could make available at local building departments an information sheet indicating matters that ‘must’ or ‘might’ be considered during the County referral review. This would allow developers to know upfront at the beginning of the local review process what topics are of concern to the County Planning Board. She requested that staff prepare a draft of such a form. She noted that it was important to address these comments as the alternative they are seeking is for formal presentations at Board meetings which would be time-consuming and less productive than making our concerns obvious to all earlier in the process.

Ms. Lewy also called attention to the format of referral letters and said that staff was trying to find clearer means of presenting the Board's comments. This is a work in progress.

#### V. Commissioner's Remarks

Mr. Mulligan noted that the County Executive has been invited to speak at the June dinner of the Building & Realty Institute on Westchester 2025 and would be joined by staff to give a PowerPoint presentation. He also indicated that the US Department of Housing and Urban

## Westchester County Planning Board

Meeting of June 2, 2009

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Development had approved the County's Consolidated Plan and that funding has been restored for the CDBG, HOME, ESG and other major county programs at least for the foreseeable future. He introduced Mr. David Jackson, Executive Director of the County Tax Commission, and Deputy Commissioner Louis Vetrone, who is representing Commissioner Lauro. He also welcomed Ms. Brief, the newest Planning Department staff member, who will be taking on a range of administrative responsibilities ranging from Public Information Officer for press releases to managing the performance based management initiative for the department. These responsibilities were previously handled by Mr. Bullers who left to move to California.

### VI. Referrals

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

- April 16, 2009 through May 15, 2009

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Hocking and approved by the Board. Mr. Smith noted his abstention from the Elmsford and New Castle sections of the referrals reports.

#### Current Referrals

None

### VII. Matters for Board Action

#### A. Grant Park Apartments, City of Yonkers-Housing Implementation Fund

Ms. DeLong introduced plans for Grant Park Apartments, a part of Mulford Gardens Hope VI Revitalization Plan in Yonkers. The City of Yonkers is requesting financial assistance from the County through the Housing Implementation Fund for the completion of infrastructure improvements associated with the development, to be located at 1 Loehr Place and 9 Vineyard Avenue. Ms. DeLong described that the original buildings had deteriorated and are being demolished; inhabitants have been relocated.

Using a PowerPoint presentation, Mr. Kelly described the site and construction of infrastructure associated with the development of affordable housing. The financial assistance will facilitate the construction of four, 3- and 4-story elevator apartment buildings which will contain one hundred units to be rented to families with annual incomes at or below 60% of the county's area median income and remain affordable for 50 years. For a one bedroom apartment, the rent will be about \$584 - \$1184 a month. Because the number of units at the site will decrease from 550 to 285, Mr. Kelly pointed out that there will be a significant reduction in water and waste flow.



Mr. Kelly explained that the property is owned by Richmond, Land Ex Corp and the City of Yonkers Municipal Housing Authority as a tax credit investment. He said that this project requires many funding sources; the \$3.6 million requested from HIF is just one part of the larger development cost.

Mr. Hocking asked for confirmation that there will be lower density than before. Mr. Kelly answered that the density is almost 50% less at this one site but that other housing is being and will be built in the area. Mr. Hocking stated that then it is our understanding that the overall density will not decrease when all projects are completed. Ms. Lewy asked if, after the 50 years, there is provision for land trust ownership. Ms. DeLong replied that the County would not be purchasing the land, its funding support was limited to infrastructure. If the County is not in the chain of title through NLA, it cannot direct the property to the Housing Land Trust. Mr. Douglas asked about the cut-through streets. Mr. Kelly explained that service roads currently exist, but they will eventually be turned over to the City of Yonkers. Mr. Griffith asked for confirmation that the City of Yonkers was providing \$8 million in financing. Mr. Kelly said yes. Mr. Vetrone noted that sewage flows may not be reduced over time although the use of modern fixtures with reduced water demands will help.

A motion to adopt a resolution approving the use of Housing Implementation Fund was made by Mr. Douglas, seconded by Mr. Griffith and approved by the Board.

Ms. Lewy noted that the Board may conduct a tour of Yonkers sites in the near future at the suggestion of Mr. Sullivan.

**B. BIT25 Oblique Imagery/Street Feature Capture-2009 Capital Budget Amendment**

Mr. Hoffmeister described a Capital Budget Amendment request for \$725,000 to fund county-wide street and oblique photography. The results of the photography will provide assessors better information on which to base their assessments and will be available to County departments for local land use information.

Ms. Lewy questioned how this is different from Google Earth. Mr. Hoffmeister explained that, unlike Google Earth's satellite view, the street imagery would provide a 360 degree photo in front of each street structure allowing the assessor to gain a ground level view of the property. Mr. Jackson added that Google Earth provides images from various sources taken at different times of day whereas the oblique imagery would have a consistent base. He explained that because tax certiorari court challenges cost Westchester County \$13 million last year in refunds, a one time \$725,000 investment would be a cost savings and provide reliable information to backup assessments. The average refunds in a year is \$8 million.

Ms. Lewy asked how the imagery would affect field work. Mr. Jackson answered that it would minimize car use by assessors which would be a savings as well. Geo

coordinates (latitude and longitude) would be included in every image. Mr. Douglas questioned the exact technology. Mr. Jackson explained that a van loaded with 4 to 6 cameras would drive along every public road and capture every structure it passes in 360 degree images. Mr. Hocking questioned the life of the technology. Mr. Jackson stated that it would need to be updated every six years for street view and every four years for oblique views. Mr. Hocking asked if the software comes in one package. Mr. Jackson answered that a viewer is provided for the photos. Mr. Hocking asked if the JPEG images are available if the software is defunct. Mr. Jackson answered yes, that will be a requirement. Mr. Jackson explained that specific features will vary from one vendor to another. He added that Rye and Yonkers have started implementing this technology.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Smith, seconded by Mr. Griffith and approved by the Board.

C. SOS80 Ossining Wastewater Treatment Plant, Total Residual Chlorine Reduction Project-2009 Capital Budget Amendment

Mr. Hoffmeister described a Capital Budget Amendment request for \$600,000 for design and construction management to meet a NYS DEC deadline for the construction of a new de-chlorination facility that must be constructed by May 1, 2012. The new facility is required as a result of the NYS DEC's new lower SPDES limits at the plant.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Griffith, seconded by Mr. Smith and approved by the Board.

D. SPK80 Peekskill Wastewater Treatment Plant, Total Residual Chlorine Reduction Project-2009 Capital Budget Amendment

Mr. Hoffmeister described a Capital Budget Amendment request for \$1,165,000 for design and construction management to fund the construction of a new ultraviolet disinfection facility at the plant. This is intended to meet the NYS DEC deadline of May 1, 2012. Mr. Hoffmeister explained that Ossining WWTP was able to reduce residual chlorine to appropriate levels using the extraction method, whereas Peekskill WWTP requires the ultraviolet method.

Mr. Douglas asked if this requires a structure to house the facility. Mr. LaCroce answered yes.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Griffith, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Information

A. Housing and CDBG Stimulus Funding

Using a Power Point presentation, Ms. Drummond described three new grants: the Neighborhood Stabilization Program under the Housing and Economic Recovery Act of 2008 (HERA) and the CDBG-R and the Homeless Prevention and Rapid Rehousing Program (HPRP) under the American Recovery and Revitalization Act of 2009 (ARRA).

Ms. Drummond explained that The Neighborhood Stabilization Program provides funding to deal with the nationwide issue of increased foreclosures. The northeast ranks just behind western and mid-west states for highest foreclosures. Within Westchester County, Yonkers, Mount Vernon and Peekskill rank highest for foreclosures. The County cooperated with the four CDBG entitlement cities on a successful application to the NYS in the amount of \$7.3 million. With the funding, the program allows for purchase of vacant/abandoned houses and property followed by rehabilitation or reconstruction and resale to households earning up to 120% of Westchester Area Mean Income (AMI) or rentals up to 50% AMI. In each case, HUD-Certified Housing Counseling is mandatory.

Ms. Drummond provided statistical data to indicate that foreclosures are on the rise and that mortgage default filings are increasing. Mr. Douglas asked if this is because of unemployment. Ms. Drummond explained that much of the analysis has been focused primarily on cleaning up the County Clerk's data in order to analyze and draw such conclusions.

Ms. Drummond will send out RFPs to procure a real estate agent to help with purchase of the properties. She also warned of one caveat, that all funds must be used in the first 18 months (going back to February 2009), but can be kept for 3 years to buy homes and resell them. Any funds at the end of the cycle will be returned to the Federal Treasury. Mr. Griffith questioned the logistics. Ms. Drummond explained that upon purchasing the homes, the County must receive a 15% discount of the current appraised property. Mr. Smith questioned if this was meant to help the communities, not homeowners. Ms. Drummond concurred and explained that if the property were to go into a Land Trust, there would still be a mortgage on the home and that the value of the land would stay with the Land Trust. Mr. Smith asked who assists with the rehabilitation. Ms Drummond answered that the County works with Housing Development Finance Corporation (HDFC) and local development corporations who take the property title, rehabilitate the home, and bring it up to date to sell to first time homeowners and/or land lords.

Ms. Drummond described CDBG-R which does not require BOL or PB Approval. Applications are due June 5<sup>th</sup>, 50% of project funds must be under contract no later

than June 15<sup>th</sup> and all funds must be spent by September 30<sup>th</sup>. Under the HPRP, \$2.3 million has gone to Consortium; Yonkers, Mount Vernon and New Rochelle also receive funding. Planning is proposing to use \$1.1 million to take the top 55 homeless families from Section 8 waiting list.

**B. Global Warming Action Plan Implementation**

Mr. Mulligan introduced the 2008 Westchester Action Plan for Climate Change and Sustainable Development, set forth by the County Executive's Westchester Global Warming Task Force, which calls for an aggressive reduction goal for greenhouse gas emissions by all sectors in the community. Mr. Mulligan added that a County Climate Change Advisory Council (CCAC) had been set up and was responsible for implementation of the GWAP. It consists of various sectors – from municipal to business and education and each is responsible for implementing actions in their respective areas. The County is part of the municipal sector and the Planning Department is working with the County Executive's office on the County's efforts through an interdepartmental committee.

Using a Power Point presentation, Ms. Corbitt described the Global Warming Task Force, which formed in 2008 and included representatives from government, business, education, communities of faith and environmental organizations. The Action Plan, available online, outlines the following major strategies: energy, transportation, land use, water resources and recycling. The Climate Change Advisory Counsel oversees the implementation and activities of the various sectors and assists departments to report completed and ongoing projects that help meet the goals set forth in the Action Plan. Ms Corbitt described the top actions associated with each of the following: Land Use Strategy and Implementation, Water Resources, Energy, Transportation, Waste Reduction, Recycling and Green Products.

Mr. Hocking asked if the County guidelines are suggestive or mandatory. Ms. Corbitt answered that the Action Plan is suggestive, but that the County has begun implementing some components. Mr. Levy added, as an example, that the County PCs are now shut down automatically during evening hours to conserve energy.

In response to the Action Plan, the County is improving energy efficiency in County-owned facilities and reducing water and air pollution. Examples include the bus which runs on vegetable oil, the window retrofit project and the 1/3 light reduction in the county office building. Likewise, the Planning Department created the Green Team, charged with overseeing the "greening" of the Department to ensure that the office is a model in protecting the environment.

Ms. Corbitt also reported that a Sea Level Rise Task Force was created in 2007 by the NYS Legislature to assess impacts to the state's coastline from rising seas and to recommend protective and adaptive measures. "Rising Waters" was created by the

Nature Conservancy to model plausible futures in a changing climate. Planning Department staff have been involved with both efforts.

Ms. D'Agrosa added that the Global Warming Action Plan was based on minimizing or lowering greenhouse emissions whereas Rising Waters and the Sea Level Rise Task Force focus on adaptation and preparation.

Mr. Mulligan added that the County efforts are being facilitated through a database created by County IT for every department to document what they are working on and have implemented in relation to the major strategies identified in the GWAP. This information will eventually be quantified.

Ms. D'Agrosa stated that the County's approach to LEED certification is to incorporate LEED objectives without going through the certification process. Mr. Hocking added that LEED certification is not much above the State Energy Code.

IX. Matters for Board Discussion

A. Westchester 2025 Planning Initiatives

Mr. Brady reminded members that an interdepartmental interview team has had two interviews with the preferred consultant. Ms. Lewy attended the second interview via web and phone. The consultant has demonstrated useful, practical and affordable applications of 3D visual analysis and web abilities. The consultant will use sketch-up and development models to generate an Urban Design Model, and use Google Earth to create a Navigation Model, or bird's eye view of the area. All this information will be accessible on the County 2025 website. It will allow layering of local plans, will have public comment ability and will incorporate all of the County's GIS layers. Mr. Buroughs explained that once launched, the 2025 web site will feature a visually striking map of Westchester County. The user will be able to scroll over any municipality and click on it to obtain additional data.

Members questioned how 2025 planning initiatives would integrate with IT's oblique imagery project. Mr. Levy noted that IT and the retained consultants would be in discussion so as to avoid any overlap of content acquisition.

X. Other Business

Mr. Buroughs reported that the Tappan Zee Bridge/I-287 Environmental Review study team has advised him that the release date of the draft environmental impact statement will be delayed one year to summer 2010. A formal announcement will be released next week. He added that the kick-off of the Transit Oriented Development Training program is scheduled for June 23. NYS Department of Transportation retained consultants for the program which has been put under the direction of the Study Team. The program will emphasize the link between transit and land use development and promote local code upgrades.

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**Meeting of June 2, 2009**

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Mr. Natarelli reminded members that the presentations on 2010 proposed capital projects will be held June 16 and June 23 at 2 p.m. in the 9<sup>th</sup> floor Conference Room A.

XI. Adjournment

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

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

Ceremonial Court Room  
Yonkers City Hall  
City of Yonkers, New York  
Tuesday, July 7, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Marcus Griffith (City)  
Doug Hocking (City)  
David Menken (Town)  
Clinton Smith (Town)  
Neil Sullivan (City)  
Bernard Thombs (Town)  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Robert Reno for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

**BOARD MEMBERS ABSENT:**

Ralph Butler, Commissioner, Department of Public Works  
Larry Salley, Commissioner, Transportation (not voting member)

**STAFF PRESENT:**

Ed Burroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
Patrick Natarelli, Chief Planner  
Ed Hoffmeister, Associate Planner  
Nicholas Magilton, Assistant Planner  
Lukas Herbert, Associate Planner  
William Brady, Associate Planner  
Ellen Brief, Program Specialist

**GUESTS:**

Lee Ellman, Planning Director, Yonkers

**I. Call to Order**

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

**II. Meeting Dates and Announcements**

The next Planning Board meetings are:

- Tuesday August 4, 8 a.m.

## Westchester County Planning Board

### Meeting of July 7, 2009

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- Tuesday, September 1 or September 8, 8 a.m.
- Tuesday, October 6, 8 a.m.
- Tuesday, November 10, 8 a.m. (second Tuesday)
- Tuesday, December 8, 8 a.m. (second Tuesday)
- Tuesday, January 5, 8 a.m.

#### III. Adoption of Minutes

The minutes of the meeting of June 2 were adopted on a motion by Mr. Douglas, seconded by Mr. Sullivan and approved by the Board.

#### IV. Chairman's Remarks

Ms. Lewy conveyed regrets from Commissioner Mulligan, who had to attend a meeting with the County Executive that conflicted with the Planning Board meeting.

Ms. Lewy introduced City of Yonkers Planning Director Lee Ellman who welcomed the Westchester County Planning Board, spoke about the history and unique architectural details of the Yonkers' Ceremonial Courtroom and mentioned the morning's scheduled tour of the city.

Ms. Lewy asked for a moment of silence to honor the passing, on July 4, of Daniel W. Morrison, Jr. Mr. Morrison, a longtime Yonkers resident, was an important and valued member of the Westchester County Planning Department.

Ms. Lewy raised questions about the scheduling of the August 4 and September 1 Planning Board meeting dates. She thought the September 1 date in the week before the Labor Day holiday may be a problem. Mr. Natarelli remarked on the importance of the Board holding a meeting on either August 4 or September 1 so as to be in a position to act on the Planning Board Report on 2010 Capital Budget Requests. This action must be taken so as to allow submission of the report to the County Executive and Board of Legislators no later than September 10. Ms. Lewy suggested that in order to ascertain that a quorum would be reached, the board members be canvassed to learn if they will be available on August 4, September 1 and September 8.

#### V. Referrals

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

- May 16, 2009 through June 15, 2009

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Smith and approved by the Board. Mr. Smith abstained from the vote on two referrals: BMR 09-



**Westchester County Planning Board**

**Meeting of July 7, 2009**

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002, Scarborough Road Corridor in Briarcliff Manor and ELM 09-001, Brookfield Resource Management in Elmsford.

VI. Matters for Board Action

A. SL103 Long Island Sound BNR, Water Quality Improvement Project at Blind Brook WWTP – Capital Budget Amendment

Mr. Hoffmeister referred to the draft Planning Board report previously distributed to the Board and stated that \$450,000 is requested to fund modifications to the Blind Brook Wastewater Treatment Plant (WWTP) to install nitrogen recycle pumps to help increase nitrogen removal, which will improve the quality of the effluent discharge to Long Island Sound. The requested amount is for the design and construction management of the project.

Commissioner Lauro commented that once the project is designed, the county will be able to accept a grant from the NYS Department of Environmental Conservation for the full cost of the construction of the project. Ms. Lewy requested that all the wastewater treatment Capital Budget amendments be discussed and that one vote be taken at the end of all the presentation for all four amendments.

B. SOS06 Ossining Wastewater Treatment Plant, Structural Repairs to Chlorine Contact Tank – Capital Budget Amendment.

Mr. Hoffmeister referred to the draft Planning Board report previously distributed to the Board and stated that \$250,000 is requested for the design and construction management for the repair of the existing chlorine contact tank at the edge of the Hudson River. The rip-rap barrier has eroded and the steel pipe piles supporting the tanks have deteriorated.

C. SY14A Yonkers Joint Wastewater Treatment Plant, ADG Fueled Engine Generator – Capital Budget Amendment

Mr. Hoffmeister referred to the draft Planning Board report previously distributed to the Board and described the Capital Budget Amendment request for \$9,800,000 for the design and construction of an anaerobic digester gas-fueled engine generator at the Yonkers Joint Wastewater Treatment Plant. He stated that an earlier figure indicated a cost of \$11,900,000 was in error and the lower figure is accurate. The project includes a system to remove siloxanes which cause abrasive wear to existing engine equipment. The on-site generator will provide cost savings by reducing the need to purchase electricity from the utility grid.

Mr. Lauro stated that the silica found in personal care products contaminates the water and “sandblasts” and deteriorates the engine parts. Mr. Griffith asked which personal care products contribute to this contamination. Mr. Lauro responded that they originate from numerous products, such as shampoo and laundry soaps.

**Westchester County Planning Board**

**Meeting of July 7, 2009**

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Ms. Lewy asked if the project will meet NY State standards for the generation of electricity. Mr. Lauro replied that there are no regulated standards at this point in time.

D. SY029 Yonkers Joint Wastewater Treatment Plant, Roadway Lighting LED Upgrade – Capital Budget Amendment.

Mr. Hoffmeister referred to the draft Planning Board report previously distributed to the Board and described the Capital Budget Amendment request for \$260,000 to replace the existing metal halide lamps with light-emitting diode (LED) lighting on the approximately 56 roadway lighting fixtures at the Yonkers Joint Wastewater Treatment Plant. The replacement will reduce maintenance costs and increase energy efficiency.

A motion to adopt the four resolutions approving the Planning Board reports supporting the 2009 capital budget amendments (SL103, SOS06, SY14A, SY029) was made by Mr. Smith, seconded by Mr. Griffith and approved by the Board.

E. BO045 South County Trailway, Construction of Phases 6 and 7 – Capital Budget Amendment

Mr. Natarelli stated that the Putnam Division right-of-way was acquired in the early 1990s and that Westchester County owns the 14-mile southern portion (South County Trailway) and New York State the northern segment (North County Trailway). He said that there are only two phases of the South County Trailway left to complete. He stated that the amount requested is not to exceed \$3 million for both phases. The Phase 6 Capital Budget Amendment request is for the segment that runs from Dunwoodie Golf Course north to Tuckahoe Road in Yonkers. The Phase 7 request for the Trailway will run from Route 119 north to Warehouse Lane in Elmsford and Greenburgh and is an interim half mile connecting path that will be used until the Route 9A bypass is completed in about ten years. When completed, the North/South Trailway will provide a continuous path between New York City and Putnam County.

Mr. Magilton presented plans on poster boards. He stated that Phase 6 calls for an asphalt pathway for shared pedestrian and bicycle use. He pointed out the project details on a group of aerial photographs of the Trailway area. He spoke about the project's plan to screen adjoining properties along Crosswood Park and Palmer Road by planting trees and shrubs, to stabilize slope sections, to restore headwalls and to add a stone swale to mitigate stormwater drainage problems.

Ms. Lewy asked if fencing will also be used as a screen. Mr. Magilton answered that fencing was not needed and the county policy is to not fence trailways. He said that the proposed shrub and tree plantings will suffice. Ms. Lewy inquired about the need for removing so many trees, some of 24" to 28" caliber. Mr. Natarelli answered that the plans were developed to avoid removing as many trees as possible, but that the proposed tree removal was needed allow for the construction of swales to improve drainage and to construct the trailway itself.

Mr. Magilton then described the routing of Phase 7 which would follow existing streets in Elmsford and Greenburgh with pedestrians directed to use sidewalks. Ms. Lewy asked if maps would be posted at the north and south ends of the temporary trail section. Mr. Magilton answered yes and added that detailed information will also be posted on the Parks Department web site. She asked if there will be pavement markings. Mr. Magilton replied no, just signage as bicyclists would need to share the road with vehicles. Mr. Griffith inquired about the path that persons on rollerblades would use and was informed that they would use the bike route.

Ms. Lewy inquired about the timeframe for completion of the projects. Mr. Magilton stated that Phase 6 would take approximately one year to complete and Phase 7 would take 30-60 days.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment was made by Mr. Smith, seconded by Mr. Menken and approved by the Board.

F. South County Trailway Phase 6 – Tree Removal Permit

Ms. Lewy stated that the Board needed to vote on the Tree Removal Permit for the South County Trailway project. Ms. Lewy stated that tree removal specifications were delineated in the plan but details on tree plantings were not, and that these planting details needed to be stipulated within the Tree Removal Form. She called for a vote to approve the Tree Removal Permit needed for the Trailway project.

A motion to adopt a resolution approving the Tree Removal Permit, subject to inclusion of the complete planting plans and information with the permit, was made by Mr. Douglas, seconded by Mr. Griffith and approved by the Board.

G. 37 Wildwood, Katonah, Town of Bedford – New Homes Land Acquisition Fund

A printed handout that included visuals such as maps and photos, detailed information on the development cost, and household income limits was distributed. Ms. DeLong, described the 37 Wildwood Road affordable housing project and indicated that no persons will be displaced in the acquisition and remodeling of these seven affordable housing units located in Katonah. She remarked that protecting existing buildings as affordable is economical, as it is less costly to protect existing property than to construct a new development. She stated that the land will be acquired for \$1 million dollars and the units will be offered to households earning 50%-80% of Westchester's annual Area Median Income. She added that the building is within walking distance of a Metro-North train station.

Mr. Sullivan inquired if the building is multi-family. Ms. DeLong replied that the 7-unit building is comprised of one studio apartment and six one-bedroom units. Mr. Lauro asked what happened after the 50-year period of affordability. Ms. DeLong answered that A-

## Westchester County Planning Board

### Meeting of July 7, 2009

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Home, the developer, would own the property and the expectation would be that it would need major renovation at that time. Mr. Griffith inquired about the size of the units. Ms. DeLong stated that the building is on two acres and that the studio apartment is about 350 square feet and the one-bedrooms between 500 and 550 square feet for a total of 3,600 square feet.

A motion to adopt a resolution approving use of the New Homes Land Acquisition Fund for acquisition of the 37 Wildwood Road affordable housing site was made by Mr. Smith, seconded by Mr. Thombs and approved by the Board.

#### VII. Matters for Board Information

##### A. New Rochelle Wastewater Treatment Plant – Proposed elevation

Commissioner Lauro stated that the architectural renderings of New Rochelle Wastewater Treatment Plant were not satisfactory and required more work. He apologized, and stated that he will have new renderings to present at the August 4 meeting. Mr. Thombs remarked that it would be helpful to schedule a tour to view the plant.

##### B. Update on 2010 Capital Budget

Mr. Natarelli stated he had highlighted matters of interest to the Planning Board in the Capital Projects Review 2010 Requests. He added that the Capital Budget PowerPoint presentation would be posted on the Web site for Board member review.

#### VII. Other Business

##### A. Hard Copy of Planning Board Documents

Ms. Lewy stated the difficulty in reading large documents presented to members in an electronic version. She asked that hard copies of major reports prepared for Board action be printed and provided to members prior to Planning Board meetings for review. Mr. Buroughs replied that the Department of Planning would accommodate this request.

##### B. Westchester 2025 Web site

Ms. Lewy requested an update on the status of the proposal for the Westchester 2025 Web site enhancement initiative. Mr. Brady reported that on June 30, Planning and IT staff met with representatives from the favored RFP contractor. He stated that at this meeting, which included a tour of Westchester's IT department, many questions were asked and answered, and that, going forward, a more detailed proposal will be presented and negotiations will continue. He said that if the contract negotiations are successful, the development of a prototype could begin later this summer.

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**Meeting of July 7, 2009**

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Ms. Lewy asked if the meeting's discussion addressed key issues on how the Web site will meet the county's expectations and goals. Mr. Brady stated that the contractor now understood Westchester's government structure - that it is an aggregate of 43 independent cities, villages and towns with land use authority and that the web site must integrate with the needs of these municipalities as well as the general public. Mr. Buroughs reiterated that it was clearly stated at the meeting that the web site must provide a forum and environment for participation of all Westchester municipalities.

Mr. Hocking asked if the details of the proposal adequately addressed the scope of the project. Mr. Brady replied that the RFP included many details, and that more will continue to be addressed in the final contract.

Ms. Lewy commented that it is important that the Web site technology achieve the projects goals, and be a useful tool for municipalities.

### **C. City of Yonkers – Tour Introduction**

Mr. Ellman spoke briefly about the bus tour of Yonkers that would commence at the conclusion of the Planning Board meeting. He mentioned some of the diverse areas in the city that would be visited, including Riverdale, Park Hill, the River Park Center site, Ashburton Avenue, Alexander Street and Main Street.

## **VIII. Adjournment**

The meeting was adjourned at 9:35 a.m.

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, August 4, 2009

**BOARD MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Patrick Natarelli, Chief Planner  
William Brady, Associate Planner  
Christopher Gomez, Associate Planner  
Ed Hoffmeister, Associate Planner  
Peter Feroe, Intern  
Michael Vernon, Intern  
Ellen Brief, Program Specialist

**GUESTS:**

Anthony Sutton, Commissioner, Emergency Services  
Barbara Dodds, Westchester County Board of Legislators  
Christopher Crane, Westchester County Board of Legislators

**I. Call to Order**

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

**II. Meeting Dates and Announcements**

The next Planning Board meetings are:

- Tuesday, September 1, 8 a.m.
- Tuesday, October 6, 8 a.m.

**Westchester County Planning Board  
Meeting of August 4, 2009**

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- Tuesday, November 10, 8 a.m. (second Tuesday)
- Tuesday, December 8, 8 a.m. (second Tuesday)
- Tuesday, January 5, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of July 9 were adopted on a motion by Mr. Douglas seconded by Mr. Lauro and approved by the Board.

IV. Chairman's Remarks

In order to accommodate scheduled meetings that Mr. Sutton and Mr. Lauro needed to attend, Ms. Lewy rearranged the agenda to first address the New Rochelle Wastewater treatment Plant and the Capital Project BES07 Food Storage and Distribution Warehouse items. Ms. Lewy canvassed members for their preferred date for the September meeting of the Planning Board; the consensus of members was for September 1.

V. Commissioner's Remarks

Mr. Mulligan informed the board that, later today, the County Executive and department heads will welcome emissaries from Bahrain who are visiting the United States to learn about best government practices and tools. On Wednesday, the emissaries will conduct separate visits with several departments including Public Works, Environmental Facilities and Planning. He reported that Planning staff has worked with Ms. Lewy to create a special presentation on Department initiatives that will set out the framework for the discussion. The visitors then plan to visit Albany to view another example of regional government.

Mr. Mulligan remarked that he was hopeful that by next week he will be able to report to the board on the status of a final settlement regarding the housing law suit, that has been consuming a good portion of his and Deputy Commissioner Drummond's time, .

VI. Referrals

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

- June 16, 2009 through July 15, 2009

Ms. Lewy solicited questions and comments from board members on the referrals. She raised a concern about the HAR 09-009 referral, the amended site plan application for the implementation of a Master Plan for the 152-acre PepsiCo, Inc. campus in Harrison. Ms. Lewy remarked that the department's response letter recommending that bicycle pathways and bike parking be provided on the campus may not be adequate and inquired if further encouragement would be possible. Mr. Natarelli replied that, as this referral was the beginning point of the review as lead agency designation, the proposal will return to the

## Westchester County Planning Board

Meeting of August 4, 2009

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board for further review. Mr. Mulligan added that, as part of the East Coast Greenway, bicycle paths could be an important feature on the PepsiCo campus.

Ms. Lewy stated that, currently, the corporation does not welcome bicyclists onto the PepsiCo campus and stressed that the grounds are an important destination for county residents. She suggested that to better address the corporation's concerns about bike riders on their campus, a phone call should be placed to learn the nature of any objections.

A motion to accept the referrals report was made by Mr. Griffith, seconded by Mr. Hocking and approved by the Board. Mr. Smith abstained from the vote on referrals from New Castle: NWC 09-003, Chappaqua Crossing Draft EIS; NWC 09-004, Upper Westchester Muslim Society; and the YTN 09-002, Yorktown Comprehensive Plan and Proposed Zoning Amendments.

### VII. Matters for Board Information

#### A. New Rochelle Wastewater Treatment Plant – Proposed elevations

Mr. Lauro, augmented by a PowerPoint presentation which included aerial-view images of the site and seasonal lateral-view artist renderings, described the proposed wastewater treatment plant in New Rochelle. He remarked that the colors and textures in the renderings were not accurate, but conveyed the general look of the facility.

Responding to a question from Mr. Mulligan, Mr. Lauro stated that there is approximately a 10 to 15 foot change in elevation and that the bank is 50 feet high. Responding to an inquiry from Mr. Sullivan, Mr. Lauro replied that the bank is stable. To Mr. Hocking's question about whether the roof was flat, he answered yes; to his question about whether there is a landscaping plan, Mr. Lauro replied that there will be one.

Mr. Douglas asked if there was a walkway and Mr. Lauro indicated its route on a slide projected on the screen. In his reply to Mr. Sullivan's inquiry, Mr. Lauro stated that there will be fencing around some areas of the site.

Mr. Thombs inquired if there were any issues with noise. Mr. Lauro explained that most of the equipment on the site is low speed, and that noisy high-speed equipment is enclosed to muffle sound. The one noise complaint received was resolved by enclosing the equipment.

In response to a comment by Mr. Douglas, Mr. Lauro explained that because louvers will be utilized, the space will not need to be ventilated.

Mr. Hocking asked if, after completion, there will be any available land and was told that little land will be available after the project is built. Mr. Hocking inquired if the project's landscape buffering would be adequate. Mr. Lauro stated that the buffer is compromised because there is not much available land for a buffer; that a 25 foot buffer was originally requested by New Rochelle and this subsequent compromise was reached.



Mr. Lauro stated that the wastewater treatment capacity is sufficient to handle the need. He then passed around color and texture samples proposed for the building. Mr. Hocking requested that bold color be avoided and that a variety of colors be used.

Ms. Lewy raised concerns about the square box look of the proposal, and asked that an attempt be made to “crack-open” the box and investigate other architectural looks - such as the lighthouse tower in Mamaroneck with its varied elevations. She asked if architectural details can be added to the corners of the building.

Mr. Thombs inquired whether the municipality or the county is responsible for the maintenance of the pathway. Mr. Lauro replied that the municipality is responsible for maintaining everything located on the outside of the fenced area.

Mr. Hocking agreed to provide examples of sites that utilized green walls, as this may work for this project.

Mr. Griffith expressed interest in learning what New Rochelle’s reaction to the renderings would be, as he was not impressed with the architect’s work.

VIII. Matters for Board Action

A. Capital Project BES07 Food Storage and Distribution Warehouse, 2009 Capital Budget Amendment

Accompanied by a PowerPoint presentation that included schematic drawings of three options for a food storage warehouse, Mr. Hoffmeister described the project to be funded by this budget amendment and delineated the three options. Based on the results of the study to determine the needs, size and location of the warehouse, a location between Woods Road and the Sprain Brook Parkway at the Valhalla Campus at Grasslands was recommended and the mid-range option was indicated as preferred. He stated that this design for the warehouse calls for a facility of 30,000 square feet. It will require the addition of an appropriation of \$7,275,000 to the 2009 Capital Budget.

Mr. Hoffmeister mentioned that one of the documents e-mailed to the board members prior to the meeting had been updated and he projected an image of the revised July 30, 2009 Planning Board report and resolution documents on the screen. At the request of Ms. Levy, he read the content aloud.

Mr. Sutton commented on the county’s emergency services and noted the importance of the Valhalla Campus. In the event of a large-scale disaster or emergency situation the proposed facility would serve as a large central hub for food distribution in the county.

Mr. Griffith asked if any existing buildings could be utilized for a food storage and distribution warehouse. Mr. Sutton answered that no existing structure meets the

requirements better than this plan. Mr. Griffith expressed concern about the box-like design, and remarked that it reminded him of the Con Ed building on the Grasslands Campus. Mr. Butler responded that the building would be built into the hill, that there were two different roofline elevations and that the buildings would be buffered.

Mr. Sutton apologized for needing to leave and departed to attend another meeting.

Ms. Lewy remarked that there was space for plantings along the Sprain Brook Parkway. Mr. Butler commented that a landscape plan for plantings around the building would be developed. Mr. Hocking inquired about an area in the schematic plan projected on the screen and asked what it will be used for. Mr. Butler informed him that it will be a staging area for trucks. Mr. Thombs asked if there will be an onsite garage and was informed by Mr. Butler that there are no plans for an interior garage.

Mr. Douglas asked for clarification on the differences of the recommended plan from the third option. Mr. Hoffmeister stated that the cost for the third option was less, \$5.9 million, and that it was 5,000 square feet smaller. He said that the mid-priced option was recommended because it would have a less invasive impact on the site, less paving and grading would be needed and that about ¼ acre more would remain undisturbed.

Mr. Smith asked who will manage the emergency services provided at the facility. Mr. Butler replied that the day-to-day operations will be cohabitated, that the county's operational role is in the long-term storage and that an outside contractor will manage the day-to-day operations.

Mr. Thombs asked what type of trucks the facility will receive. Mr. Sutton answered: box trucks, vans and an estimated one-or-two tractor trailer trucks a week.

Ms. Lewy remarked that, although convinced of the location and the need for a storage facility, she would like the architectural design to continue to evolve towards a more pleasing visual approach for the campus. She requested that alternative designs be submitted for the board's input and indicated that she would welcome the early e-mailing of digital versions to the members for comment. She called for a vote on the resolution.

Mr. Menken asked that the resolution be amended to include the important reasons why the mid-priced option was selected and why the location for the site is appropriate.

A motion to adopt a resolution approving the Planning Board report supporting the 2009 capital budget amendment, as amended, was made by Mr. Griffith, seconded by Mr. Smith and approved by the Board.

**B. Report of the County Planning Board on the 2010 Capital Budget Requests**

Ms. Lewy solicited comments from the board on the draft Planning Board report. She also requested that that the report's cover letter to the County Executive be circulated for approval.

Mr. Sullivan inquired if there were plans to widen the Bronx River Parkway at around the 13.9 mile mark - between the sign for exit 18 and the exit in Scarsdale. Mr. Natarelli

answered that due to its location on a historic portion of the reservation this overpass could not be expanded.

A motion to adopt a resolution approving the “Planning Board Report on the Capital Projects Review 2010 Requests” was made by Mr. Douglas seconded by Mr. Hocking and approved by the Board.

As an update, Mr. Natarelli reported that as mandated by a member vote during the July 7 meeting of the board, the complete planting plans have been included in the Tree Removal Permit for Phase 6 of the South County Trailway.

IX. Matters for Board Discussion

A. Downtown Zoning Analysis for Village of Port Chester

Mr. Gomez reported that staff has been working with the Village of Port Chester for 1.5 months addressing density questions raised in the Village’s draft Comprehensive Plan. Staff has illustrated the issue with the aid of zoning build-out analysis software and 3-D visualization technologies. A presentation illustrating the zoning and planning possibilities and comparing density scenarios for the downtown area was made to the Village Board and the Mayor and was well received. Mr. Gomez showed segments of this presentation to board.

Mr. Gomez, in response to a comment on the presentation by Mr. Hocking, stated that the build-outs assumed a mix of residential and commercial use. Ms. Lewy remarked that officials of the village were excited by the presentation. Mr. Mulligan commented that this was the also the reaction of the Starwood Group which is drafting plans for the former United Hospital site. Ms. Lewy and Mr. Butler expressed interest in the amount of time needed to create the presentation. Mr. Brady stated that the technology is a good planning tool and is applicable to other city and villages, such as Irvington, and can be plugged into a county-wide view.

B. I-287 Bus Rapid Transit (BRT) Alignments and Station Visioning

Mr. Feroe reported that the I-287 study team is starting to move forward on defining bus rapid transit routes across Westchester. However, the team has also moved the deadlines back one year with the draft EIS including the Tier One Transit analysis now due in summer 2010; the previously announced schedule had it scheduled for release this September. The team has initiated a financial study to be conducted by Merrill Lynch and rather than issue one report, this analysis will consist of multiple reports throughout the year. The financing study will recommend what entity will be targeted to operate the BRT system.

Screening a presentation that utilized 3-D visualization software, Mr. Feroe illustrated the alternative options for the BRT bus ways and lanes that Planning staff has designed. Incorporating technology from Google Earth, he also displayed examples of some of the

locations along the entire RBT corridor that could be targeted for possible development. He stated that the route options have the potential to strongly impact future land use. He also displayed 3-D examples of developed sites onto which the details of surface textures were modeled; this demonstrated the extent to which the landscape views of the buildings appeared lifelike. He said the presentations created can spark discussions in the I-287 communities.

Mr. Feroe informed the board that approximately 96 fact sheets containing information on bus routes, bus connections, station locations, routing constraints and comments generated from the communities along the I-287 corridor will supplement the 3-D presentation and will be given to the Study Team as a comprehensive package.

C. Westchester 2025 Website Enhancement

Mr. Brady reported that the preferred consultant for the Westchester 2025 3-D Website had submitted the requested updates to their original proposal, and that due to budget restraints some scaling back of the updated proposal was required. He explained that free open source 3-D tools, such as Bling, are available for use and will be incorporated into the GIS layers. He added that the consultant understood that the users of this Web tool will be 43 distinct municipalities and not one department.

Mr. Brady commented about the established milestones that the consultant will need to meet along the way, and stated that sample location areas will be developed first. Mr. Gomez added that because open source software will be used, the prior work of planning staff will be able to be utilized by the Web 3-D 2025 consultant.

D. Westchester 2025 Corridor Analysis

Mr. Brady informed the board that a local planning consultant firm has been selected to develop a *Westchester 2025* corridor analysis for the 2025 website, which will describe existing characteristics, land use issues and opportunities for 16 transportation corridors with significant adjacent land development. The analysis will help local officials, residents and regional agencies to plan for future land uses, target design opportunities, and pilot the characteristics of these corridors.

Mr. Hocking asked if there are established guidelines for items such as parking and sidewalk width. Mr. Brady answered that guidelines are planned for publication on the website. Mr. Thombs inquired if the consultant is a developer or planner. Mr. Brady responded that the selected consultant is a planning firm.

Ms. Lewy commented that the information gathered from the corridor analysis will provide the information needed to unify many locations throughout the county.

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### E. Additional Westchester 2025 Municipal Assistance

Using a PowerPoint presentation, Mr. Brady informed the board that department staff had met with the Village of Hastings-on-Hudson staff and volunteer committee members to discuss the ways the department's development of a village-wide zoning build-out analysis can assist in the update of the village Comprehensive Plan.

Mr. Brady also reported that department staff had met with Village of Irvington officials to demonstrate and discuss the technical tools, such as a build-out analysis and 3-D imaging, which are available for visualizing the options for the zoning and development of portions of the village's waterfront. The officials expressed interest in the department creating a waterfront analysis for them.

Mr. Brady reported that a presentation was made in Eastchester that touched on the lessons learned by other municipalities who developed Comprehensive Plans. He added that Ossining is interested in development possibilities for its waterfront and requested the department's assistance. He stated that the department had outreached to 27 of the 43 municipalities on *Westchester 2025*.

### X. Other Business

Ms. Lewy asked if the board members would like to schedule a field trip for the next Planning Board meeting, perhaps to New Rochelle. Mr. Sullivan suggested that the board revisit Grasslands, since development projects are planned for this area. Ms. Lewy concluded that an e-mail canvassing of the members would determine the location of the next meeting.

### XI. 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, September 1, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Marcus Griffith (City)  
Doug Hocking (City)  
David Menken (Town)  
Clinton Smith (Town)  
Neil Sullivan (City)  
Bernard Thombs (Town)  
Michael Coley for Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation  
Philip Kruck for Ralph Butler, Commissioner, Department of Public Works  
Lawrence Salley, Commissioner of Transportation

**BOARD MEMBERS ABSENT:**

Dwight Douglas, Vice Chair (City)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Norma Drummond, Deputy Commissioner  
Edward Burroughs, Deputy Commissioner  
Deborah DeLong, Director of Housing  
David Kvinge, Director of Environmental Planning  
Anthony Zanio, Director of Urban Design  
Patrick Natarelli, Chief Planner  
William Brady, Associate Planner  
Christopher Gomez, Associate Planner  
Ed Hoffmeister, Associate Planner  
Lukas Herbert, Associate Planner  
Christopher Gomez, Associate Planner  
Paul Gisondo, Associate Planner  
Brian Connolly, Planner  
Edward Leimbach, Planner  
Susanne Marino, Program Administrator  
Lawrence Kelly, Program Administrator  
Jaime Martinez, Program Specialist  
Ellen Brief, Program Specialist  
Peter Feroe, Intern

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### GUESTS:

Barbara Dodds, Westchester County Board of Legislators  
Anthony LaCroce, Department of Public Works

#### I. Call to Order

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

#### II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, October 6, 8 a.m.
- Tuesday, November 10, 8 a.m. (second Tuesday)
- Tuesday, December 8, 8 a.m. (second Tuesday)
- Tuesday, January 5, 8 a.m.

#### III. Chairman's Remarks

Ms. Lewy alerted members about the dates of the upcoming November and December Planning Board meetings, scheduled for the second Tuesday of those months.

Ms. Lewy reported that she attended meetings on the I-287 Corridor and Tappan Zee Bridge project at which citizen input was solicited on the more detailed plan for Elmsford and White Plains. She stated that details were given on the proposed paths of the Bus Rapid Transit system and the locations of the bus stations. She noted that, at these meetings, the Tappan Zee Bridge study team welcomed the involvement and input from residents. Ms. Lewy invited Planning Board members to attend the next meeting of this group which will focus on Port Chester, and suggested that Ms. Dillon e-mail a notice alerting Planning Board members of the date and time prior to this meeting.

Mr. Mulligan credited staff members Mr. Brady, Mr. Gomez and Mr. Feroe for their impressive work on the Bus Rapid Transit scenarios and planned development along the I-287/Tappan Zee corridor, and commended the excellent presentations they created on this topic, which they have presented to many municipalities- thereby engaging the public in the planning process.

#### IV. Commissioner's Remarks

Mr. Mulligan welcomed Mr. Salley and Mr. Stout to the meeting. He complimented the appearance of the new windows recently placed throughout the Michaelian Office Building, and asked that praise for this and for the seamless installation process be relayed to Mr. Butler.

#### V. Adoption of Minutes

The minutes of the meeting of August 4 were adopted on a motion by Mr. Thombs seconded by Mr. Sullivan and approved by the Board.

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VI. Matters for Board Information

A. Fair and Affordable Housing Update

Mr. Mulligan mentioned that, due to a family emergency, Mr. James Johnson, the court appointed Monitor for the Fair and Affordable Housing settlement, rescheduled today's meeting with county staff for tomorrow. He stated that Mr. Brady and Mr. Gomez have assembled for the monitor a presentation to provide background material about Westchester County and fair and affordable housing developments constructed with county assistance. Mr. Mulligan said he was hopeful that the Westchester County Board of Legislators would approve the Fair and Affordable Housing settlement soon.

Mr. Mulligan, referring to various maps which highlighted eligible areas for the siting of 750 fair and affordable housing units, described the 2000 Census data used to identify these areas. He stated that the terms of the settlement require the county to make monetary payments within the first 90 days: \$21.6 million to the US Department of Housing and Urban Development, which will be returned to the county as Community Development Block Grant funds to be used for Fair and Affordable Housing; \$2.5 million to the Relator's attorney; and \$8.4 million to the US Department of Justice. The county is also required to bond and spend \$30 million in county funds over seven years on land acquisition, infrastructure improvement, construction, acquisition or other direct costs needed to develop new Fair and Affordable Housing units in eligible municipalities. He further stated that the settlement requires the county to meet specific benchmarks and that an Implementation Plan be completed 120 days from the date of the entry of the settlement, August 10, 2009.

Mr. Mulligan stated that the county, directed by the settlement terms, can move towards rescinding the right of "first refusal" of municipalities to purchase County-owned property slated for development. Ms. Drummond clarified that this right needs only be rescinded when property is slated for fair and affordable housing.

Mr. Mulligan explained that the court appointed Monitor will have flexibility to adjust some settlement terms of the settlement agreement and that Rosemarie Noonan, Executive Director of the Housing Action Council, who is a White Plains resident and an attorney by training, has been appointed as a housing advisor to the Monitor.

Mr. Mulligan stated that the agreement encourages the county, when appropriate, to require that municipalities, as a condition of obtaining public funds and resources such as Community Development Block Grants and Open Space funding, work towards advancing the initiatives of the Fair and Affordable Housing Implementation Plan. Ms. Lewy asked if this policy will apply to all of the targeted communities. Ms. Drummond responded that, ultimately, that decision will be made by the Monitor.

Mr. Mulligan said that Ms. Susan Gerry, Senior Assistant to the County Executive, was designated by the CE and DCE to take the lead in working with a Planning Department team on developing the implementation plan.



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Referring to the maps, Mr. Mulligan stated that the stipulation speaks to 2000 Census data at the municipality and block level, and that group quarters, such as prisons and nursing homes - which can distort area-wide data - were eliminated from the calculations for the results. Mr. Mulligan described the specific housing location factors of the settlement.

First, the county must develop no less than 630 fair and affordable housing units in municipalities with both a “single race African-American only” population less than 3% and a Hispanic population of less than 7%, excluding census blocks with a “single race African-American only” population of more than 10% and a total African-American population of 20 or more or census blocks with a Hispanic population of more than 10% and a total Hispanic population of 20 or more.

Second, a maximum of 60 units may be developed in municipalities with both an African-American population less than 7% and a Hispanic population of less than 10% excluding the census blocks with the same characteristics defined in the first category.

Third, only after 175 building permits for fair and affordable units have been issued in localities that meet the first and second categories above, a maximum of 60 units may be developed in municipalities with both an African-American population less than 14% and a Hispanic population of less than 16%.

He said that the agreement stipulated that no less than 50% of the 750 new fair and affordable housing units be rental units.

Ms. Drummond stated that no more than 25% of the fair and affordable units shall be intended for occupancy by senior citizens but no such units may qualify until 175 non-elderly units have received building permits. Further, no more than 90 senior citizen units may qualify until 350 non-senior units have received building permits.

She also noted that no more than 25% of the fair and affordable units may be achieved through the acquisition of existing housing units. She said affordable units in developments with preliminary or final land use approvals or financing approvals as of August 8, 2009 do not qualify.

Mr. Mulligan said that although the court appointed Monitor can consider the demographic changes revealed in the 2010 Census to add eligible areas, all municipalities already determined eligible by the 2000 Census will continue to be eligible.

Mr. Menken asked for clarification on the county’s authority to override a municipality’s opposition and enforce the agreement. Ms. Drummond responded that the county plans to continue to cooperate with municipalities and will develop a model ordinance to encourage a more streamlined approach to housing definitions, densities, and approvals.

Mr. Smith inquired if the *Westchester 2025* policies would need to be amended to reflect the settlement terms. Mr. Mulligan answered that yes, a revision is required by the settlement

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and that, under the terms, the Planning Board would need to schedule a public hearing to amend the policies and take action no later than December 8, 2009.

Mr. Thombs asked if the special needs population had been taken into account. Mr. Mulligan replied that the county is required to address every protected class. Mr. Mulligan stressed that although everyone is eligible to apply for fair and affordable housing, the county must actively market the fair and affordable housing with extensive outreach.

Mr. Sullivan questioned the nature of the housing problem and asked if it was the result of deliberate racism or the unwitting consequences of market forces. He questioned how a remedy could be crafted if the problem is not understood. Mr. Smith commented that the remedy has been crafted by the court. Mr. Sullivan asked for clarification on the problem. Mr. Mulligan stated that the court determined that the county did not specifically address race and discrimination as an impediment to building fair and affordable housing. He said that the county had analyzed extensive data and conducted outreach to identify impediments and that this research concluded that the cost of housing and the lack of available land and infrastructure and other factors, were the most pressing impediments to fair and affordable housing in Westchester. However, the federal government did not see this analysis as complete.

Mr. Smith asked about the commutation patterns of the persons in the targeted market for this housing. Mr. Mulligan answered that the settlement references the relationship of transportation and housing accessibility but without defining it as a required factor in determining housing sites.

Mr. Sullivan asked how, ten-years down the road, the county can ensure that the units built are inhabited by the targeted population and not the children of the persons who already live in these municipalities. Mr. Mulligan stated that the housing must be fairly marketed, with affirmative advertising in the larger metropolitan area. Mr. Sullivan remarked on the potential of the program to be a welfare program for the middle class. Mr. Mulligan stated that all tenants must meet the fair and affordable housing income eligibility requirements.

Mr. Mulligan, answering a question by Ms. Lewy, stated that the housing developed must remain affordable for at least 50 years and although there is a potential for all the mandated housing to be built in one municipality, this is not the county's goal. He said that a number of municipal officials had come forth and suggested properties for development in their communities.

Ms. Lewy asked for a definition of fair and affordable housing. Ms. Drummond stated that it is affordable housing that is available for all households that meet the fall under the federal protected classes.

Mr. Mulligan concluded that he will provide regular updates to the board.

Ms. Lewy reordered the items on the agenda so as to advance items requiring action.

VII. Matters for Board Action

A. Ashburton Senior Apartments (Mulford Gardens Site A), City of Yonkers - Housing Implementation Fund

Mr. Kelly, illustrating his comments with a PowerPoint presentation, described the Ashburton Senior Apartments project in the City of Yonkers. He said that the project was approved a few years ago but not advanced while other Fair and Affordable units in the Mulford Gardens area went to construction including Father Pat Carroll town homes and the 60 rental apartments of the Croton Heights project. Originally 80 units, the current Ashburton Senior Apartment project calls for the construction of 49 one-bedroom units averaging 660 square feet, to be offered to eligible seniors who meet 50% of Westchester's Annual Median Income.

Mr. Kelly identified the several funding sources for the project of which the Housing Implementation Fund's \$1.6 million would be a part. Other sources include City of Yonkers HOME funds at \$1.4 million and the developer's investment of just under \$1 million.

Mr. Hocking questioned the developer's fee. Mr. Kelly stated that it is a relatively low fee and further that the fee will be deferred until a positive cash-flow is established. Mr. Kelly, answering a question from Mr. Sullivan, stated that a portion of county money will go towards landscaping along the retaining wall to be built near the adjacent Old Croton Aqueduct. Mr. Coley inquired about how the project will address infiltration and inflow in the sewage system. Mr. Kelly responded that the reduced density in the Mulford Gardens area will result in lower overall flows. He added that recycling facilities will be provided.

A motion to adopt the draft resolution recommended the use of Housing Implementation Funds for infrastructure improvements was made by Mr. Smith, seconded by Mr. Griffith and approved by the Board. Mr. Thombs abstained.

B. T0039 Yonkers Bee-Line Circulation Study (formerly Transportation Center), City of Yonkers - Scope change Capital Budget Amendment

Mr. Leimbach described the request to expand the scope of Capital Project T0039 to include an efficiency study of the Bee-Line bus circulation patterns in downtown Yonkers, target a location for a potential bus terminal and recommend improvements. Mr. Salley stated that the study would help the county to align bus services with the extensive development/street revisions proposed for this area. He said that the study will also evaluate whether New York City transit buses from the Bronx should extend into the City of Yonkers. The amendment authorizes the acceptance of \$400,000 of non-county funding.

C. T0041 Central Avenue Corridor Improvements – Grant acceptance and construction Capital Budget Amendment

Mr. Leimbach stated that this capital budget amendment would authorize the county to accept \$2.1 million in non-county funding to implement the recommendations of the Bus Rapid Transit Study for the Central Avenue corridor between White Plains and the Bronx.

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The funding will go towards traffic flow improvements for bus service including signalization, intersection reconfiguration and dedicated lanes.

A motion to adopt both draft resolutions, approving the Capital Budget Amendments T0039 and T0041, was made by Mr. Menken, seconded by Mr. Hocking and approved by the Board.

D. SLI03 Long Island Sound BNR Water Quality Improvement Project – Revised Capital Budget Amendment

Mr. Hoffmeister informed the board that the initial \$450,000 capital budget appropriation for the design of this project was approved two months ago. He stated that this amendment allocates funds for the cost of design, construction and construction management, and increases the amount of funding requested to \$1.9 million. He said that the county will ultimately utilize a grant from the NYS Department of Environmental Conservation for the full cost of the construction modifications.

A motion to adopt the draft resolution approving the SLI03 Capital Budget Amendment was made by Mr. Griffith, seconded by Mr. Sullivan and approved by the Board.

E. Tree Removal Permit – Westchester County Airport

Mr. Natarelli stated that a section of the perimeter fence at the airport must be upgraded and supplemented with an underground chain link fence so as to meet the security standards of the Federal Aviation Administration. To install this fencing, 14 trees over six-inches in diameter and 4 specimen trees 24-inches in diameter or larger need to be removed. Mr. Zanio added that the trees are located in a heavily wooded area.

Mr. Sullivan inquired if this would have any impact on the bird population and safety. Mr. Salley replied that the airport is required to conduct an analysis of all wildlife, not only birds, and assess potential impacts on airport operations.

A motion to adopt the draft resolution approving the Tree Removal Permit was made by Mr. Stout, seconded by Mr. Sullivan and approved by the Board.

F. 60 West 1<sup>st</sup> Street, City of Mount Vernon – New Homes Land Acquisition Fund and Housing Implementation Fund

Accompanied by a PowerPoint presentation, Ms. Marino described the proposed 43 one and two-bedroom Fair and Affordable Housing apartments of this Mount Vernon project, to be located within walking distance of the Metro-North Railroad station. The existing building would be demolished and a seven-story elevator building would be erected. One apartment would be reserved for an income-eligible superintendent. Ms. Marino stated that the total development costs would be close to \$18 million and that Westchester County proposes to contribute \$1.2 million in New Homes Land Acquisition Funds and \$1.5 million in Housing Implementation Funds towards infrastructure costs.

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A motion to adopt the draft resolution approving the use of the New Homes Land Acquisition Fund and the Housing Implementation Fund was made by Mr. Griffith, seconded by Mr. Menken and approved by the Board.

### G. BLA03 Purchase of Development Rights, Stuart's Farm, Town of Somers – Grant Acceptance Capital Budget Amendment

Mr. Kvinge, referring to an aerial map, spoke about the proposal for the purchase of a conservation easement on Stuart's Farm in the Town of Somers. The easement's purpose would be to shield a 170-acre portion of the farm from development, reduce the impacts of sprawl and protect the environment by preserving open space in the Croton watershed. He said that the acquisition is consistent with recommendations in the county's Agriculture and Farmland Protection Plan of 2004. Mr. Kvinge informed the board that the farm, owned and operated by the Stewart family since 1862, meets succession criteria for continued operation.

Mr. Kvinge spoke about the history of the grant program noting that with the adoption of the 2004 protection plan the county became eligible to participate in the NYS Department of Agriculture and Markets grants program, which funds the purchase of development rights from eligible farms. Using ranking criteria developed by the state and the Watershed Agricultural Council, the county's Agricultural Board selected Stuart's Farm, Wilkens Farm in Yorktown and Hemlock Hill Farm in Yorktown and Cortlandt for application to the grant program. The county was awarded a grant for Hemlock Hill Farm in 2005.

In 2007, responding to the high cost of land, the local match requirement was increased to 50%. Mr. Kvinge stated that the grant award for Stuart's Farm is based on an estimated easement value of \$4.5 million which will require the county to contribute \$1.1 million and the Town of Somers to contribute \$1.1 million.

Mr. Sullivan inquired about the potential use of the farm as a park. Mr. Kvinge said that the easement acquisition does not provide for public access. Ms. Lewy asked if additional buildings would be allowed to be built on the property. Mr. Kvinge stated that two areas are set aside for residences, one existing and one proposed but that the terms of the easement set a limit on increase in impervious surfaces. Mr. Hocking's inquired if future building would be limited to farm use. Mr. Kvinge answered yes with the exception of the new residence. Mr. Thombs asked if the owners would be allowed to increase the height of buildings. Mr. Kvinge said yes, within the restrictions of the zoning codes.

Mr. Smith raised the matter of the recent Fair and Affordable Housing settlement, and questioned how to reconcile these two needs: to protect open space and to fund affordable housing. Mr. Mulligan commented that this proposal dates back to 2005 and precedes the settlement, adding that the use of county resources to encourage Fair and Affordable Housing development may shift the perspective on this program but that would need to be discussed. Mr. Smith remarked that the draft resolution should be amended to include information which states that the purchase of the Stewart's Farm easement has been in the pipeline for years.

Mr. Hocking stated that this farmer is looking to protect his land and the grant would be a step towards allowing family owned farms to continue. To Mr. Menken's inquiry about the number of farms that operate in Westchester, Mr. Kvinge answered perhaps ten - only a handful of family owned farms remain.

Ms. Lewy commented that the proposed requirements for continued agricultural use are not rigorous enough as they only called for the mowing of fields and not for actual farming. Mr. Kvinge concurred that the easement does not require continued farm operations. Mr. Hocking added that this is a significant point as the priority should be in maintaining a local farm producing goods not in preserving non-public open space. Mr. Smith stated that by protecting open space, and keeping the fields clear and free from development, potential farmland is protected.

Ms. Lewy asked about the forested area on the site and Mr. Kvinge stated that it was a wooded wetland area. Mr. Smith said that the appraisal should incorporate and reflect the diminished value of the wooded wetland area of the property.

Ms. Lewy said that she was not inclined to call for a vote on this matter and recommended that the board wait until the Town of Somers provides the county with a town board resolution showing commitment of the town's share of the purchase price. Mr. Smith, asking if the grant acceptance process could move forward to the next step without the Planning Board's vote, was informed by Mr. Kvinge that this could stall the process as approval of the Board of Legislators is required in order to obtain an appraisal of the easement. Mr. Smith commented that acceptance of this grant is the end of a long process, and that although it is difficult to reconcile this proposal with the Fair and Affordable Housing issue, it may be inappropriate to now turn down the grant. He asked that the Town of Somers be advised to provide the board with a copy of their local resolution on Stewart's Farm prior the Planning Board's October meeting.

#### VIII. Referrals

##### Ratification of Actions Taken by Staff in Response to Planning and Zoning Actions Referred to the County Planning Board - July 16, 2009 through August 15, 2009

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

##### Current Referrals

###### A. Salem Hunt (65 town homes including 13 moderate price units), Town of North Salem – Final Environmental Impact Statement

Accompanied by a PowerPoint presentation, Mr. Herbert informed the board about the 40-acre site in North Salem on which 65 two-bedroom townhouses are proposed, 13 of which will be affordable units. Wetlands frame both ends of the wooded site and a common building and outdoor pool are planned. In order to collect more tax revenue, each unit will

be on a fee simple lot instead of a condominium-type ownership. He informed the board that there would be an onsite wastewater treatment plant with subsurface discharge.

Mr. Herbert called the board's attention to the draft referral response letter that had been distributed prior to the meeting. He said that the letter acknowledged that the revised plan addressed many of the Planning Board's comments made during review of the draft Environmental Impact Statement including pedestrian pathways, narrower street width, extensive use of permeable surfaces, rooftop rain gardens for stormwater management, conservation easements for wetlands and avoidance of construction in wetland buffer areas.

Mr. Herbert stated that the project plans call for 269 parking spaces - 4.1 spaces per unit, and that the units have two-car garages with two parking spaces allocated for each driveway. Mr. Buroughs added that driveway spaces cannot usually qualify in the requirement for parking spaces but that they may serve as parking spaces. Mr. Herbert noted that the zoning code mandates 116 parking spaces and that this amount is met with the garages alone.

Mr. Griffith questioned where the units designated Fair and Affordable Housing would be located. He stated they should be dispersed and that some should be end units, and not only be located in the middle of a cluster.

The current economic standard used by North Salem to determine eligibility for affordable housing is tied to town employee salaries – which are higher than the county standards. Mr. Herbert recommended that the board advise the town to revise the affordable housing section of the North Salem code so that the standard matches that used by the county for Fair and Affordable Housing. He also recommended comments to suggest minimal grading with woodchips or crushed stone to establish pathways and to vary unit size to include one, two and three-bedroom units so as to better accommodate different sized households.

Ms. Lewy asked board members to e-mail any comments on the draft referral response letter to Mr. Herbert so that he could make revisions prior to submitting the letter to North Salem.

**IX. Matters for Board Information**

**A. Draft Land Use Report**

Mr. Connolly, accompanied by a PowerPoint presentation, spoke about the components of the draft Land Use Report, part of the *Westchester 2025* effort, and stated that it will be a valuable resource for municipalities to utilize, particularly when updating a comprehensive plans. He explained that Mr. Gisondo and Mr. Martinez collected the parcel-level data from assessors and then revised it so to match planning land use categories. Subsequent letters and maps were sent to municipalities to solicit review comments from officials and staff. He noted that there were spirited debates on the data and classification categories. He said that the information is the most accurate and precise land use data assembled to date and that it would be added to the *Westchester 2025* web site. Due to the differences in the data collection methodology, Mr. Connolly asserted that it is nearly impossible to compare the current report with the 1996 land use report.

In this draft report, land use trends were combined with highlights gleaned from the referrals process to generate overview text of land use in Westchester County. Mr. Connolly said the report revealed some major findings on the over 60 categories of Westchester land use: 43% is residential; 35% is single family housing; 22% is dedicated open space; 9% is vacant and undeveloped land. Transportation rights-of-way account for 8.5% of land area.

Mr. Connolly spoke about the trends observed in the draft report: the development and redevelopment of city and village centers; waterfront development and access; open space protection; changes in retailing and the rise of big-box stores; and smaller subdivision development due to reduced availability of large land tracts.

Ms. Lewy inquired how the department plans to coordinate the release of the report and asked if the trends tracked in this report will need to be highlighted in *Westchester 2025*. Mr. Buroughs replied that this is considered a new shared service product for municipalities. Mr. Hocking added that a purpose of *Westchester 2025* is to “read the tea leaves” and that it is important to note trends.

Mr. Gisondo pointed out the county’s GIS Web site is an important shared services opportunity for municipalities to tap into, and that the maps displayed are attached to a database that can be accessed and sorted. Mr. Thombs commented that the report is only a snapshot in time but can be updated. Mr. Buroughs added that the timeframe and process for updating and maintaining the data needs to be finalized.

Mr. Griffith expressed appreciation that the work conducted by the county is saving the City of Mount Vernon money and providing tools for the city to utilize as it moves forward with its comprehensive plan. Mr. Martinez added that the county has been communicating back-and-forth with Mount Vernon officials and staff and that there has been a valuable exchange of information.

Mr. Buroughs credited the department’s rich personnel resources for the valuable shaping of the report and stated that the department is applying this successful team approach to address the Fair and Affordable Housing Implementation Plan.

Mr. Connolly distributed CD’s of the Draft Land Use Report to board members.

**X. Other Business**

Mr. Sullivan noted that it was the 70<sup>th</sup> anniversary of World War II and suggested the board find a way to honor the veterans of Westchester County. Mr. Thombs noted that there were numerous war monuments in the county and these may be used as a backdrop for the citation honoring these veterans. Mr. Natarelli mentioned that a monument honoring veterans of many wars is located in Lasdon Park.

**XI. Adjournment**

The meeting was adjourned at 10:55 a.m.



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, October 6, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Doug Hocking (City)  
David Menken (Town)  
Neil Sullivan (City)  
Bernard Thombs (Town)  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation  
Ralph Butler, Commissioner, Department of Public Works

**BOARD MEMBERS ABSENT:**

Marcus Griffith (City)  
Clinton Smith (Town)

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Edward Buroughs, Deputy Commissioner  
Gina D'Agrosa, Director, Water Agency  
Deborah DeLong, Director of Housing  
Patrick Natarelli, Chief Planner  
Tracey Corbitt, Principal Planner  
Robert Doshier, Principal Planner  
William Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Jaime Martinez, Program Specialist  
Ellen Brief, Program Specialist  
Peter Feroe, Intern  
Eric Talbot, Intern

**GUESTS:**

Thomas Durkin, Transportation Board  
Naomi Klein, Department of Transportation  
John Befus, Deputy Commissioner, Department of Social Services  
Jacqueline Green, Department of Social Services  
Kay Foster, Department of Information Technology  
Murray Bodin

Robert Carroll  
Maureen Morgan

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 Planning Board meetings are:

- Tuesday, November 10, 8 a.m. (second Tuesday)
- Tuesday, December 1, 8 a.m. (revised from December 8)
- Tuesday, January 5, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of September 1, 2009 were adopted on a motion by Mr. Menken, seconded by Mr. Douglas and approved by the Board.

IV. Chairman's Remarks

Ms. Lewy asked board members to note that the November and December meetings of the Planning Board are scheduled for the second Tuesday of those months. (The December date was subsequently changed.) She then called on Commissioner Mulligan for comments.

V. Commissioner's Remarks

Mr. Mulligan called attention to the FAQ brochure on fair and affordable housing in the Planning Board packets. He noted that the brochure is intended to inform the public on the housing settlement and to address possible misconceptions. He asked that members of the board review the brochure and said he would be happy to discuss further if anyone had questions. Mr. Mulligan informed the board that work on the implementation plan was continuing and the due date for completion of the plan was December 10. He reported that several Planning staff members are part of a housing implementation team that is headed up by Susan Gerry of the County Executive's office. He noted that meetings with the court appointed Monitor are also ongoing regarding the plan.

Mr. Mulligan asked Ms. DeLong to introduce Mr. Eric Talbot, a Department of Planning intern. Ms. DeLong stated that Mr. Talbot earned a masters degree in urban planning from Hunter College and had been an intern for the Village of Ossining. He is currently working on the neighborhood stabilization program.

VI. Referrals

Ms. Lewy solicited comments or questions on the referrals.

Mr. Lauro spoke briefly on Salem Hunt, a proposed 65-unit residential multi-family townhouse development on a 40-acre property located on the west side of June Road in North Salem. He expressed concern about the plan's location of a subsurface sewage disposal system near wetlands. Mr. Buroughs described the proposal to construct a full sewage treatment plant and then to discharge the treated effluent in a large septic field. Answering a question from Ms. Lewy, he stated that the time period for comment on this

project had ended. Mr. Lauro remarked that NYS Department of Environmental Conservation should comment on this matter as there could be a possibility of septic system failure due to soil conditions.

Ms. Lewy stated that there were several well-worded remarks on fair and affordable housing in the referral comments. Mr. Sullivan raised the issue that people may think of affordable housing as requiring new high-rise residential buildings. Mr. Mulligan stated that the housing to be built will be of a type that is consistent with the character of the surrounding area. He said that marketing outreach will play a significant part in drawing minority residents and that mobility counseling on topics such as neighborhood characteristics and transportation will be offered so that people can better understand their options and make an informed decision on where to live.

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board - August 16, 2009 through September 15, 2009

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

VII. Matters for Board Action

- A. BIT4A Employee Productivity Systems (2008-2012) - Capital Budget Amendment  
Mr. Natarelli described the Employee Productivity Systems that this \$1,250,000 appropriation would fund. The allocation is for the purchase of equipment and software, for application development, technical support and maintenance, and for construction of a kiosk for an Automated Recertification System for the Department of Social Services (DSS.) Mr. Natarelli stated that construction would occur in the existing facilities and that the DSS's automated recertification process would benefit from an increase in accuracy, would be more efficient and that no increase in staff would be needed.

Ms. Lewy added that the system, which better serves the community, would offer information in both Spanish and English, and that a typical payback analysis does not apply as the DSS will receive reimbursement to operating funds for this project from non-county sources, and that due to this, the system will ultimately be a source of savings to the Capital Budget.

A motion to adopt the draft resolution, approving the Capital Budget Amendments BIT4A was made by Mr. Lauro, seconded by Mr. Douglas and approved by the Board.

- B. B042A Roof Replacement Program, Various Locations - Capital Budget Amendment  
The amendment advances \$2,850,000 to the Capital Budget for repairs for roof replacement at the Jail Annex and the New Jail at the Valhalla Campus at Grasslands that were scheduled for 2010 and 2011. Mr. Natarelli explained that the schedule for

these repairs was advanced to be in synch with expiring warranties. Mr. Lauro added that, at this moment in time, the climate is good for receiving bids.

Mr. Mulligan asked Mr. Butler to let the Board know about a recent press conference which showcased one of the County Executive's energy initiatives - the 460 solar panels being placed on the rooftop of the courthouse building in White Plains. Mr. Butler stated that, in addition to the rooftop solar panels, there are many other County energy initiatives to reduce costs and lower Westchester's carbon footprint. He cited a few, including the Green Zone Project, where 50% of the cost for electric vehicles would be offset by a New York Power Authority contribution.

Mr. Butler, referencing the fact that the new roofs in Grasslands will comply with Leadership in Energy and Environmental Design (LEED) standards, and will have "R" insulation value and high solar reflectivity, stated that the Grassland's Campus is a good place to utilize "power within the grid." Mr. Hocking inquired about the best sequence of repairs and improvements, and was informed that the roof needs to be in place prior to adding the solar panels. Mr. Buttler suggested the Board tour the Grassland's Campus in order to view the project.

Mr. Bodin, commenting on the use of solar panels, claimed that the Northeast is not an appropriate location to install them, as they are not economical in this location.

Mr. Hocking asked about utilizing wind power, and Mr. Butler referenced the plans to harness wind power at the Hilltop Hanover Farm and Environmental Center.

A motion to adopt the draft resolution, approving the Capital Budget Amendments B042A was made by Mr. Hocking, seconded by Mr. Lauro and approved by the Board.

## VIII. Matters for Board Discussion

### A. Westchester 2025 - Revision of Policies

Ms. Lewy asked that the agenda advance to a discussion on *Westchester 2025 Policies to Guide County Planning*. Mr. Buroughs explained that paragraphs 27 and 31 of the fair and affordable housing Stipulation and Order mandates that the Board of Legislators amend its housing policies by November 8 and that the Planning Board amend the *Westchester 2025* policies by December 10 to include the new county housing policy adopted by the Board of Legislators. In order to adopt policies, the Planning Board must hold a public hearing which requires a minimum two-week notice, given by publication and written communication to the County Executive, Board of Legislators and to local planning board and municipal governments. Mr. Buroughs, addressing the tight timeframe currently in place, suggested that the December 8 meeting of the Board be moved to December 1 so as to allow for contingencies and to accommodate legal requirements. The members agreed to the scheduling change.

Ms. Lewy asked that Matters for Board Information be addressed next and asked Ms. Corbitt and then Ms. D'Agrosa to present.

IX. Matters for Board Information

A. Release of Croton Plan for Westchester

Ms. Corbitt, with a PowerPoint presentation, presented the "Croton Plan for Westchester"- a comprehensive watershed, water quality and protection plan that was finalized in July 2009. The plan's mission is to assess watershed conditions, identify water quality impacts and establish strategies to reduce these impacts and prevents water quality degradation in the Croton watershed, which encompasses 177 square miles and comprises 40% of the county's land area and impacts 10 municipalities.

Ms. Corbitt touched on the seven strategies established to protect water quality, and the plan's accomplishments and initiatives. She described the agreement process which requires that within six months of completion, the plan be accepted by the NYC Department of Environmental Protection, the County and each of the ten municipalities. She said that the County and the municipalities agreeing to the Plan are required to submit annual reports to the DEP, that the Croton Plan for Westchester be reviewed in 15 years and that an interim five-year review cycle be established.

Ms. Corbitt stated that the plan will be posted online and requested that the Board consider adopting a resolution of agreement to the *Croton Plan for Westchester* prior to the scheduling of a vote before the Board of Legislators. Mr. Mulligan commented that issuing a resolution in support of the plan was consistent with the mission of the Board, and asked if the Board would like a draft a resolution to consider. Ms. Lewy replied that the resolution could be an agenda item at a future meeting.

B. Septic Database Project

Ms. D'Agrosa, referencing a PowerPoint presentation, spoke about wastewater treatment in Westchester. 90% of the county's wastewater is treated at the seven County-operated plants; less than 12% of Westchester's households are served by septic systems which handle 5-7% of the wastewater load; and the 30 small treatment plants of schools, institutions and some residential areas, such as Heritage Hills in Somers, handle the remaining 3-5% of the wastewater. Most of the approximately 40,000 septic systems in Westchester are located in the less densely populated, northern part of the county. She cited an example of Peach Lake in North Salem where 500 residential units now on septic are to be connected to a new wastewater treatment plant that will cost each homeowner \$1,200 in sewer taxes a year. She noted the cost would be much higher without millions of dollars of federal and NYC watershed funding. She remarked that the high-tax cost to build sewer treatment plants is a good incentive for residents to keep their septic systems properly maintained.

Ms. D'Agrosa reported that, nationally, 10-12% of septic systems fail and that in a functioning system microbes in the soil digest or remove most contaminants from wastewater before it reaches groundwater. In a failing system, those contaminants enter the groundwater and may find their way into nearby wells or surface waters. Ms. D'Agrosa stated that the county's failure rate for septic systems matches the nationwide statistic and the most common reason for a septic field's failure is improper maintenance.

She added that the County Department of Health is the primary regulatory agency for septic systems and that licensing programs have been in place since 2002 for contractors and since 2008 for haulers. Ms. D'Agrosa said that as an incentive, from September 2008 until September 2014, the Westchester County Reimbursement Program offers owners with property located in a county-sewer district served by a septic system \$300 every three years to pump out their septic system and \$600 every six years for an inspection.

She explained that the NYS Department of Environmental Conservation Municipal Separate Storm Sewer System (MS4) permit requires municipalities in the East of Hudson Watershed to implement a program by May 2011 that ensures that septic systems in their communities are inspected every three years, and are maintained and rehabilitated.

Ms. D'Agrosa stated that a database with mailing addresses would eventually be compiled to track trends and information on the construction, repairs and pump outs of septic systems and that the department, working with County and municipality tax assessors, will determine which septic systems are located in County sewer districts. She added that 75% of the septic systems are located in the Croton-Kensico Watershed.

Mr. Hocking inquired if all residents of Peach Lake are required to connect to the new sewer system. Ms. D'Agrosa replied that a petition was circulated and if 50% of the property owners agree to connect, then all must connect. Answering a question from Mr. Thombs, she stated that septic systems can have long life spans - a system could last 50 years or much longer if properly maintained. Mr. Lauro added that, due to technological advances, the life span of septic systems are increasing, and that proper cleaning to remove solid waste is a crucial procedure needed to maintain the good performance of the system. Ms. D'Agrosa said that a new law will soon require this proper maintenance.

Ms. Lewy inquired if the county's reimbursement program is well known by the public, and asked how the program is publicized. Mr. Lauro answered that notice of the program was on the Web site and that information was dispersed via an e-mail "blast." Mr. Thombs suggested that the program be given higher exposure on the County's website homepage. Ms. Lewy asked if notice of the reimbursement program could be included in sewer tax bills and remarked that this could be placed on the Council of Government agenda in order to outreach to persons with septic

systems. She suggested that a reminder to test wells also be included in the notice to homeowners. Ms. D'Agrosa stated that although well information is shared at the time of the transfer of property, that currently information on well and septic system are not linked. She reiterated that only property located within the county sewer districts are eligible for Westchester's septic system reimbursement program.

X. Matters for Board Discussion (continued)

B. Westchester 2025 - Meetings and Outreach

Ms. Lewy stated that she and staff will present an update on *Westchester 2025* at the Westchester Municipal Officials Association dinner on October 8. She said that it appeared that the board's policies were permeating into decisions made by municipalities - citing the bike racks in New Rochelle as an example.

Mr. Brady informed the Board that the contract with the preferred contractor for *Westchester 2025* Web technology was proceeding.

Mr. Menken mentioned that the Town of Bedford published their Climate Action Plan on their Web site and asked how this plan is coordinated with the policies in *Westchester 2025*. Mr. Mulligan responded that the Climate Action Plan is on a parallel track with the County's *Westchester 2025* policies, and that coordination occurs through the County Executive's Climate Change Advisory Council. Ms. Lewy suggested that, after Mr. Menken looked at Bedford's Climate Action Plan, he could report back at the November meeting and at that time the interconnection of Bedford's plan to *Westchester 2025* could be discussed.

C. Reshaping Westchester's I-287 Corridor

Mr. Buroughs advised the board of the September 11th Memorial Program for Regional Transportation Planning which honors three New York Metropolitan Transportation Council employees who died in the attack on the World Trade Center on September 11, 2001. He said that the program is open to graduate transportation and planning students and that the students selected for the program receive stipends and tuition assistance. He then introduced Peter Feroe, a recipient of a 2008-2009 award who has been working at the department under his mentorship since September 2008. He said that Mr. Feroe's application proposed that he work to enhance an understanding of bus rapid transit (BRT) and transit oriented development (TOD) among officials and residents along the I-287 corridor. Mr. Buroughs noted that Mr. Feroe had accomplished far more than that in his year with the department. He said that he has requested Mr. Feroe to now repeat the year-end wrap-up presentation that he had prepared for NYMTC last month.

Referring to a PowerPoint presentation, Mr. Feroe summarized his work on BRT and TOD along the I-287 corridor. He said that his primary effort was expended addressing and educating the public on TOD and on refining the bus routes and station planning. He stated that BRT can compete with rail systems, and added that

he had presented many times in front of both small and large groups, and that the TOD presentation was well-received.

Mr. Feroe noted that the Web pages he developed on TOD for the department's Web site link to case studies and offer an in-depth resource on this topic to the public. He stated that, working with the department staff he developed alternate bus route and station locations to expand the maximum potential of TOD in the I-287 corridor and that fact sheets had been published for each area. Mr. Feroe credited Michael Vernon, an intern from the University of Cincinnati, for his 3-D modeling work on this project. He noted that a 3-D digital model of Elmsford and Port Chester was created to illustrate scenarios on how development in these communities can look and feel.

Mr. Feroe thanked Mr. Buroughs and his colleagues in Planning for their guidance and attributed their support to the success of the project. He then solicited questions.

Ms. Morgan said that she had hoped that there would be a more complete visual of the end results. Mr. Feroe responded that his goal was to inform communities - to get them up to speed and that there was a limit of what could be done within the timeframe. Ms. Morgan expressed concerns about the number of bus stops. Mr. Feroe responded that this issue had been raised with the BRT study team and that additional stops could be added "down the road." He cited Knollwood Road and Route 117 as an example of a now marginal area, which if developed in the future, is a location where additional bus stops could be sequenced in. In addition, he noted that not all buses would need to stop at every station.

Mr. Bodin stated that bus lanes should be located on the outer lanes of roads, and that the possibility of a rail line over the Tappan Zee Bridge should be "taken off the table." Mr. Feroe said that utilizing exclusive guide ways to speed up bus trips would be difficult to implement in some areas.

Mr. Durkin inquired how feeder bus lines into White Plains would work. Ms. Lewy responded that the study team was considering two options including a bypass around the downtown along I-287. Mr. Durkin inquired about TOD opportunities for small business owners. Mr. Feroe answered that although incentives are needed, the study was not at the point of exploring grant opportunities.

Ms. Lewy inquired when the TOD conference was scheduled. Mr. Buroughs replied that this training for municipal officials is scheduled for November 16 at the County Center and that the conference has yet to be publicized by the state's study team.

Mr. Mulligan commended Mr. Feroe, stating that he "set the bar" for an intern's job performance to a very high standard. Ms. Lewy concurred.

XI. Adjournment

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



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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, November 10, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Marcus Griffith (City)  
Doug Hocking (City)  
David Menken (Town)  
Neil Sullivan (City)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Thomas Lauro, Commissioner, Department of Environmental Facilities  
Paul Reitano for Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation  
Anthony LaCroce for Ralph Butler, Commissioner, Department of Public Works

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Edward Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
David Kvinge, Director of Environmental Planning  
William Brady, Associate Planner  
Chris Gomez, Associate Planner  
Ed Hoffmeister, Associate Planner  
Brian Connolly, Planner  
Ellen Brief, Program Specialist  
Eric Talbot, Intern

**GUESTS:**

Srikanth Gorugantula, HDR, Engineering  
Barbara Dodds, Board of Legislators  
Chris Crane, Board of Legislators  
Sam Capasso, Intern, Board of Legislators

**I. Call to Order**

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

**II. Meeting Dates and Announcements**

The next Planning Board meetings are:

- Tuesday, December 1, 8 a.m.

- Tuesday, January 5, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of October 6, 2009 were adopted on a motion by Mr. Menken, seconded by Mr. Lauro and approved by the Board. Mr. Smith, who was not in attendance at the October meeting, abstained.

IV. Chair's Remarks

Ms. Lewy invited the Commissioner to introduce the guest. Mr. Mulligan introduced Mr. Capasso and thanked Mr. Reitano and Mr. LaCroce for attending on behalf of their respective commissioners.

Ms. Lewy updated the Board about the ongoing meetings she attended on the Tappan Zee – I 287 Corridor plans for Westchester's east-west Bus Rapid Transit (BRT) system. At these meetings detailed drawings on the alignment of the BRT system in the eight municipalities along the I-287 corridor were presented. She stated that specifics on the integration, the impacts and the location of BRT stops and routes in these localities were discussed. She noted that the New York State Department of Transportation (NYS DOT) study team addressed, in detail, geographic-specific issues of this complex transportation plan such as: shared bus lanes with the Bee-Line bus system, new ways to connect the Tappan Zee bridge with Tarrytown's Metro-North train system and how BRT will navigate through the City of White Plains.

Ms. Lewy noted that these meetings were with small groups of local officials at municipal buildings. She encouraged board members to attend one of the upcoming public meetings that will be held December 1 at the Greenburgh Library and December 9 at the Port Chester Community Center. Each session is scheduled for 6 to 8:30 p.m. and will feature much detailed information. Mr. Buroughs mentioned that an all-day training workshop will be held at the County Center in November on the subject of "transit oriented development."

Mr. LaCroce inquired if the problem with flooding at Route 9A and Route 119 in Elmsford would be addressed by the study team. Ms. Lewy responded that flooding was alluded to at one point in the meeting- when concern about the location of running the highway by a swamp in order to establish a transportation hub was discussed. She noted that planning for the Route 9A bypass may deal with this subject. Further discussion of the BRT options in Elmsford ensued.

V. Commissioner's Remarks

Mr. Mulligan noted that Ms. Lewy and her husband Glen received the "Distinguished Leadership Award" from the Anti-Defamation League in October and were honored "for applying their considerable intellect, commitment and experience towards trying to secure greater opportunity for all in a more tolerant and peaceful world." The Commissioner offered his congratulations and, in particular, thanked Ms. Lewy for her dedication and impressive accomplishments as a member and Chair of the Planning Board

Mr. Mulligan reported that County Executive Elect Rob Astorino's transition team had contacted the County Executive's office about plans to meet with each department and that he was looking forward to the opportunity to share information on department matters and priorities such as *Westchester 2025*, RiverWalk, the Flood Action Task Force and the Fair and Affordable Housing Program. He stated that he would update the Board on the information that was communicated to him. Mr. Lauro added that he understood that committees and subcommittees would be created to handle the large task of the transition.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board – September 16, 2009 through October 15, 2009

A motion to accept the referrals report was made by Mr. Douglas, seconded by Mr. Hocking and approved by the Board. Mr. Smith abstained from referral NWC 09-005, the proposed Millwood Fire House construction in New Castle. Mr. Menken abstained from referral BED 09-002B, the First Presbyterian Church of Katonah. Mr. Douglas abstained from referral DBF 09-003, the Dobbs Ferry Vision Plan and Land Use Regulations.

VII. Matters for Board Action

A. BLA03 Purchase of Development Rights, Stuart's Farm, Town of Somers – Grant acceptance Capital Budget Amendment

Mr. Kvinge distributed maps of the 170-acre site and discussed the specifics of the grant that would enable the purchase of the development rights of Stuart's Farm in the Town of Somers. He said that the State would pay 50% of the easement's purchase price and the County and the Town would each contribute 25% - \$1.25 million each. Mr. Kvinge said that it was a significant achievement that the NYS Agricultural and Farmland Protection Implementation Grant program's very competitive selection criteria recommended Stuart's Farm for a grant.

Mr. Sullivan inquired if there were an established financial guideline to refer to in order to determine how well the property's easement value aligns with the property's appraised market value. Mr. Kvinge stated that no guidelines were in place and added that very few farms in Westchester, maybe a handful, would be eligible for this program.

Mr. Menken asked if the use of the property as a farm was mandated in the agreement. Mr. Kvinge responded that the easement agreement only requires that the property be maintained in a condition that enables it to be used as a farm. Mr. Menken expressed concern that there was no guarantee that purchasing the easement would require the owners to farm.

Answering a question from Mr. Hocking, Mr. Kvinge responded that a substantial section of the orchards on the farm would not be included in the easement; he added that this parcel of the site was being reserved for future development in accordance with the Town's zoning ordinance.

Mr. Sullivan inquired if the easement agreement could be ignored by future owners if the property is sold. Mr. Mulligan responded that this is unlikely, as the easement should show up in any title search.

Ms. Lewy requested that language be added to the BLA03 resolution that mentions the public benefit of the trailway adjacent to the property and the elements of the State program that address the importance of farm preservation and the State's financial contribution. She asked Mr. Kvinge to present this revised resolution latter in the meeting for a Board vote.

Mr. Smith noted that the State's contributing half of the purchase price for the development rights of Stewart's Farm was an indication of commitment and that it confirmed a belief that protecting the site with an easement would allow the property to remain viable as farmland. He stated that farming is increasingly becoming financially unprofitable, and that an easement payment can subsidize the farmer's efforts to produce food locally. Mr. Smith raised the issue of how this purchase fits in to the larger picture of the housing settlement. Mr. Hocking stated that the easement will protect many acres from development and that the County will benefit from the resulting protection of natural resources and the quality of water in the Croton Watershed.

Mr. Kvinge, responding to a question from Mr. Griffith about the visual look of the neighboring topography, responded that the property was located on a rural road, that it was especially rural around the North County Trailway.

Mr. Sullivan asked if there were restrictions on the type of farming allowed- if fish farms or large poultry factories would be allowed. Mr. Kvinge answered that the Town had the ability to regulate and restrict the type of farming permitted under zoning authority. Mr. Smith added that the site could be developed in 1,000 different ways, and that if the conservation easement rights were not purchased and the land was left unprotected - development would be more likely to occur - and the preservation of open space, the biodiversity corridor, and the capacity to grow food locally would be impaired.

The vote on the resolution was moved to later in the meeting- when a revised draft from Mr. Kvinge could be printed and presented to the Board.

**B. Development Checklist for Municipal Planning and Building Departments**

Ms. Lewy informed the Board that the development checklist has been vetted many times with local municipality planning and building department personnel, with elected officials and with builders/developers and that their comments have been addressed and incorporated into this document. Mr. Buroughs added that the feedback on the draft document was very positive and that the revisions consisted of suggested additions. He said that copies were distributed at the October Westchester Municipal Officials dinner.

Mr. Hocking commented that the section of the checklist that addressed green technology was ambiguous, as there were many ways to achieve the criteria required in LEED

certification. Mr. LaCroce remarked that it may be prohibitively expensive to actually obtain LEED certification, and that green benchmarks could be met without actually getting certified. Ms. Lewy suggested that the language in the checklist could be finessed to clarify and encourage green technology and that the checklist was a living document that could be changed over time.

A motion to agree to widely disseminate the checklist to municipalities, developers and project planners was made by Mr. Douglas seconded by Mr. Hocking and approved by the Board.

C. BLA01 Acquisition of the Bird Homestead Property, City of Rye – Resolution to support acquisition

Mr. Natarelli gave the background on the proposed acquisition of the one-acre Bird Homestead property in the City of Rye and the reasons why the County was interested in being a partner with the other funding sources. Mr. Mulligan emphasized the site's location on Milton Harbor at the Long Island Sound that would enable kayak and canoe access for all county residents. Describing the agreement with the City, he stated that the County would have no operating or maintenance responsibilities and that parking would be made available to all county residents at a municipal parking lot on the opposite side of the street. Mr. Natarelli added that the house was recently placed on NYS register of historic places and is eligible for listing on the National Historic Register.

Mr. Griffith inquired about the impact of the housing settlement on the County's open space contribution. Mr. Mulligan stated that because the history of this acquisition long preceded the legal settlement that the County's contribution was not directly linked to the current stipulations.

A motion to adopt the resolution to support acquisition of the Bird Homestead Property, City of Rye was made by Mr. Lauro, seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Discussion

A. Proposed Planning Board Meeting Calendar for 2010

Ms. Lewy called the Board's attention to the proposed schedule for Planning Board's Tuesday, 8:00 a.m. meetings for the 2010 calendar year on: January 5, February 2, March 2, April 13, May 4, June 8, July 13, August 3, September 14, October 5, November 9, December 14, and January 11 (2011.)

A motion to adopt the Planning Board Meeting Calendar for 2010 was made by Mr. Menken, seconded by Mr. Douglas and approved by the Board.

B. Westchester 2025 Policy Revisions

Mr. Buroughs informed the Board that the timetable for Board action to revise and align *Westchester 2025 Policies to Guide County Planning* with the fair and affordable housing Stipulation Order had been extended and that the new deadline was now the end of January. He said he would keep the Board updated.

IX. Matters for Board Information

A. Update on Census 2010

Mr. Connolly, accompanied by a PowerPoint presentation, updated the Board on Census 2010. He stated that nationwide, \$450 billion was distributed by the federal government based on Census data and that this fact underscored the importance of collecting accurate data in Westchester. He added that the department was actively outreaching and promoting the importance of Census 2010 and was helping municipalities with their Local Update of Census Addresses (LUCA.) He estimated that 30%-40% of the municipalities actively participated in LUCA. He said the department was encouraging the formation of local Complete Count Committees consisting of officials and neighborhood leaders which would promote the Census locally. He reported that posters, prepared by the department, promoting the Census were distributed to municipalities and that cards will be placed on the Bee-Line busses. Mr. Connolly concluded by saying that the County's role in Census 2010 is winding down - that Planning staff were working diligently to get LUCA up-and-running so that there will be less of a need to engage in the count review process.

B. Westchester 2025 - Westchester Municipal Officials Association Presentation

Mr. Brady reported on an October presentation on *Westchester 2025* that he, along with Ms. Lewy and Mr. Gomez, gave at the Municipal Officials Association meeting. He displayed an abridged version of this 2025 PowerPoint presentation, showing slides of the 2-4-6 story build up of Port Chester and of Croton Falls. Mr. Brady has shown this presentation - which utilizes Sketch Up, 3-D modeling software integrated with Google Earth - to many municipalities.

Mr. Brady reported that officials and the public are always impressed with the presentation and the technology behind it, and are informed by the various comparative planning scenarios it illustrates. He stated that Sketch Up was used to convey Bus Rapid Transit scenarios and alternatives to the Tappan Zee/I-287 study group and that it will be a tool available for use by all 43 municipalities on the Westchester 2025 Web site. He reported that the contract with the preferred vendor for the Web site should be signed and approved by the end of the year.

Mr. Gomez displayed a Google Earth mock up of Chappaqua in which historic aerial photographs are transparently displayed over current terrain to illustrate the development changes occurring through the years. He said he has been working with Hastings on the

downtown and waterfront visions to create a collaborate dialogue which will illustrate some potential development possibilities to present to the public.

Mr. Mulligan stated that this technology will also be a valuable tool for the County to use in the implementation of the fair and affordable housing program and that this ability had been shown to the court appointed Monitor.

C. Joint Study to Identify Means to Improve Access to Employment Centers, WCDP and South Western Regional Planning Agency (CT)

Mr. Mulligan introduced a presentation to the Board on the joint study plan of the South Western Regional Planning Agency (SWRPA) and the department to explore innovative ways in which Westchester and Fairfield can work together to maintain and enhance economic development in the region. Improved access to work sites and new opportunities for fair and affordable housing are among the issues to be looked at by consultants working with the staff of each agency. He turned the floor over to Mr. Connolly.

Mr. Connolly, accompanied by a PowerPoint presentation, conveyed information about the project. He spoke about the population leakage of the young professional workforce from these areas, and explained some of the factors contributing to the economic impacts of the high cost of housing and a congested transportation network. The study is funded by Workforce Innovation in Regional Economic Development (WIRED) and will focus on methods to achieve workforce talent attraction and retention. The study examines regional solutions that improve access to geographic employment centers and recommends mobility improvements, offers fair and affordable housing options and suggests regionally-integrated land use planning and quality of life improvements that will attract a high-quality workforce to Westchester and Fairfield Counties. Mr. Connolly added that WIRED funding ends at the end of January and that two consultants have been retaining in this unique bi-state project.

X. Matters for Board Action (Continued)

A. BLA03 Purchase of Development Rights, Stuart's Farm, Town of Somers – Grant acceptance Capital Budget Amendment (Continued)

A motion to accept the grant was made by Mr. Smith, and seconded by Mr. Hocking and approved by the Board. Mr. Sullivan voted no.

XI. Other Business

Members were again reminded of the free all-day Transit Oriented Development Conference in at the County Center on Monday, November 16.

Mr. Lewy concluded the meeting by stating that she hoped to meet with the transition team and would reach out to brief the County Executive Elect on Planning Board matters.

XII. Adjournment

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

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

Cassella Conference Room  
Michaelian Office Building  
White Plains, New York  
Tuesday, December 1, 2009

**BOARD MEMBERS PRESENT:**

Cheryl Winter Lewy, Chair (Village)  
Dwight Douglas, Vice Chair (City)  
Marcus Griffith (City)  
David Menken (Town)  
Neil Sullivan (City)  
Clinton Smith (Town)  
Bernard Thombs (Town)  
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation  
Ralph Butler, Commissioner, Department of Public Works

**BOARD MEMBERS ABSENT:**

Doug Hocking (City)  
Thomas Lauro, Commissioner, Department of Environmental Facilities

**STAFF PRESENT:**

Jerry Mulligan, Commissioner  
Edward Buroughs, Deputy Commissioner  
Patrick Natarelli, Chief Planner  
Deborah DeLong, Director of Housing  
Tracey Corbitt, Principal Planner  
William Brady, Associate Planner  
Lukas Herbert, Associate Planner  
Brian Connolly, Planner  
Suzanne Marino, Program Administrator  
Ellen Brief, Program Specialist

**GUESTS:**

Barbara Dodds, Board of Legislators  
Gerry Bogacz, NY Metropolitan Transportation Council  
Jan Kahn, NY Metropolitan Transportation Council  
Maria Garcia, NY Metropolitan Transportation Council  
Srikanth Gorugantula, HDR, Engineering  
Jeffrey Chu, Westhab

**I. Call to Order**

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



II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, January 5, 8 a.m.
- Tuesday, February 2, 8 a.m.
- Tuesday, March 2, 8 a.m.
- Tuesday, April 13, 8 a.m.

III. Commissioner's Remarks

Mr. Mulligan opened the meeting a few minutes before Ms. Lewy's arrival, direct from the airport. Referencing budget charts for the Department of Planning, he briefed the Board on his presentation to the Board of Legislators (BOL.) He indicated that a large portion of the department's 2010 budget is comprised of grants to both Section 8 Rental Assistance (\$87,089,362) and Housing and Community Development (\$58,827,418) and that the operating portion of budget is \$3,799,828. He stated that 28% of Planning's 2010 Operating Budget is allocated for mandatory payments for inter-departmental charges, 13% for pass-through payments to four non-profit agencies and only 3% for other expenses such as materials and supplies. He noted that there is little to no leeway in these areas to reduce expenditures. The Commissioner reported that the BOL asked all departments to submit potential 10% reduction of their budget. He stated that the remaining 55% allocation of the Operating Budget, which provides for 32 of the department's employee positions, would likely be the segment of the budget that would need to be cut if the 10% budget reduction is to be met. Of the total 105 department employees, 48 positions are funded by Section 8 and 25 positions by Housing and Community Development grants.

Mr. Mulligan informed that Board that in 2010, the cost center for Hilltop Hanover Farm and Environmental Center would be consolidated under the Department of Public Works, that the farm will then be under the purview of the Parks Department, and that the North County Trail crew will transfer their base of operations to Yorktown Heights in order to be on site to assist with the farm's maintenance. He said he expected the Planning Department will continue to work with Parks in program planning at the farm.

Mr. Mulligan reported that the BOL was considering many possible budget-related actions including whether moving Section 8 housing assistance from Planning to the Department of Social Services would help to reduce county expenditures. The BOL may also consider consolidating opportunities for other housing programs, such as eviction prevention.

Mr. Mulligan informed the Board that he is scheduled to meet with County Executive Elect Rob Astorino on Wednesday and that additional meetings with the Transition Team Sub Committee for Planning were scheduled for Thursday.

The Commissioner welcomed and introduced guests from the New York Metropolitan Transportation Council: Gerry Bogacz, Jan Kahn and Maria Garcia.

IV. Adoption of Minutes

Ms. Lewy then asked if there were any corrections to the minutes. There were none. The minutes of the meeting of November 10, 2009 were adopted on a motion by Mr. Sullivan, seconded by Mr. Butler and approved by the Board.

V. Chair's Remarks

Ms. Lewy discussed the November 16 Transit Oriented Development Conference at the County Center she attended.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board – October 16, 2009 through November 15, 2009

Ms. Lewy inquired if there were any comments on the referrals report. There were none. A motion to accept the referrals report was made by Mr. Smith seconded by Mr. Butler and approved by the Board.

Mr. Douglas abstained from the referrals in Dobbs Ferry: DBF 09-004, Southfield realty LLC and DBF 09-005, PCP Productions.

VII. Matters for Board Action

A. 22 Tarrytown Road, Town of Greenburgh – New Homes Land Acquisition Fund

Ms. DeLong relayed details of the project's history and background and introduced Ms. Marino, who accompanied by a PowerPoint presentation, described the 28-unit fair and affordable housing project at Tarrytown Road in Greenburgh. She said that the site was in proximity to transit and to the City of White Plains and that buildings on the site will be demolished to allow for new construction.

Ms. Marino stated that to qualify, a tenant's income must be at or below 30% and up to 70% of Westchester's Area Median Income and that the units will remain affordable for a minimum of 50 years. She stated that there will be 15 studio apartments with monthly rents ranging from \$461-\$1,041, 11 one-bedroom apartments with rents of \$874-\$1,367 per month, two two-bedroom apartments with rents from \$1,517 to \$1,635, and that the rents do not include electricity and gas. Ms. Marino reported that five of the units are reserved for tenants who are formerly homeless working veterans and that one apartment is slated for an income-eligible superintendent.

Ms. Marino reported that the County's share for the project would be \$1,725,000 in New Homes Land Acquisition funds and \$1.4 million in HOME funds and that the total development cost is \$11,462,318. She said loans will be secured - \$1,260, 000 from the Housing Trust Fund and \$560,000 from the Federal Home Loan Bank. The developer, Westhab, will provide \$500,000 in equity.

Ms. Lewy commended the department on this project. Mr. Chu commented that the architect, Magnusson Architecture and Planning, was excellent.

Mr. Sullivan inquired if this project was eligible to be counted in the total of the units required by the housing settlement. Ms. DeLong answered that the project had funding approvals prior to the stipulation so it could not be included in the unit count. She added that, as it stands now, the Wildwood development in Katonah also would not be included. Answering another question from Mr. Sullivan, she stated that the building will be serviced by an elevator.

A motion to adopt the resolution recommending the use of New Homes Land Acquisition Funds for fair and affordable housing at 22 Tarrytown Road in the Town of Greenburgh was made by Mr. Stout seconded by Mr. Menken and approved by the Board.

B. Mews at Baldwin Place Senior Housing, Town of Somers – New Homes Land Acquisition Fund and Housing Implementation Fund

Ms. Marino, referring to a PowerPoint presentation, spoke about the proposed fair and affordable housing project for adults age 62 and older at the Mews at Baldwin Place in the Town of Somers next to the Somers Commons shopping center on Route 6. Eleven of the apartments are to be reserved for the frail elderly who will receive daily support services from the Hudson River Health Care Agency. The construction plans call for two two-story elevator buildings to be built on a proposed 5.8-acre lot within the 78-acre Somers Realty hamlet master plan site. Each of the 72 handicapped accessible one-bedroom apartments will be rented to households with incomes between 30%-60% of the Area Median Income - monthly rents will range from \$470-\$895. A two-bedroom unit will be reserved for a superintendent. The units will remain affordable for a minimum of 50 years. Laundry facilities and parking are on the site which is in walking distance of shopping and the Bee-Line bus.

Ms. Marino stated that the total development cost for this project is \$19,960,214 and that Westchester County is being requested to contribute \$2 million from the New Homes Land Acquisition fund and \$1.1 million in Housing Implementation Funds for infrastructure costs for items such as a water main, drainage, a sewer line, pavement and curbing.

Ms. DeLong, answering a question from Mr. Douglas, said that due to the one-bedroom apartment size, it would be unlikely that residents would retain live-in staff, but Hudson River Health Care Agency staff would be available to visit residents on a daily basis. Mr. Douglas commented that he thought this project was cost-effective.

A motion to adopt the resolution recommending the use of New Homes Land Acquisition Funds and Housing Implementation Funds for the Mews at Baldwin Place Senior Housing, Town of Somers for was made by Mr. Douglas, seconded by Mr. Thombs and approved by the Board.

C. The Croton Plan for Westchester, Resolution in Support

Ms. Corbitt distributed CDs and materials on *The Croton Plan* to members, noting that she had made a detailed presentation on the plan at the Board's October meeting. She reprised that the Department prepared this plan in conjunction with ten participating northern

Westchester watershed municipalities in the Croton Watershed and in partnership with the NYC Department of Environmental Protection and the NYS Department of Health. The plan provides for the identification of water quality problems and community character needs and presents strategies for correction and protection of these problems and needs.

Ms. Lewy commended the department for the wonderful job on this model program and acknowledged the contribution made by local municipalities. Mr. Thombs concurred with her commendation. Ms. Lewy suggested that a cover transmittal letter be drafted to augment the Board's resolution.

A motion to adopt the draft resolution in support of *The Croton Plan for Westchester* was made by Mr. Thombs seconded by Mr. Smith and approved by the Board.

VIII. Matters for Board Information

A. Regional Transportation Plan, New York Metropolitan Transportation Council

Ms. Lewy introduced Mr. Bogacz, Planning Director of the New York Metropolitan Transportation Council (NYMTC) and a former Director of Planning at the County Department of Transportation. Mr. Bogacz spoke in conjunction with a PowerPoint presentation to describe the new regional transportation plan titled "A Shared Vision for a Shared Future." The plan outlines a regional framework for long-term regional transportation planning and transportation projects. He stated that NYMTC principals consist of nine voting and seven advisory members from Mid Hudson South, New York City and Nassau-Suffolk. All county executives are voting members. He said that the NYMTC planning process is established by federal regulation and that it must be followed in order for projects to qualify for federal transportation funding. The plan incorporates two required analyses – air quality conformity and congestion management.

Mr. Bogacz reported that 20 public workshops were held in 2008 to gather information and elicit potential solutions on how to improve transportation and accommodate significant population and employment growth in the region. Responding to a clarification request on the Inter and Intra Regional Transit Trip map projected on screen, Mr. Bogacz answered that the maps depicted travel within the three geographical regions and that intra-county transit travel was relatively low but represented a growth area.

Mr. Bogacz said that the NYMTC principals agreed on shared goals: to enhance the environment, to improve the economy and quality of life and to provide convenient, flexible transportation access. He added that the guideline for growth includes the elimination of inefficient traffic patterns, encourages the use of mass transit and the reduction of vehicular traffic and incorporates other sustainable development principles. He said that the plan identifies ten desired growth areas in the region, one of which is I-287 corridor across Westchester County. He said that Tappan Zee Bridge/I-287 corridor improvement is targeted as one of the NYMTC strategic regional investments.

Mr. Bogacz reported that the first-wave of significant transportation improvements have met all the federal requirements for transportation planning and remarked that the handouts

detailed the status of these projects. Ms. Lewy inquired if, due to the timeline, more than one project would be competing for funding at the same point-in-time. Mr. Bogacz replied that this may or may not be the case and that, in any event, there is insufficient funding to proceed with any of the large projects without identification of new revenue sources. He noted that the greatest amount of anticipated federal funds must be allocated to state-of-good-repair projects.

Mr. Bogacz was asked if emergency evacuations were considered and he answered that, although mentioned in the plan, NYMTC's influence in this area is limited as it is not under the agency's scope. In answer to a question from Mr. Sullivan, he replied that emergency evacuations were coordinated by FEMA and the State Emergency Management Offices.

Mr. Bogacz stated that the long-range assessments were updated every four years and that this process establishes the financial capacity to advance projects. He noted again that the State-of-Good-Repair and Operations and Maintenance lines comprise 96% of the Long Range Needs and Resources. He added that federal resources could not be allocated until local regional resources meet the federal standards.

Ms. Lewy inquired if there was an effort to combine and supplement resources with New York, New Jersey and Connecticut. Mr. Bogacz responded that the three states regions work together closely and that this cooperation is getting stronger every year. But he did note that there may be a "push-and-pull" between different areas. Ms. Lewy asked if financial allocations were made on a "first-come-first-serve" basis. Mr. Bogacz replied that NYMTC recognized the need to strategically select projects, understood and discussed priorities and that its principals focused on what is good for the entire region. Responding to Mr. Mulligan inquiry on whether money could be reserved in advance for projects, he stated that federal regulations do not allow for this practice.

Mr. Sullivan inquired about strategies for increasing transit use. Mr. Bogacz replied that land use and strategic planning influenced this and in this area local planning decisions were primarily important. Mr. Buroughs stated that the Department participates in the NYMTC planning process and that NYMTC provides an average of \$100,000 in annual funding to support the work program of the Department with regard to transportation planning. He said that the Planning Board helps to implement the NYMTC plan through referral recommendations on bicycle use, pedestrian improvements, transit connections and special studies and local outreach, such as the I-287 corridor work.

Ms. Lewy noted that she has seen an enormous increase in the growth of cooperation among county and regional planners and thanked Mr. Bogacz for his presentation.

B. County Planning Board Review of State Department of Transportation Projects

Mr. Buroughs called the Board's attention to his November 24, 2009 memo on the "Review of State Highway Construction Plans by County Planning Boards." The memo references an e-mail from Ulster County Planning Board Director Dennis Doyle that cites NYS General Municipal Law Article 12B, Section 239-c-3-(h) which provides for a process of coordination and collaboration between county planning boards and regional offices of the

NYS DOT. The law states that planning boards should be given an opportunity to examine and offer suggestions on DOT plans for road construction or reconstruction prior to final approval by the DOT. Mr. Herbert mentioned that Ulster County personnel had to repeatedly ask the DOT to see plans prior to receiving them to review.

Mr. Buroughs noted that this provision seems to have gone long unnoticed by everyone and suggested that the board members take it under advisement and at a future meeting decide if the board should initiate a discussion with DOT about its provisions and possible implementation.

IX. Matters for Board Discussion

A. Westchester 2025 Policy Revisions

Mr. Buroughs began the discussion on the *Westchester 2025* policy revisions to address fair and affordable housing. He noted that the stipulation that settled the housing lawsuit against the county has a provision that the county amend its land use policies as set forth in *Westchester 2025* so as to reflect certain goals of the stipulation. He informed members that a similar provision required the Board of Legislators to adopt a statement on fair and affordable housing and that BOL took such action on November 22, 2009. Mr. Buroughs outlined the amendment procedure which requires publication of a notice of public hearing. He said the hearing could be scheduled to coincide with the January 5, 2009 meeting of the Planning Board.

A discussion of the language in the draft amendment for *Westchester 2025* policy ensued, and concerns and suggestions were voiced by members. A consensus was reached on the modifications to be made to the draft text. Ms. Lewy asked Mr. Buroughs to incorporate the member's comments in the draft amendment text and to send the revised version to the board members for final review and comment.

A motion to adopt the revisions for *Westchester 2025*, as amended, was made by Mr. Thombs seconded by Mr. Menken and approved by the Board.

X. Other Business

Mr. Mulligan informed the Board that Hilltop Hanover Farm and Environmental Center has been awarded the American Planning Association's national award for "Excellence in Innovation for Best Practices for Sustainability." The award will be presented at the APA 2010 National Conference in New Orleans in April. He congratulated staff for their diligent efforts that lead to this honor.

XI. Adjournment

The meeting was adjourned at 10:40 a.m.