

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, January 5, 2010

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)
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation
John Hsu, Acting Commissioner, Department of Public Works
Thomas Lauro, Commissioner, Department of Environmental Facilities

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
Gina D'Agrosa, Director, Water Agency
David Kvinge, Director of Environmental Planning
Anthony Zaino, Director of Design
Patrick Natarelli, Chief Planner
Tracey Corbitt, Principal Planner
William Brady, Associate Planner
Paul Gisondo, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Edward Leimbach, Planner
Brian Connolly, Planner
Meghan Miller, Planner
Joe Bonanno, Land Use Intern
Ellen Brief, Program Specialist

GUESTS:

Jerry Mulligan, Former Commissioner, Department of Planning
Srikanth Gorugantula, HDR, Engineering

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:

- February 2, 8 a.m.
- Tuesday, March 2, 8 a.m.
- Tuesday, April 13, 8 a.m. (subsequently changed to April 6)
- Tuesday, June 8, 8 a.m.

III. Chair's Remarks

Ms. Lewy congratulated Mr. Buroughs on his well-deserved appointment to Acting Commissioner of the Westchester County Department of Planning. She called attention to upcoming Planning Board meeting dates and noted that, if no one had objection, the April meeting date would be moved back to the usual date, the first Tuesday of that month.

IV. Commissioner's Remarks

Mr. Buroughs stated that he attended the January 3rd Inaugural Ceremony for County Executive Rob Astorino at the Performing Arts Center of Purchase College. He said he will attend the County Executive's first commissioners' meeting this afternoon. He welcomed and introduced the Board members to John Hsu, the new acting commissioner of Public Works, noting that he has long served the county in both Public Works and Transportation.

V. Referrals

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

Ms. Lewy solicited questions and comments from the Board on the referrals. Mr. Lauro asked for a clarification of what is meant by the phrase "temporary sewer pump station" mentioned in the SOM 09-006, the Town of Somers-The Mews at Baldwin Place referral. Mr. Buroughs stated that the 5.8-acre parcel for this two-building, multi-family fair and affordable senior housing development is the first-phase of a total 12-lot, 79-acre multi-phase development. He said that, so as to allow this one block of the overall development to proceed, a pump station was to be constructed that would be replaced when the full sanitary system for the overall development was completed. Ms. D'Agrosa added that, according to the Department of Health, there is no such category as "temporary" and that the pump station would meet all requirements. Mr. Lauro mentioned that he would call this project to the Department of Health's attention. Mr. Douglas suggested that the word "temporary" was not a good choice of word and that it would be more accurate to use the phrase "phase-one sewer pump station."

A motion to accept the referrals report, after clarification of the phrase "temporary sewer pump station" in the SOM 09-006 referral, was made by Mr. Douglas and seconded by Mr. Lauro and approved by the Board. Mr. Smith abstained from the vote on referrals NWC 09-006, Fitzsimmons-Chiselhurst Subdivision Lot #6 and NWC 09-007, Chappaqua Hamlet Rezoning – both in New Castle, and BMR 09-002B, Zoning Map and Text Amendment: Scarborough Road Corridor in Briarcliff Manor.

Current Referrals

Mr. Buroughs introduced intern Mr. Bonanno. He informed the Board that for almost three years the Department has benefited from Mr. Bonanno's excellent work on both a part-time and fulltime basis as he completed a graduate planning program at Hunter College. He stated that the loss of Mr. Bonanno's valuable contributions is regretted but he was pleased to announce that Mr. Bonanno has accepted a fulltime planning position for a regional agency in Vermont. Mr. Brady and Mr. Herbert added that Mr. Bonanno has worked diligently on *Westchester 2025* and the County Planning Board referrals and that his efforts will be missed. All wished him well in his position.

A. NRO 09-013: North Avenue Corridor Rezoning, City of New Rochelle - Draft Generic Environmental Impact Statement.

Mr. Bonanno, accompanied by a PowerPoint presentation, reported on the Department's recommendations to the Planning Board for comments to the City of New Rochelle on its plan to rezone the North Avenue Corridor, located between Eastchester Road and Burling Lane. He stated that the current zoning - comprised of Neighborhood Business (NB) and Downtown Business (DB) districts - does not encourage meaningful investment in the corridor, as it prohibits residential development.

Mr. Bonanno provided information and described the characteristics of four districts identified by the City along the corridor: College, Neighborhood, Government and Transportation. The College District is anchored by Iona College, incorporates retail and apartment buildings and supports lively pedestrian activity. The Neighborhood District is comprised of single-story buildings, such as CVS and a Dunkin' Donuts, and has buildings in disrepair and minimal pedestrian activity. The City Hall, Police Headquarters, Board of Elections and City Court buildings are the anchors for a Government District. The mixed-use Transportation District has many existing two-story or higher buildings and the largest number of offices and apartments located in the North Avenue Corridor.

The proposed rezoning of the NB district to a new North Avenue (NA) District would permit mixed-use development – retail and residential – and encourage an increase in use by raising Floor Area Ratio (FAR) from 0.5 to 2.0, lot coverage from 50% to 90% and building height from two to three stories. The City's Comprehensive Plan would be revised to include language that acknowledges the recommendations of the North Avenue Corridor Study and proposes strategies for achieving them. The Lincoln Avenue Urban Renewal Plan could be revised to comply with the new NA zoning.

Mr. Bonanno spoke about the North Avenue Floating Overlay Zone (NAFOZ) which would allow for higher densities and for building heights above those stipulated in the base-zoning if certain criteria such as: building structures which meet LEED Silver Certification, achieving excellence in architectural standards, revitalizing deteriorating or underused buildings, and generating additional public parking are met. He said that the density bonuses were not precisely defined and were offered for standards that should be basic requirements.

Mr. Bonanno expressed concern that granting density bonuses for additional parking would encourage expansion of surface or structural parking along North Avenue and that these parking stipulations would interfere with the intent of the NA zoning and could reduce the potential build-out by 50%. He suggested that lower parking requirements for residential units would help to remedy this and would be appropriate for transit oriented development. He added that pedestrian safety and connectivity should be maintained and enhanced, and then solicited questions and comments.

Mr. Sullivan expressed concern that the terms used: “meaningful investment” and “vibrancy” were too broad and needed to be qualified. He suggested that definitive ways to attract pedestrian activity and encourage transit use could be addressed. Ms. Lewy added that New York City should be a model that is emulated in that at every ten blocks there should be a complete set of stores that serve the needs of the neighborhood and encourage a vibrant streetscape. She suggested encouraging outdoor dining establishments. Mr. Burroughs summarized that the main message to New Rochelle is that the City is moving in a good direction - one that will contribute to economic revitalization - and that subsequent next-steps and refinements will be recommended.

Mr. Douglas commented that when granting bonus density it would be helpful to provide design guidelines and pointed to the College District as an area that was well-designed. He added that large bonus-density structures can be out-of-sync with a neighborhood, that the existing scale of buildings should be considered and that tall bonus-height buildings may need to be set-back from the street. Mr. Hocking countered that sometimes a street-wall is merited and that one would preclude parking in the front of buildings. Mr. Bonanno added that, as is the case in New York City, a street-wall can add character to a city.

Mr. Thombs highlighted the importance of addressing the building’s handicap accessibility if banks are located on the second floor. Mr. Bonanno stated that the early closing hours of banks may cause streets to become pedestrian “dead-zones.”

Mr. Smith made three observations: (1) that the point-of-view of the retailer was not represented and so items that make retail shops vital may not be addressed, (2) that there may be a disconnect if landlords are not involved in the planning process and, (3) that buildings resources, such as floor plans, may not match the real-world need of the retailer. He said that the Board needs to guide the City and give them the tools needed to achieve their vision. Mr. Sullivan remarked on the importance of the need for strong neighborhood associations’ input in the planning process.

Mr. Hocking stated that the “carrot” enticing the developer is the possibility of increased building density and that the sustainability trade-off for granting this bonus was not clearly delineated, as there were many choices and the lowest-value option could be the one that is selected from the guidelines. Mr. Bonanno stated that the proposal was not clear if it was one or all of the guidelines that need to be met.

Mr. Sullivan remarked that a more intensive outreach to neighborhood organizations and not only public hearings were needed. Ms. Lewy said that a draft letter on this North Area Corridor Rezoning referral should be circulated to members.

VI. Matters for Board Discussion

A. Westchester County Municipal Separate Storm Water System (MS4) Program Overview of Program and Preparation for NYS DEC Program Evaluation

Ms. Lewy called on Mr. Kvinge and Ms. Corbitt to bring the Board up-to-speed on Municipal Separate Storm Sewer Systems (MS4) phase II implementation of the Clean Water Act.

Mr. Kvinge, accompanied by a PowerPoint presentation, spoke on the New York State Department of Environmental Conservation's (DEC) State Pollution Elimination Discharge System (SPEDES) Permit to control wastewater and stormwater discharges in accordance with the Clean Water Act and Westchester's (MS4) permit compliance. He enumerated MS4's six minimum control measures: public education and outreach, public participation and involvement, illicit discharge detection and elimination, construction site runoff, post construction site runoff and pollution prevention. He said that annual reporting was required. Mr. Kvinge stated that after proposed Construction Activity Permit changes the DEC will require stormwater pollution plans to be kept current and be available to the public, that the inspectors for each contractor will need to be trained and certified, and that the municipality will be required to sign the notice of termination.

Mr. Kvinge remarked that changes to the MS4 permit revisions would encourage watershed-wide approaches to stormwater management, and that green infrastructure and runoff reduction would be required and would need to be incorporated into the comprehensive plans of municipalities and into routine upgrades of stormwater systems. He told the Board that these revisions allowed for a watershed-wide Banking and Credit System meant to regulate stormwater volume. Mr. Kvinge, replying to Mr. Lauro's inquiry, responded that the entity that would run the Credit System was unclear and that the system was not fully formulated. Mr. Kvinge stated that, although the frequency of the on-site septic system inspections would be modified from three to five years, it was more stringent because the criteria for the visual inspection of the absorption field would need to be clarified. Mr. Smith, remarking on a bulleted item in the PowerPoint presentation, asked for the definition of "continuous simulation models." Mr. Kvinge stated that this NYS Stormwater Management Design Manual item allowed for the changing of variables and the running of different scenario models.

Mr. Kvinge said that the County Stormwater Committee has been in place for a number of years and this committee compiles information for the regular reports. He enumerated the many ways the County works with local municipalities on stormwater management - by providing regional education and outreach, offering technical workshops and models, and by sharing information and tools. He reported that the next NYSDEC audit was scheduled for

January 20, 2010. Mr. Kvinge answered Ms. Lewy's inquiry and replied that municipalities incurred a separate audit.

Ms. Corbitt, accompanied by a PowerPoint presentation "MS4 and Local Government. Opportunities and Constraints for Shared Services," next spoke. She touched on the County's current and past shared services with 38 municipalities. She cited as an example the stormwater education and outreach Public Service Campaign which aired on channel 12 television and was funded by a DEC grant. Ms. Corbitt described local municipal stormwater efforts like those of the Long Island Sound Watershed Intermunicipal Council, an organization which studied the potential benefits of a regional stormwater management district and is lobbying NYS for the establishment of a Regional Stormwater Entity (RSE), and the Croton Kensico Watershed Intermunicipal Coalition which, with 2008 grant money, is developing a retrofit program.

Ms. Corbitt remarked that current NYS legislation does not allow for a RSE which could provide a new taxing district with the ability to raise funds to implement regional stormwater management projects. She suggested that because New York City benefited from the resulting good water quality, and because increased costs are needed to meet heightened Environmental and Occupational Health (EOH) requirements, that these costs should be shared by the City.

VII. Public Hearing

Proposed amendment of *Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*

A motion to open the public hearing was made at 9:20 a.m. by Mr. Douglas, seconded by Mr. Hsu and approved by the board.

Mr. Buroughs reported that the notice of the Public Hearing was published and widely circulated as legally mandated to all the appropriate parties for comment. He said that no oral comments or written correspondence, e-mail or submissions to the County Web site were received. Mr. Smith inquired if the court appointed Monitor for the Housing Stipulation and Order of Settlement and Dismissal had commented. Mr. Buroughs replied that the Monitor was sent a copy of the amendment and that he had not commented. Ms. Lewy concluded that this resolution retraces Westchester's planning history from *Patterns to 2025* and was once again adapting and moving forward to address fair and affordable housing.

A motion to close the public hearing was made by Mr. Lauro, seconded by Mr. Smith and approved by the board.

VIII. Matters for Board Action

A. Adoption of amendment to *Context and Policies*

Mr. Smith asked that the phrase “no oral or written comments were received” be added to the draft resolution and that mention should be made of all persons given notice of the public hearing. Mr. Douglas suggested including that fact that the Monitor was notified; after discussion it was decided that a mention of this fact in the minutes would suffice. Ms. Lewy suggested that an excerpt of the minutes could be attached to the resolution. Mr. Douglas added that the words “that *express interest* in adding new fair and affordable units” in paragraph six of the new text of the amendment would read better as “that are adding new fair and affordable units.” Deleting the word “now” from the phrase “in areas *now* lacking racial diversity” was also suggested.

A motion to approve the resolution and adopt the amendment to *Westchester 2025: Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, after modifications as discussed, was made by Mr. Douglas, seconded by Mr. Menken and approved by the board.

B. Proclamation for Commissioner of Planning

Acknowledging the January 1 retirement of Department of Planning Commissioner Jerry Mulligan, Ms. Lewy read a playful, affectionate and humorous “faux” resolution and presented Mr. Mulligan with humorous gifts. She then read a serious proclamation which acknowledged Mr. Mulligan’s efforts, expertise, guidance and leadership in advancing projects and programs including Westchester 2025, the Legacy Program for Open Space and Trailway Development, Fair and Affordable Housing, Flood Mitigation, Watershed Planning, Hilltop Hanover Farm and Environmental Resource Center, Westchester RiverWalk and countless other regional planning efforts and County facility plans.

Mr. Mulligan said that it was his privilege to work with all the Department staff, commended them for their abilities and said that the quality of the people he worked with day-to-day was the essential element that made his tenure as Commissioner enjoyable and satisfying. He asserted that the excellence of the Planning Board has increased over the years and was currently at an apex. Mr. Mulligan acknowledged that the Board was a tremendous help to the County’s planning endeavors and that he could not thank the members and the commissioners enough for their work - that they were his partners, friends and advisors. Mr. Mulligan congratulated Mr. Buroughs on his promotion to Acting Commissioner, commended him for his experience and said that, going forward, the Board will benefit from his thoughtful and deliberate leadership. He acknowledged the abilities and efforts of Ms. Drummond, who he commended and who he said will be continuing on in her role as Deputy Commissioner.

Ms. Lewy thanked Mr. Mulligan for his 34 years of service to Westchester, and expressed the board's further admiration and gratitude for Mr. Mulligan’s excellence in leadership of the Planning Department over the past six years.

A motion to adopt the Commendation and Proclamation for Commissioner Jerry Mulligan was made by Mr. Douglas seconded by Mr. Griffith and approved by the Board

Ms. Lewy acknowledged Mr. Mulligan as her friend and mentor, thanked him for his dedication and commitment to the citizens of the County and wished him all-the-best. Mr. Mulligan concluded by saying that he was looking forward to the new challenges of retirement.

VIII. Matters for Board Discussion (Continued)

B. Bronx River Parkway Design Guidelines – Draft Report

The item *Bronx River Parkway Design Guidelines – Draft Report* was tabled for discussion until a future meeting.

IV. Adoption of Minutes

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

V. Adjournment

The meeting was adjourned at 9:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, February 2, 2010

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)
John Hsu, Acting 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:

Edward Buroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
Anthony Zaino, Director of Design
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Edward Leimbach, Planner
Brian Connolly, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Hankin, President, Westchester Community College
Robert Cirillo, Westchester Community College
Kevin Garvey, Westchester Community College
Marjorie Glusker, Westchester Community College
Brian Dolansky, Director of Security, Westchester Community College
William Mooney, Senior Assistant to the Westchester County Executive
Barbara Dodd, Westchester County Board of Legislators
Frank McCullough, Partner, McCullough, Goldberger & Staudt, LLP
John Saccardi, Principal, Saccardi & Schiff Inc.
Nina Peek, Associate Vice President, Saccardi & Schiff Inc.

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, March 2, 8 a.m.
- Tuesday, April 6, 8 a.m.
- Tuesday, May 4, 8 a.m.
- Tuesday, June 8, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of January 5, 2010 were adopted on a motion by Mr. Menken, seconded by Mr. Lauro and approved by the Board.

IV. Chair's Remarks

Ms. Lewy called the meeting to order and requested that board members introduce themselves to the guests attending the meeting. She called attention to the upcoming Planning Board meeting dates and mentioned that the Westchester Municipal Planning Federation (WMPF) annual dinner is planned for June 8 at Xavier's X2O in Yonkers. She noted that the Land Use Training Institute, in cooperation with the Department of Planning, will offer workshops at the Graduate Center of Pace University in White Plains on April 6, 8 and 15 and stated that these workshops could provide the opportunity for board members to earn the four continuing education credits that are annually mandated by New York State.

V. Commissioner's Remarks

Ms. Lewy inquired if Mr. Buroughs had anything to report and he stated that he did not.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board – December 16, 2009 through January 15, 2010

To accommodate visitors, Ms. Lewy briefly described the referral procedure. She solicited questions and comments on the referrals from the Board; there were none.

A motion to accept the referrals report was made by Mr. Douglas and seconded by Mr. Hocking and approved by the Board. Mr. Griffith abstained from the vote on referral MTV 09-007B, Atlantic Development-Draft Environmental Impact Statement in Mt. Vernon. Mr. Smith abstained from the vote on referral BMR 10-001, The Club at Briarcliff Manor.

Current Referrals

A. PepsiCo, Inc.—Master Plan and Amended Site Plan, Town/Village of Harrison

Ms. Lewy welcomed Mr. McCullough, Mr. Saccardi and Ms. Peek who represent PepsiCo, Inc. in the corporation's application to the Town of Harrison to update the site's Master Plan, amend the site plan and amend the zoning ordinances. Mr. Buroughs stated that although the Department of Planning had not yet reviewed this project, the significance of the site to the county's economy and culture warranted a presentation to the Board on the overall objectives of the applications. He noted that Mr. McCullough's firm has had a long relationship representing PepsiCo and that he welcomed the opportunity to address the Board on the company's behalf.

Mr. McCullough, accompanied by a PowerPoint presentation, spoke about PepsiCo's three-phase Site Master Plan proposal for the 150-acre corporate world headquarters located along Anderson Hill Road and Lincoln Avenue. He described the corporate campus - stated that there are seven office buildings in the complex of approximately 40,000 square feet built in the late 1960s. He said that the number of employees has ranged from 1,500-1,900 over the years and that the Donald M. Kendall Sculpture gardens are a destination for many visitors. He stated that the original construction predated the NYS Environmental Review Act and that therefore the draft Environmental Impact Statement (EIS) now before the involved agencies was the first to comprehensively address the campus.

Mr. McCullough stated that PepsiCo wanted to look at the full-development of the campus which may take 10 to 20 years to implement. The first phase calls for rezoning the newly acquired 18-acre area along the frontage of Anderson Hill Road from R-1 and R-2 to SB-100. This modification will adjust the setback requirements to allow certain activity within 100 feet of the property line abutting a public road. This phase also includes a new proposed glass atrium/reception center that would be located in the existing center courtyard of the office complex and allow better flow to and through the existing buildings, the construction of a new Welcome Center accessed from Anderson Hill Road, a 15-foot wide internal road connection to the Calloway parcel, wetland mitigation, landscaping, and stone wall improvements along Anderson Hill Road. Also planned are 158 additional parking spaces adjacent to the new Welcome Center and a 316-space expansion of the existing parking lots.

The second phase calls for the construction of two 40,000 square foot office buildings which will abut existing buildings one and six. Phase three calls for the construction of a 40,000 square foot building, a support services building and additional parking, if needed.

Mr. Saccardi next spoke and mentioned some current site problems that will be addressed in the amended plan: the remote location of the gardens reception building, the difficulty of pedestrian circulation between the seven existing buildings, degraded wetlands and the appearance of the newly acquired properties on Anderson Hill Road. He stated that PepsiCo wants to retain the existing character of the Calloway parcel, that the new Welcome Center would be 15,000-20,000 square feet, that the access road to the Calloway property will impact wetlands and wetland buffers, and that the 123,707 square foot wetland mitigation is in a 2:1 ratio.

Ms. Lewy inquired if any changes to the bicycle riding restriction on the property were planned. Mr. Saccardi replied that restrictions were implemented due to litigation and safety concerns, and that he would raise the topic with PepsiCo.

Mr. McCullough informed the board that a greenhouse gas analysis would be included in the Environmental Impact Statement and that LEED standards would be met for the new buildings. He reported that PepsiCo thought the parking requirement of 0.9 per person excessive, and that due to van pooling and the onsite bus route, the parking requirement could be lower. Mr. Hocking asked if structured parking was considered. Mr. McCullough responded that it was an expensive option and that decking the south lot would have a negative visual impact on Lincoln Road, so the alternatives chosen were small areas for additional parking, parking by the Welcome Center and the expansion of existing lots. Mr. Smith asked if the demand for visitor parking was significant on weekdays. Mr. McCullough answered that on one weekday he counted 25 visitor cars. Mr. McCullough answered yes to Mr. Smith's question on whether PepsiCo provided shuttle service to Metro-North train stations, and added that Bee Line bus service is also available.

Mr. McCullough, responding to Mr. Menken's inquiry, said that the time frame for construction of the Welcome Center and glass atrium is within a couple of years. Mr. Menken asked if the additional office buildings were planned due to anticipated growth in the number of employees. Mr. McCullough suggested that consolidation of other PepsiCo locations to the world headquarters site may be a reason for the Harrison site expansion.

Ms. Lewy thanked the presenters and noted that board members would have another opportunity to comment at the referral response time. She informed members that the annual Soil and Water District report was in their day-of-meeting packet and requested that, due to time constraints, the Comprehensive Plan for the Village of Scarsdale referral item be moved to the end of the agenda and requested that the meeting proceed to the Matters for Board Action.

VII. Matters for Board Action

A. FY 2010 Action Plan Amendment to the FY 2009-2013 Consolidated Plan

Ms. Drummond, accompanied by a PowerPoint presentation, spoke on the department's recommendations for funding in the Fiscal Year 2010 Action Plan Amendment submitted on behalf of the Urban County Consortium - comprised of forty municipalities in Westchester. She explained that four municipalities - Mount Vernon, New Rochelle, White Plains and Yonkers - with a population of 50,000 or more apply for funding on their own. She noted that although eligible to join the consortium, Mount Pleasant has chosen not to do so.

Ms. Drummond informed the board that the 2010 Action Plan (the second year of a three year cycle) includes allocations for (1) a Community Development Block Grant (CBGB) of \$6,378,239 - an approximately 7% increase from the prior year; (2) the HOME Investment Partnership Program for \$1,845,350 - an approximately 3% decrease; (3) and the Emergency Shelter Grant for \$250,000 - equivalent to the 2009 amount. She stated that at a January 25,

2010 meeting, the Community Development Advisory Group had approved the plan by a unanimous vote and that the Action Plan needed to be submitted to the Department of Housing and Urban Development for approval by March 15 for a May 1, 2010 start date.

Ms. Drummond reported that, for the three year cycle (FY 2009-2011), a record 228 applications for CBGB funding totaling \$42.38 million were received from 33 municipalities and 36 non-profit groups. She informed members that project priority was given to communities with high percentages of beneficiaries with low and moderate incomes, and that a 25%-50% community match for funding was required. She stated additional considerations for selecting applicants: the ability to meet necessary deadlines and complete the project, and the availability of other funding sources for the project.

Ms. Drummond referred to the spread sheet handouts and noted some differences from 2009 projections due to an increase in the amount of funding. She said that there were \$1.5 million additional dollars available due to American Reinvestment and Recovery Act (ARRA) funding, and an increase in federal allocations. In FY 2009 the grant award was \$5,960,971, \$530,887 more than expected, and the FY 2010 projection was \$6,378,239 - \$417,268 more than 2009. She said the County hoped to approve 41 projects in 2010 and 32 in 2011 and reported that there have been 67 successful municipal applications and 30 successful non-profit applications.

Ms. Drummond noted some funding constraints that are dictated by HUD rules: no more than 20% funds can be used for planning and administrative expenses, no more than 15% for public service activities and a minimum of 70% of the funds must benefit low and moderate income populations. She stated the three funding priorities: affordable housing, investment in sustainable communities and opportunities for youth.

Ms. Drummond next addressed the \$1.8 million HOME program which she said was funded on a first ready- first served basis with a priority on new construction. She stated that 15% of funding would be used for Community Housing Development Organization projects, an allocation of about \$1.2 million would be used for other projects, that 10% was allocated for administrative expenses, and \$147,682 for program delivery items - such as housing specialists and staff salaries.

Ms. Drummond next spoke about the \$250,000 annual Emergency Shelter Grant (ESG) which funds non-profit agencies who provide services to households that are homeless or are in imminent danger of becoming homeless. She said that this grant funding can provide up to three months of rental assistance every three years and can assist with electricity bill payments. The recommended ESG dollar allocations breakdown is \$75,000 for homeless prevention, \$65,000 for essential services, \$97,500 for operating programs, and \$12,500 or 5% for administrative expenses. Ms. Drummond reported that funding from this grant operates food pantries through the Westchester Coalition for the Hungry and Homeless, pays rent to store furniture that is donated for homeless families at the Furniture Sharehouse, and pays the salary of a part-time worker at the Volunteers of America shelter at Grasslands. Ms. Drummond welcomed questions from the board, which she answered. Ms. Lewy then called for a vote.

A motion to approve the resolution supporting the recommendations of goals and funding for the FY 2010 Action Plan and requesting the County Executive and the Board of Legislators to approve the amendment of the Consolidated Plan for FY 2009-2011 and the application to the U.S. Department of Housing and Urban Development was made by Mr. Douglas, seconded by Mr. Smith and approved by the board.

B. New Rochelle Wastewater Treatment Plant – SNR06 Tree Removal Permit

Mr. Natarelli projected an aerial-view map of the Wastewater Treatment Plant site in the City of New Rochelle and explained that, in order to allow space for the plant's expansion, trees would need to be removed from the county-owned property, and a tree removal permit was required. Mr. Zaino enumerated some of the 29 trees that would need to be removed, which includes four Norway Maples, 18 Japanese Black Pines and three Black Tupelo trees. He informed the board that vegetation - 24 trees and 68 shrubs - would be restored utilizing mostly native plant species. He informed the board that a request to increase the size of trees to be planted was agreed to. Mr. Hocking inquired if the architectural plans for the wastewater treatment plant on which the board had commented on in August would be reviewed again. Ms. Lewy stated that members don't usually review a project a second time; she asked if it was possible for the board to view the plans and subsequent changes again.

A motion to approve the resolution to issue the Tree Removal Permit for the New Rochelle Waste Water Treatment Plant was made by Mr. Smith, seconded by Mr. Lauro and approved by the board.

C. Board of Legislators' Additions to the 2010 Capital Budget – Supplemental Planning Board Report

Ms. Lewy asked Mr. Natarelli to present the additions to the 2010 Capital Budget. Mr. Natarelli explained that six appropriations were added to the Capital Budget by the Board of Legislators (BOL) during their budget deliberations in November and December 2009, and the resolution before the board amends the August 2009 Planning Board Report to include recommendations for these added appropriations and capital projects.

The six new projects or appropriations are: B0045 Putnam Right-of-Way/South County Trailway; BIT8A Financial Systems Review; BLA01 Parkland Acquisition/ Westchester Legacy Program; RB160 Wilmot Road, C.R. 113 Eastchester; RB161 Ardsley Road Railing, C.R. 78, Greenburgh; and RBR02 Bronx River Reservation, Scout Field.

Mr. Natarelli noted that the BOL passed appropriations for the BLA01 Parkland Acquisition of Memorial Field in Mount Vernon in 2009 and again in 2010, unnecessarily adding \$ 8.4 million additional funding for this legacy program. He stated he would alert the BOL about the duplicate 2010 appropriation so that they may, if they choose to do so, rescind it. Mr. Griffiths questioned if the additional funds were in fact meant to be additional. Mr. Natarelli was confident that was an error. Mr. Natarelli remarked that the B0015 appropriation for the South County Trailway was the last phase of this trailway for the City of Yonkers.

A motion to approve the resolution supporting the amendment of the August 4, 2009 “Capital Projects Review 2010 Requests Report of the County Planning Board” to include its report of the of six capital project appropriations was made by Mr. Smith seconded by Mr. Sullivan and approved by the board.

D. Fair and Affordable Housing (FAH) Model Inclusionary Zoning Ordinance Provisions

Ms. Lewy moved to the next action on the agenda, the FAH Model Inclusionary Zoning Ordinance Provisions. She invited Mr. Buroughs to speak on this provision, a component of the FAH Implementation Plan. Mr. Buroughs informed the board that the Implementation Plan was submitted to the Department of Housing and Urban Development the previous Friday, as required. He remarked that the provisions in the model ordinance are recommendations for items for municipalities to adopt and include in their local zoning provisions, and noted that local municipalities have their own zoning codes that also include content of varying complexity related, and unrelated, to fair and affordable housing. He stated that the model ordinance provisions were for guidance and their creation was required by the FAH Stipulation. He said the provisions are meant to serve as a supplement to the existing local zoning codes in order to ensure the promotion of fair and affordable housing development and the affirmative marketing of FAH to racially and ethnically diverse households throughout Westchester County.

He noted that, although the adoption of the provisions is voluntary, municipalities would need to demonstrate by January 2011 that their local zoning policy is consistent with the intent of the Stipulation in order to gain access to discretionary sources of County funding. Ms. Lewy reiterated a comment by Mr. Buroughs - that the Municipal Officials Association was consulted when developing the FAH provisions. Mr. Buroughs added that copies of the provisions were mailed to all of Westchester’s municipalities the previous Friday.

Mr. Smith noted that the section in the provisions addressing the methods for selection of residents for FAF housing was contrary to the point-system that some municipalities now utilize for qualification. Ms. Drummond responded that the point system may restrict selection to existing municipal residents and that FAH is to be made available for all and that the model ordinance advances this policy. Mr. Smith expressed concern that FAH limitations on development may affect a property’s appraisal value and was not in synch with the economic realities of the business of building. Ms. Drummond answered, in the current market, and considering tax-credits received, that appraisals have been good for FAH buildings. Mr. Douglas remarked that the ordinance will apply to all municipalities, even those not targeted in the Stipulation, and that the net effect may be negative on these communities. Mr. Buroughs said that this argument can be called to the attention of to the court appointed Monitor, who has some latitude. Mr. Sullivan noted that the complicated FAH policy is not easily understood by the public, and that the ordinance did not break new ground but “tilled the ground” of a bad settlement. Mr. Douglas stated that the structural defect of the model ordinance is that it does not distinguish between those communities that have and those that have not advanced FAH and asked if this distinction could be made in a revision. Mr. Buroughs said that a revision was not possible at this time and that, going

forward, there is a need to shape attitudes and results according to the Stipulation. Mr. Hocking commented that the spirit of the model ordinance is to integrate communities that have not built FAH.

Modifications to the draft resolution were suggested: to add the words “of review and discussion and analysis of impacts” prior to, and “housing opportunities and” after the words “must continue to best improve” to the final WHEREAS. To delete “integration into their” and replace it with “incorporation into the municipalities” in RESOLVED.

A motion to approve, after modifications to the resolution, the endorsement of the model zoning ordinance provisions to advance fair and affordable housing, and recommend their consideration and adoption by Westchester municipalities was made by Mr. Menken, seconded by Mr. Lauro and approved by the board. Mr. Douglas and Mr. Sullivan voted no.

VIII. Matters for Board Information

A. Westchester Community College – Proposed 2010/2011 Capital Budget

Ms. Lewy introduced the presenters and visitors from Westchester Community College (WCC): Mr. Hankin, Mr. Cirillo, Mr. Garvey, Ms. Glusker and Mr. Dolansky. Accompanied by a PowerPoint slideshow of photographs of the buildings and facilities of WCC, Mr. Garvey enumerated two project funding requests for the 2010/11 capital budget: (1) a \$75,000 allocation for a Campus Wide Security Master Plan and subsequent Environmental Impact Statement; and (2) a \$1,742,000 appropriation for the final phase of a three-year campus-wide safety and security improvement project totaling \$8,124,000.

Mr. Garvey spoke about the facilities, class offerings and community connections of WCC’s extension sites. He said that the Ossining Extension Center, opened in 2001, specializes in classes in the life sciences and healthcare, and offers classes for older adults and in English as a Second Language (ESOL). Mr. Garvey said the 17,000 square foot facility at the Mount Vernon Extension Center, opened in 2003, offers students credit programs in Business, Entrepreneurship, the Culinary Arts and Liberal Arts and that non-credit courses in ESOL and other personal enrichment courses are also offered. He stated that the extension is a member of the Mount Vernon Chamber of Commerce, and other community partners of the center include the city’s Youth Bureau, Wellness Coalition and School District. He informed the board that the 20,000 square foot Peekskill Extension Center, serves over 3,000 students annually, and opened in 1995. He reported that the center offers classes in digital filmmaking, digital art and design, music technology, general education courses and ESOL. He said that since 2004, the center has partnered with the Peekskill School district on Learning through an Expanded Arts Program (LEAP) for at-risk middle school youth.

Mr. Garvey stated that the Westchester Community College Center for the Arts, formerly named the Westchester Arts Workshop, joined WCC in 1980. He said the center offers classes in the visual arts, design, photography, digital arts, and crafts as well as general education courses. The 26,000 square foot facility is located in the County Center in White Plains.

Speaking about the Yonkers Extension Center, Mr. Garvey told the board that this 10,000 square foot center, located in the Cross County Shopping Center, opened in 2001 and serves both matriculated students working towards a certificate or Associate Degree in Business, Computer Technology, English, Math, Psychology, Sociology and Criminal Justice and offers ESOL. He said that the center has ties to the Chamber of Commerce, Community Planning Council, Employment Center, and the schools and Y's of Yonkers. He mentioned that this summer, due to renovation of the shopping center, a move into a different building in the shopping center is planned.

Mr. Garvey reported on the progress of four approved Capital Projects: (1) WCC-20 - the renovations on the 53,582 square foot Student Center's high-efficiency boilers, HVAC equipment and electrical service are in the design phase and upgrades to the fire alarm panel and installation of a fire sprinkler system are planned, and the meeting and gathering spaces will be expanded by 8,000 square feet; (2) WCC-43 - the renovations to the Technology Building and completion of the 2,000 square foot student lounge are scheduled for completion this summer; (3) WCC-52 - the campus-wide walkway improvements are continuing, and the reconfiguration of the Administration parking lots are planned; and (4) WCC-61 - the construction on the Gateway Building which includes a 175-seat auditorium, classrooms and computer labs is scheduled for completion in May 2010.

B. Westchester Community College – Master Plan Update

Mr. Garvey updated the board on the Master Plan (WCC-61) and communicated the following: enrollment is projected to increase at the same rate as in the previous decade and stabilize in 2012; the Valhalla Campus will need to expand to meet current needs and accommodate projected student enrollment increases; WCC ranks last of the 30 SUNY Community Colleges in the square footage to full time student equivalent ratio; and expansion is planned for the Technology (1.5-story/82,000s.f.), Classroom (3-story/82,000s.f.), Health Science (2-story/50,00s.f.) and Administration (2-story/11,000s.f.) buildings. Mr. Garvey answered questions from the board and introduced Mr. Dolansky, WCC Director of Security, who presented the Capital Plan for Safety & Security Improvements.

Mr. Dolansky stated that the Master Plan addresses the lack of a cohesive strategy, and the safety and security limitations of the current closed circuit television (CCTV) monitoring equipment and a decentralized monitoring system on the Valhalla Campus. For the \$2.29 million, first-phase (2008/2009) of the plan, integrated infrastructure such as a campus-wide public address system, digital signage and locks on classrooms were installed. The \$4.09 million second-phase (2009/2010) called for the installation of cameras and automated door controls at access points, perimeter alarm contacts, the re-keying of campus locks, and the utilization of cameras to monitor parking lot activity. Currently fingerprinting and active messaging systems that encompass e-mail, text, voice and fax are used.

Mr. Dolansky informed the board of the \$1.7 million third-phase of the Master Plan. Some actions planned for 2010/2011 are the expansion of the emergency call-box system, an

upgrade of security system hardware and software, the integration of access, alarm and CCTV in “high-value” areas, and requiring the use of stand-alone card access for “mid-value” areas on campus.

Ms. Lewy thanked the presenters from WCC.

Due to time limitations, Ms. Lewy announced that the presentations by Mr. Connolly on Referral File No. SCD 10-00, the Village Center Component of Comprehensive Plan Update for the Village of Scarsdale will be postponed until the March 2 meeting. She stated that the presentation to the board and visitors on *Westchester 2025 – Planning Initiatives* in the Village of Hastings-on-Hudson would be held over for the March meeting, or presented at a separate information session.

IX. Adjournment

As there was no new business to discuss, 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, March 2, 2010

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas, Vice Chair (City)
Marcus Griffith (City)
Doug Hocking (City)
Neil Sullivan (City)
Clinton Smith (Town)
Bernard Thombs (Town)
John Hsu, Acting Commissioner, Department of Public Works
Thomas Lauro, Commissioner, Department of Environmental Facilities

BOARD MEMBERS ABSENT

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

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Megan Flanagan, Planner
Edward Leimbach, Planner
Michael Vernon, Intern
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Assistant to the County Executive
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, April 6, 8 a.m.
- Tuesday, May 4, 8 a.m.
- Tuesday, June 8, 8 a.m.

III. Adoption of Minutes

The minutes of the meeting of February 2, 2010 were adopted on a motion by Mr. Sullivan seconded by Mr. Lauro and approved by the Board.

IV. Chair's Remarks

Ms. Lewy called the meeting to order, welcomed Ms. Sculti to the meeting and invited her to brief the board on her professional background. Ms. Sculti informed board members that she serves as the administration's liaison to the County departments of Planning, Social Services, Transportation, Information Technology and Human Resources. Ms. Sculti stated that for three years, just prior to joining County Executive Rob Astorino's administration, she spearheaded the processing of the downtown redevelopment project for Yonkers Mayor Amicone while serving as Assistant to the Mayor for Economic Development. Ms. Sculti's credentials also include Regional Director of the Mid-Hudson Office of the Empire State Development Corporation and many years of experience in business development in the travel industry. Ms. Sculti said she was excited to be working together with the Planning Board to move projects forward and realize the administration's goals.

V. Commissioner's Remarks

Mr. Buroughs reported that the revision to the housing implementation plan, currently under review by the County Executive and his staff, needed to be submitted to the court appointed Monitor and to the Department of Housing and Urban Development by March 12. Mr. Buroughs remarked that the initial plan was criticized for its brevity, that the Monitor had requested additional amplification and that more details were included in the expanded revision. He stated that the provisions in the Fair and Affordable Housing (FAH) Model Zoning Ordinance have been revisited and that the revised plan recognizes the need to distinguish in its funding provisions as difference in application between the 31 eligible municipalities and the non-eligible cities, villages and towns. He noted that this revision should be responsive to the concerns raised by some board members at the February meeting.

Ms. Lewy reminded members that a CD of the zoning ordinances of Westchester's municipalities had been compiled as part of the data collection process of *Westchester 2025- Policies to Guide County Planning*. She suggested that this data could augment the implementation plan presented to the Monitor and that this zoning information supported the approach that was taken for writing the model zoning ordinance. Mr. Brady added that approximately 220 pages of FAF municipal ordinance data on housing had been compiled and could be supplied immediately.

VI. 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, 2010

Ms. Lewy briefly described the referrals process. She noted that a Development Checklist for Municipal Planning and Building Departments has been drafted for distribution to the building departments of municipalities. These guidelines are intended to help streamline the development process and mitigate costs by alerting

applicants at the beginning of the local review process to topics that the County Planning Board may raise when the application is eventually referred to the County by the local board. Ms. Sculti remarked that the development approval process can be arduous and that pre-development expenses are large; she expressed interest in seeing the checklist.

Ms. Lewy mentioned that the Westchester Municipal Planning Federation (WMPF) will hold their Annual Land Use Training Institute on April 6, 8 and 15 at the Graduate Center of Pace University in White Plains. She noted that this training fulfills the annual four-hour continuing education requirements for board members mandated by New York State. Ms. Sculti stated that she is interested in receiving information on WMPF.

Ms. Lewy solicited questions and comments on the referrals. Mr. Sullivan expressed concern about the recommendation to place bicycle racks in close proximity to the school entrance in referral YON 10-002, Charter School for Education as bicyclists traveling along Warburton Avenue raised a safety issue. Mr. Herbert agreed about the condition of Warburton Avenue but noted that the Old Croton Aqueduct multi-use trailway is nearby and is heavily used by bicyclists.

Ms. Lewy, commenting on IRV 10-001, zoning code amendment for Irvington, stated that the code change - requiring an increase from 12 to 18 in the number of copies of plans submitted to Irvington Planning Board - may be an unnecessary development cost and unfair to the applicant, and that even 12 copies seemed excessive. Although this referral was deemed a matter for local determination, she asked if this could be commented on. Mr. Herbert stated that he would phone to obtain details on the reason for the amount of copies needed. Ms. Lewy suggested that the municipality post plans on the *Westchester 2025* Web site, as a way of curtailing applicant coping costs.

Mr. Douglas commented that pairing the North Avenue Floating Overlay Zone with design guidelines was not mentioned in the comments of NRO 09-013, North Corridor Rezoning - Draft GEIS for New Rochelle. Mr. Herbert stated that he believed the actual letter addressed this but it was missed in the summary in the referrals report. He said he would check to see if this was the case. Mr. Hocking noted that a standard for density bonus criteria was not established and stated that there was a need to stipulate a standard in the model guidelines. Ms. Sculti commented that, in order to keep Westchester's municipalities competitive for economic expansion, a balance needed to be established, and that offering incentives for development was also important.

A discussion on Leadership in Energy and Environmental Design (LEED) standards ensued. Mr. Hocking stated the LEED is the current standard to measure incorporation of green elements and that being vague on a measuring system could be counter-productive. Mr. Herbert noted that the Town of Greenburgh is in the process of developing non-LEED specific guidelines for green building technology. Ms. Lewy stated that the question remained: whether to use LEED standards in the board's referral letters now, or wait until a better "green" standard evolves. She

suggested that a vetting process similar to that utilized to write the Development Checklist may work for developing a “green” standard for energy and environmental design. Ms. Lewy said that the Building and Realtors annual meeting may be a venue for this process.

A motion to accept the referrals report was made by Mr. Griffith and seconded by Mr. Hocking and approved by the Board. Mr. Hocking abstained from the vote on NRO 09-013, North Corridor Rezoning - Draft GEIS and NR0 10-001, Family Christian Center, both in New Rochelle. Mr. Smith abstained from the vote on YTN 10-001, The Winery at St. George, Yorktown Heights.

VII. Matters for Board Action

A. Adoption of the Planning Board Report on the 2010/2011 Westchester Community College (WCC) Capital Budget

Mr. Natarelli and Mr. Leimbach briefed members on the “Westchester Community College 2010/11 Capital Budget Requests Draft Report of the Westchester County Planning Board.” Mr. Natarelli referenced content in the draft report and touched on some points made in WCC’s capital budget PowerPoint presentation at the February 2 meeting. He said there are two projects with funding requests for 2010/2011: (1) feasibility and environmental studies and facility master plans; and (2) installation of emergency security systems on the Valhalla Campus. Ms. Lewy stated that last month’s presentation was comprehensive, that she did not perceive any problems with the resolution, and called for a vote.

A motion to approve the resolution adopting the Planning Board Report on the Westchester Community College 2010/2011 Capital Budget Requests was made by Mr. Douglas, seconded by Mr. Smith and approved by the board.

VIII. Matters for Board Discussion

A. Westchester 2025 – Planning Initiatives

Ms. Lewy moved to the next item on the agenda and asked Mr. Brady and Mr. Gomez to update the board on outreach and technical assistance underway with municipalities.

Mr. Brady reported that he met with Director of Communications Ned McCormack, and briefed him on *Westchester 2025*’s integration into the County Web site. Accompanied by a PowerPoint presentation Mr. Brady reported that staff have conducted face-to-face meetings on *Westchester 2025* in Cortland, Yorktown, Somers, North Salem, Croton-on-Hudson, Ossining (Town & Village), Briarcliff Manor, Pleasantville, Mt. Pleasant, Sleepy Hollow, Tarrytown, Elmsford, Greenburgh, Irvington, Dobbs Ferry, Ardsley, Hastings-on-Hudson, Mt. Pleasant, White Plains, Port Chester, Rye Brook, Rye, Mamaroneck, New Rochelle, Eastchester, and Mt. Vernon.

Mr. Brady spoke about the Bus Rapid Transit (BRT) visioning presentation staff made to the Village of Elmsford. He showed slides to show examples of the scenarios created with Sketch Up 3-D software in Google Map depicting development along the proposed BRT route in Elmsford. He reported that the presentation was enthusiastically received by the municipality. Mr. Brady stated that, in order to aid in visualizing planned growth in their communities, municipalities can be taught to utilize the *Westchester 2025* tools and can require developers to submit plans utilizing this 3-D visualization. He referred members to Planning's Webpage www.westchestergov.com/BRT - a good resource on Bus Rapid Transit (BRT) and the routes and station ideas along the I-287-/Tappan Zee Bridge corridor. Mr. Brady said that Greenburgh is interested in seeing a build-out scenario.

Mr. Buroughs remarked that *Westchester 2025's* BRT scenarios advance the primary goal of the Westchester-Rockland Tappan Zee Futures Task Force - to raise awareness and highlight the importance of the outcome of the east-west transit system project and to engage key groups and the public in the process. Ms. Lewy, a Task Force member, added that a next step planned by the Task Force is to integrate BRT into the Bee-Line bus system.

Mr. Brady showed some slides illustrating the *Westchester 2025* downtown height study of 2/4/6 and 4/6/8 story 3-D scenarios, which Planning developed for and presented to Port Chester. He stated that a visual and numerical analysis was presented to this municipality to help the city determine which situations of height and density plans to incorporate into their comprehensive plan. Mr. Brady, responding to a question from Ms. Sculti, answered that a retail market study was recommended for Port Chester. Mr. Buroughs added that the County did not receive a grant for a proposal it submitted with nine municipal partners to the Department of State to fund nine downtown marketing analyses. Mr. Brady stated that a marketing analysis would now need to be funded by the City of Port Chester.

Mr. Brady, speaking on staff's presentation to the Village of Irvington, said that various building envelope scenarios for the waterfront area of the Village were developed with the height and setback information provided by the municipality and that this *Westchester 2025* presentation to Irvington's Town Board was televised locally.

Ms. Sculti asked if traffic patterns are illustrated with *Westchester 2025* technology. Mr. Natarelli, responded no.

Mr. Gomez showed a graphic which illustrated the various heights of buildings - some existing and some planned - that comprise Westchester's skyline. Ms. Lewy noted the importance, in planning for the future, to visualize the county's skyline, address its density impact on communities, and to encourage visually interesting architectural design for the caps of tall buildings.

Mr. Gomez said land use build out scenarios for the downtown area of Ossining were presented to the municipality. He stated that Ossining and small municipalities, do

not have funds to allocate for a consultant, and that Planning provides this shared service for assisting with local plans for economic development, for predicting land use trends and to determine local and county infrastructure needs.

Mr. Gomez informed members of staff's efforts on residential build-out for the Village of Hastings-on-Hudson. The Village provided data, which was synthesized by staff. Steep slopes and other constraints were considered, and staff presented parcel build out scenarios for vacant, underdeveloped and total residential zoned parcels. Mr. Brady stated that this economic development service prototype can be replicated for the 43 Westchester municipalities and can also be utilized to assess regional constraints, such as sewer and school districts, which cross municipal boundaries.

Mr. Brady, responding to Ms. Sculti's inquiry, stated that the timeframe to roll out *Westchester 2025* build-out scenarios for municipalities would in the upcoming year and could be synchronized with the rollout of the *Westchester 2025* Web site. Ms. Lewy added that the amount of staff time would need to be considered when determining the timeframe. Ms. Sculti stated that although unveiling the *Westchester 2025* municipality scenarios could have a huge impact for the course of economic development in the county, the project needed to be considered in the context of streamlining cost-savings, of revenues and "red ink." Ms. Lewy stated that in the course of offering municipalities a build-out scenario to select, information that is needed for accurate county master development plan is also provided.

Mr. Hocking asked if the *Westchester 2025* tools are available now. Mr. Gomez said the numerical data is available and that mention of this can be made in the referrals letters. Mr. Smith concurred that it was a good idea to commence to integrate *Westchester 2025* into the referral process. Ms. Lewy suggested addressing environmental impact constraints, such as steep slopes and flooding, and integrating this into *Westchester 2025*, as this would present a more complete development picture.

The discussion returned to the issue of Westchester's skyline. Mr. Griffith remarked that he was surprised that the Trump tower in New Rochelle could be viewed from Mt. Vernon and that the interconnectivity of projects crossing municipal boundaries underscored the importance of regional planning. Ms. Sculti remarked that topography plays a roll in skyline development, as view-shed considerations, such as a hilly terrain, are different in Yonkers than in a flat landscaped local. Mr. Douglas reiterated an earlier point of Ms. Lewy's: the architectural design for the crowns of buildings should be enhanced to provide unique visual interest. Ms. Lewy suggested that the County conduct a review of the height restrictions of all its municipalities to establish an overview of the height build-out of the county. Ms. Sculti commented that it was costly to build along the Hudson River, and that builders may need height to make a fair return on their investment dollars. She said that development was a balance between economics and planning.

B. Westchester 2025 – Upcoming Session with County Executive

Ms. Lewy informed members that a meeting to present *Westchester 2025* to the County Executive and Deputy County Executive was scheduled for March 12. She encouraged all board members who could be available to attend.

Ms. Lewy canvassed members on what aspects of *Westchester 2025* they thought important to present to the County Executive and Deputy County Executive. Mr. Douglas said *Westchester 2025* provides cost-cutting planning services to municipalities for their local master plan development, and suggested presenting the information on TOD. Mr. Griffith noted the diminished planning staff at the local level, and stated that the County and *Westchester 2025* helps to fill this staffing void.

IX. Matters for Board Information

A. Tappan Zee Bridge/I-287 Corridor Project – Transit Oriented Development Workshops

A one-day technical assistance program for the Tappan Zee Bridge/I-287 Corridor Project – Transit Oriented Development was presented at the County Center on November 16. Mr. Brady reported that the first of four two-day workshops for the corridor communities will be completed on March 8, from 9:00 a.m. - 4:00 p.m. at the Tarrytown Senior Center at 240 West Main Street. He remarked that three sites: the Tarrytown train station, Route 119 and Route 9, and Route 119 and Benedict Avenue in Greenburgh will be visited and that, afterwards, workshop participants will return to the Senior Center for a charette. At this collaborative session, the group will strive to promote joint ownership and draft solutions for TOD design in the corridor. Mr. Brady said that future workshops are planned for White Plains, Elmsford and Port Chester. Ms. Lewy stated that members will be informed of the dates when they are scheduled. Mr. Buroughs remarked that, due to the short advance notice given in announcing prior TOD workshops, there was no time allowed for adequate County input.

B. Bronx River Parkway Design Guidelines – Draft Report

Ms. Lewy advanced the meeting to the Bronx River Parkway Design Guidelines, Draft Report. Mr. Natarelli stated that the Bronx River Parkway Reservation Draft Design Guidelines was a joint project between the departments of Planning and Parks. He introduced Ms. Flanagan. Illustrating her comments with a PowerPoint slide presentation, she remarked that these design guidelines save time and dollars, as the uniform standards streamlines the design and manufacturing process. Ms. Flanagan said that the guidelines address roadway, pathway and water features, open space elements, and signage in the reservation. She said that design principles for the pathways would be in keeping with the original historic character for design. She showed a slide, illustrating the guideline's standard for benches, a six-foot concrete and dark green wood-slat bench - designed to emulate the benches originally used on the reservation.

Ms. Flanagan informed members about the roadway design features: when possible medians would be vegetated with grasses, and if space allows with native trees and shrubs. Mr. Sullivan expressed concern about areas of the parkway that, due to the constraints of a historic site, were difficult to navigate. Mr. Griffith said that, over the past five years he has noticed many roadway improvements. Mr. Natarelli remarked that the repaving of the parkway occurs on a regular and ongoing basis, that a \$55 million capital improvement to reconstruct the Crane Road Bridge in Scarsdale was in place and that the State Historic Preservation Office has approved the reconstruction plan.

Ms. Flanagan, continuing the slide presentation, spoke to the guidelines' that addressed water features. She said that natural elements and techniques to improve the condition of the river and shoreline were being employed. She remarked that 12-inch coir logs, for soil retention, would be placed at the shoreline and planted with native herbaceous plants and that, when possible, the shoreline would be realigned to emulate natural river curves and flow patterns.

Ms. Flanagan said that State funding was allocated to develop a consistent look and for signage in the Bronx River Parkway Reservation (BRPR.) She noted that the intent of the 36" high by 48" wide reservation signage is to provide a historical overview and that the signs would include maps, photos, informative text and the BRPR logo. The signs will be placed on metal supports at areas with high pedestrian activity. Mr. Hocking said that a white background on signage is not in keeping with visually integrating into a natural environment.

Ms. Flanagan next spoke about the open space feature in the design guidelines. She said that native species and plantings that were tolerant to the drought, flooding and other existing conditions of the surroundings would be used. Mr. Smith suggested that, when planting, it would be beneficial to coordinate plantings with adjoining sites. Ms. Flanagan said that Planning would continue to coordinate with the departments of Public Works and Parks Recreation and Conservation and the Bronx River Parkway Reservation Conservancy.

Ms. Lewy thanked Ms. Flanagan for the presentation and asked if there was any new business to discuss.

X. Adjournment

As there was no other business to discuss, 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, April 6, 2010

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)
John Hsu, Acting Commissioner, Department of Public Works

BOARD MEMBERS ABSENT

Clinton Smith (Town)
Bernard Thombs (Town)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Edward Burroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
Gina D'Agrosa, Director, Water Agency
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Brian Connolly, Planner
Edward Leimbach, Planner
Christina Anderson, Planner
Ellen Brief, Program Specialist

GUESTS:

Mary Mahon, Senior Assistant to the County Executive
Christine Sculti, Assistant to the County Executive
Barbara Dodds, Westchester County Board of Legislators
Floyd Lapp, Executive Director, South Western Regional Planning Agency

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, May 4, 8 a.m.
- Tuesday, June 8, 8 a.m.
- Tuesday, July 13, 8 a.m.

III. Chair's Remarks

Ms. Lewy called members attention to the upcoming Planning Board Meeting dates. She then noted that the first of three sessions of the Westchester Municipal Planning Federation (WMPF) annual Land Use Training Institute would be held this evening at Pace University Graduate School in White Plains. The presentation topic would be economic development in downtown revitalization; on April 8 the topic would be climate change; and on April 15 an update on land use law would be presented. At the sessions tonight and on April 8, seven breakout groups would be held on various topics including two conducted by Planning Department staff on *Westchester 2025* and "Creating Fair and Affordable Housing." She noted that WMPF's 37th Annual Planning Awards Program and dinner will be held on June 10 at X2O Xaviar's on the Hudson in Yonkers. She mentioned that Iona College was hosting a Transportation Infrastructure Conference on April 8.

Ms. Lewy reported that she, several Planning Board members and department staff met on March 12 with Deputy County Executive Kevin Plunkett, Director of Economic Development Larry Gottlieb, and Assistants to the County Executive Christine Sculti, Bill Mooney and Mary Mahon to discuss the importance of long term planning in the county and to brief them on *Westchester 2025*.

Ms. Lewy updated board members on some details of a recent meeting of the Westchester members of the Westchester Rockland Tappan Zee Futures Task Force that she attended. She said that the Commuter Rail Transit (CRT) options may need to be reconsidered in future environmental studies. She stated that the study team continues to work with municipalities on the design of the Bus Rapid Transit (BRT) system in order to determine its impact on the corridor communities; she said it is important for the County to make sure that express BRT service in a separate right-of-way along I-287 from Suffern to Port Chester remained a distinct alternative. She said the County Executive will have a role through the New York Metropolitan Planning Organization (NYMTC) to discuss the BRT and CRT options for the county.

Discussion ensued on the costs of the corridor improvements. Mr. Buroughs stated that the estimated amount for the full project including the new bridges was \$600 billion, and that just the CRT loop from the Tappan Zee Bridge to the Hudson Line was estimated to be \$2 billion. The BRT system had a cost estimate of \$1 billion.

Mr. Buroughs said that the current study has two tiers of environmental review with the first focusing on the river crossing and the second on the BRT and CRT details. He said that it would not be a surprise if the CRT design was delayed until a third tier of review at which

time a connection to the Harlem Line of Metro-North in White Plains instead of to the Hudson Line north of Irvington could be placed “back on the table.”

Mr. Hsu commented that the composition of the study team had changed numerous times and that there was competition from many projects for the same federal funds. Ms. Sculti said that the Department of Transportation had committed hundreds-of-millions of dollars towards Tappan Zee bridge repair.

IV. Adoption of Minutes

Ms. Lewy invited members to express any comments, corrections or changes to the March 2 meeting’s minutes; none were made.

The minutes of the meeting of March 2, 2010 were adopted on a motion by Mr. Douglas seconded by Mr. Sullivan and approved by the Board.

V. Commissioner’s Remarks

Mr. Buroughs reported that the revised housing implementation plan was submitted to the Department of Housing and Urban Development and to the court appointed Monitor on March 12 and that, to date, no response had been received. He said that the Department of Planning was proceeding to identify potential sites for Fair and Affordable Housing (FAH) in the areas of the county stipulated in the housing settlement.

Mr. Buroughs informed members that the Mews at Baldwin Place Senior Housing project in Town of Somers was approved at last night’s meeting of the Board of Legislators. He noted that the two-storey elevator building project - comprising 72 one-bedroom apartments to be rented to adults age 62 or older with incomes between 30%-60% of Westchester’s Area Median Income - would not apply toward the 750 FAH unit count stipulated in the housing settlement as the project had financing approval prior to the agreement date.

Mr. Buroughs stated that 90-100 persons had registered for WMPF’s training session. He noted that Mr. Brady and Mr. Gomez would be presenting on “*Westchester 2025: Technical Assistance, Build-out and Vision.*”

VI. Matters for Board Discussion

A. Attracting Talent Through Improved Access – Westchester/Fairfield regional workforce development study

Ms. Lewy welcomed Dr. Floyd Lapp, Executive Director of the South Western Regional Planning Agency (SWRPA), and invited him and Mr. Connolly to update the board on the newest findings of the joint study to improve access to employment centers in Westchester and Fairfield, Connecticut, last presented to the board in November.

Accompanied by a PowerPoint presentation, Mr. Connolly informed members that the innovative cross-border study was funded by The Workplace, Inc., a non-profit dispenser of federal Workforce Innovation in Regional Economic Development (WIRED) grants. He reported that Westchester’s ability to attain and retain a skilled and

high-quality workforce was interconnected with Fairfield County. He noted that the 2000 US census data revealed that the counties share a similar population and economic composition, and that both counties were experiencing population leakage of their young 20-40 year age populations due to quality-of-life issues, such as the high cost of housing and a congested transportation network. To help foster workforce development, Mr. Connolly said that consideration should be given to how the Tappan Zee Bridge and I-287 Bus Rapid Transit study could piggy-back with the findings of the SWRPA study. He noted that the area's major employment centers were located along I-287, I-95 and the Merritt Parkway Corridor.

Mr. Connolly said that the mobility and housing issue concerns raised would be best addressed with a regionally integrated land use planning approach. He reported that three out of five workers both reside and work in the study area. He noted that the retail trade sector comprised 14% of total businesses and 15% of total employment in the study area, and that the health care and social assistance sector represented 13% of total employment, educational services 9%, and public administration 6%.

Mr. Connolly reported that the consulting firm Urbanomics provided services for the portion of the study which analyzed the barriers to regional mobility and measured the current levels and economic cost of congestion. Their report data indicated that 25% of the study area's population work in the South Western region of Connecticut and 33% commute to work in Westchester. He noted that the results also pointed out the area's economic interconnection with New York City; 23.8% of the study area population works there.

Mr. Connolly stated that the methodology, used to determine the amount of economic value lost due to traffic congestion, considered the vehicular speed and the design of the highways and not only travel time. He noted that vehicle speeds in Connecticut are slower due to the design of the highways, and cited Long Ridge and High Ridge roads as examples. He reported that the average weekday aggregate delay exceeds 154,000 hours and costs the region \$1.26 billion annually.

Responding to a question from Mr. Sullivan, Mr. Connolly said that the cost of vehicular collisions was taken into account when compiling the data. Mr. Menken remarked that a worker caught in traffic represents a loss of work productivity. Mr. Connolly stated that the study did measure the economic loss due to traffic delays. Ms. Sculti asked how the congestion levels and delay costs compared to other geographic regions. Mr. Connolly responded that scope of the study did not address this.

Mr. Connolly reported the study's recommendations to reduce congestion: (1) improve access to the commuter train stations along the I-95 and New Haven Line corridor, (2) promote Transit Oriented Development (TOD) and bus feeder service to the sites of major employers along the I-287 corridor, (3) promote travel demand management practices such as ridesharing and variable work hours, (4) pursue TOD opportunities at major rail and transit stations and (5) institute public awareness campaigns.

Mr. Connolly remarked that a consultant, AKRF, Inc., worked on the housing component of the study, which included an analysis of the area's attainable housing supply and demand, and assumed spending 30% annual income for housing costs, and a 30 minute drive-time radius from the employment centers located along the I-287/I-95 corridor. The data demonstrated that demand was greater than the supply for housing costing less than \$3,200 a month. For housing costing more than \$3,200 a month the supply of housing was greater than the demand. Mr. Connolly stated that the attainable housing shortage was exacerbated by congestion – and displayed a slide that noted some of the major differences between the congested and uncongested commuter sheds. Mr. Hocking inquired if these housing evaluations were broken down by the individual employment centers. Mr. Connolly replied yes, and said a full report is available.

Reporting on some of the opportunities for attainable housing in the study report, Mr. Connolly indicated that vacant sites near train stations and along bus routes in high-density areas could be targeted for infill housing development, and that the adaptive reuse and redevelopment of existing office properties and retail strips could also fill the demand for attainable housing.

Mr. Lapp stated that the study's housing quantification data is presented in granular detail and that particular information, such as a block-by-block level analysis on the residential locations of commuters in the study area's municipalities, is included. Mr. Buroughs commented that the report provides a great deal of data and adds a new level of understanding of the interconnectivity of transportation, workplace and housing. He added the challenge, going forward, will be how to best utilize the study's information.

Mr. Gomez commented that the study's data could overlay with *Westchester 2025*. Mr. Buroughs added that this data would now need to be applied.

Mr. Hocking asked if there was much overlap between “fair-and-affordable” and “attainable housing.” Mr. Buroughs replied that the focus of the study was broader, and addressed the larger picture of housing's relationship to employee retention and business development. Mr. Gomez said that a talented workforce is essential to industry's growth. Mr. Connolly stated that the workforce talent is the number one reason business locates in Westchester.

Mr. Lapp noted the three upcoming SWRPA presentations scheduled: on April 7 to the South Western Transportation Technical Advisory Group at the Darien, CT Town Hall; on April 28 to the WIRED Leadership Group at the University of Connecticut in Stamford CT; and on April 30 to the Hudson Valley Transportation Coordination Committee in the Michaelian Office Building, White Plains.

Ms. Sculti stated that Larry Gottlieb may be interested in viewing one of the SWRPA presentations.

VII. 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, 2010

Ms. Lewy solicited comments or questions on the referrals, Mr. Hocking asked why the requirement to build 185 units of fair and affordable housing was not mentioned in the referral letter for NRO 10-003, the reconstruction of Flowers Park in New Rochelle. Mr. Herbert replied that this pledge to construct the 185 units was included as part of the Inter Municipal Agreement (IMA) with the city.

Mr. Menken, commenting on the NOC 10-002 referral, a 16-unit apartment building at 170 Bedford Road, noted that although this referral's comment letter encourages the insertion of language which meets the County's and HUD's standards for FAH into the proposed zoning text amendment, that the Town of North Castle does not provide fair and affordable housing language in their comprehensive plan. Ms. Drummond stated that, although the town's plan does not adequately address FAH, it does not exempt North Castle from the need to provide this housing.

A. Referral No. PCH 10-001B: Port Chester Gateway - Zoning Map Amendment and Site Plan; Draft Scoping Document

Ms. Lewy asked Mr. Herbert to present on the Port Chester Gateway project, a proposed redevelopment of 15.4 acres of the former United Hospital complex which would require rezoning to a Special Design District to allow for the mixed use development of 762 residential units, 254,000 square feet of commercial space and the demolition of existing buildings on the site.

Mr. Herbert, accompanied by a PowerPoint slide presentation, noted that the site is currently zoned two-family residential, and contains nine buildings, one of which is a residential apartment building. He noted that the city is assuming Lead Agency status, and that the design includes six-174 foot towers. He said that the site slopes up, and that the plans call for a 2,000 space garage to be built into the hillside. He noted that the site location makes it as a prime location for coordination with the Bus Rapid Transit (BRT) plans now being addressed by the Tappan Zee/I-287 taskforce study. Mr. Herbert stated that an alternative project that includes a new BRT station and Transit Oriented Development (TOD) on the site should be designed. Ms. Sculti concurred, and said that the Land Use and Transportation sections of scope should be revised to include the Tappan Zee/I-287 study.

Mr. Herbert said that the scope needs to consider the visual impacts of the 194-foot building heights to far distant areas, including Long Island Sound, not just surrounding areas, and that the visual impacts of the skyline and the rooftops should be addressed. He added that the inflow and infiltration of the sewage flow needed to be taken into account. He noted that the project design was in the tradition of the "tower in the park" model.

Mr. Buroughs asked if language could be added to request that 3-D visualization of developer plans be provided.

Mr. Hocking asked if the project was planned in phases, and Mr. Herbert responded yes, but that there is no guarantee that a second phase will be developed. Mr. Hocking asked if a request to see the phasing plans could be made.

Ms. Lewy stated that the plaza did not appear to be a place in which people would gather. Mr. Herbert replied that the retail stores may encourage this.

Mr. Douglas remarked that the project was isolated, island-like, and not integrated into the village. He said that the underground parking was a positive element of the project.

Ms. Drummond said that there are 130 affordable housing units in an existing building on the site and that 65 families were living in them. She stated the affordable housing units should be replaced or increased in number. She said although the plan calls for 75 affordable housing units, that this is a net loss in the amount of units.

Ms. Lewy invited Mr. Leimbach to speak next.

B. Referral No. DBF 10-001: Dobbs Ferry Vision Plan - Comprehensive Plan and Zoning Map/Text Amendments; Draft Generic Environmental Impact Statement (DGEIS)

Accompanied by a PowerPoint slide show, Mr. Leimbach provided background on the Dobbs Ferry Vision Plan; he said the village plans to adopt this plan, which includes updates of the village's zoning ordinances for their Comprehensive Plan. He noted that Dobbs Ferry is comprised of various neighborhoods, each with unique defining characteristics, and described a few. He said the current zoning code dates from 1966 and does not reflect current development patterns.

Mr. Leimbach stated that the downtown Gateway area is threatened by development pressures, that this area includes privately owned land with the potential for subdivision, residential apartments, and a Stop-and-Shop retail store. He said that the existing zoning is too permissive and that the changes in the village's zoning ordinance would bring development in the downtown area to a small scale of mixed uses that was more in keeping with the surroundings, encourages a mix of residential and retail use, and opens up pedestrian access. On a slide projected of a map of the downtown area, he pointed out the blue areas slated for a down-zoning to less density to deter teardowns, and a yellow colored area, where minimum lot sizes would be increased. He stated that there were many opportunities for improvement in the Gateway area for development, that the referral letter supports the change, which is in keeping with *Westchester 2025*

Mr. Leimbach said that the Chauncey Park neighborhood was identified in the plan as an area that could better absorb development, and that a parking structure was recommended for Ardsley and Greenburgh commuters, as well as a shuttle to the Metro North station. Currently, off-street parking minimums have no relationship to a proximity to mass transit or pedestrian-friendly areas, and that Payment in Lieu of Parking (PILOPs) fees could encourage a reduction in the amount of parking built in denser neighborhoods, and that shared parking could be encouraged.

Mr. Leimbach said that under the current Village code, the Architectural Board and the Historic Review Board are only advisory, that the proposed code change would streamline, expand the power and combine these two boards, and would require developers to obtain a Certificate of Appropriateness. He noted that the new code would allow for an increase of around 365 residential units, 60% of which would be located in the downtown area above ground-floor retail stores, and would provide for a reduction of 471,947 square feet of non-residential development, mostly in and around the downtown area.

He said in order to address the village's view corridors - especially along the Hudson River, the new code would require new building setbacks and height requirements. Mr. Leimbach remarked that the new zoning code promoted the reduction of energy consumption by requiring new construction to meet NY Energy Star standards and by offering density bonuses as an incentive to meet Leadership in Energy and Environmental Design (LEED) standards. He said that pedestrian access would be improved by repairing and reopening walkways, and by targeting neighborhoods where the sidewalks are incomplete.

A motion to accept the referrals report was made by Mr. Douglas and seconded by Mr. Menken and approved by the Board. Mr. Hocking abstained from the vote on NRO 10-003, Flowers Park and NRO-10-002, Zoning Text Amendment: Tattoo Studio, both in New Rochelle.

Mr. Douglas abstained from the vote on PCH 10-001, Port Chester Gateway. Mr. Griffith abstained from the vote on MTV 10-001, Carolyn Danziger, Ltd., in Mount Vernon.

VIII. Matters for Board Action

A. Fair and Affordable Housing (FAH) Model Zoning Ordinance Provisions

Mr. Buroughs introduced Ms. Mahon, Senior Assistant to the County Executive and the County Executive's point-person for FAH. He reminded the Board that at February's meeting, prior action on this matter was taken and a motion to approve the endorsement of the model zoning ordinance provisions to advance FAH and recommend their consideration and adoption by Westchester municipalities was adopted. Mr. Buroughs said that the ordinance had subsequently been revised, that this new version would replace the earlier one, and that the Monitor was sent a copy and the department was waiting for his feedback.

Mr. Buroughs noted that one of the Monitor's earlier comments stated that language of the model provision needed to mandate the physical integration of the FAH units - that FAH building exteriors should be visually indistinguishable from the free-market valued units in the same development. Mr. Buroughs mentioned that this "appearance and integration" provision was included in an original draft, but was deleted at the request of municipal officials reviewing the draft who said that "appearance and integration" was addressed by their local provisions.

Mr. Douglas said that this revision improved the model zoning ordinance provisions, as distinctions were now made between the 31 eligible communities and the non-eligible FAH communities, as defined in the settlement. Mr. Buroughs said no vote needed to be taken on this matter at this time.

B. Westchester Planning Board Development Review Checklist – Final review

Mr. Buroughs presented the Development Review Checklist for one final review by members prior to its distribution.

IX. Matters for Board Information

A. Stormwater Education and Outreach Program – Status report

Due to time considerations, the presentation by Ms. Anderson on the Stormwater Education and Outreach program was tabled for presentation at a future meeting. However, the materials were posted or displayed for viewing.

X. Other Business

Ms. Lewy announced two dates for the Capital Budget Meetings at which, she said, each County department makes a PowerPoint presentation: Wednesday, June 9 and Monday, June 14, both at 2 p.m. in the Michaelian Office Building, conference room A on the 9th floor.

XI. Adjournment

As there was no new business to discuss, 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, May 4, 2010

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)
John Hsu, Acting Commissioner, Department of Public Works
Thomas Lauro, Commissioner, Department of Environmental Facilities

BOARD MEMBERS ABSENT

Doug Hocking (City)
Bernard Thombs (Town)
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Brian Connolly, Planner
Ellen Brief, Program Specialist

GUESTS:

Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, June 8, 8 a.m.
- Tuesday, July 13, 8 a.m.
- Tuesday, August 3, 8 a.m.

III. Adoption of Minutes

Ms. Lewy postponed a vote on the minutes for later in the meeting, as a quorum was needed.

IV. Chairman's Remarks

Ms. Lewy mentioned that the Westchester Municipal Planning Federation will host its 37th annual awards dinner on Thursday, June 10 at X20-Xavier's on the Hudson in Yonkers. Ms. Lewy announced two dates for presentations on the proposed 2011 Capital Budget, Wednesday, June 9 and Monday, June 14, both at 2 p.m. in the Michaelian Office Building, conference room A on the 9th floor. She noted that more Transit Oriented Development (TOD) training sessions are scheduled. Mr. Brady reported that at the May TOD meeting in White Plains he attended, the agendas for the two sessions were switched - the walk-through of the train and bus sites was held in the first session and the charrette was conducted during the second session. Mr. Brady said that there was a good turnout, and that the meetings went well. He noted that the upcoming meeting dates in Port Chester (May 13 & 18) and Elmsford (June 18 & 25) were still tentative and that he would update members of any changes in the schedule.

Ms. Lewy congratulated the Department of Planning on receiving an award from the American Planning Association (APA) for Hilltop Hanover Farm and Environmental Center. Mr. Burroughs stated that Lucille Muntz, Director of Hilltop Farm and former Commissioner Jerry Mulligan deserve credit and accolades for winning the Innovation in Best Practices for Sustainability award. He said that there will soon be a link to an APA produced video on Hilltop Farm from the department's "What's New" webpage.

V. Commissioner's Remarks

Ms. Lewy called on Mr. Burroughs to make remarks. Mr. Burroughs stated he would report as matters arise in the agenda.

VI. Referrals

Current Referrals

A. CTD 10-004 – Hersh Plaza, Site Plan, Draft Environmental Impact Statement, (EIS) Town of Cortlandt

Ms. Lewy invited Mr. Gomez to speak on the Hersh Plaza site plan and EIS. Accompanied by a Google Earth and Sketch-Up 3-D presentation, Mr. Gomez spoke about the 2.46 acre site in the town of Cortlandt located on the north side of US Route 6 at Jacobs Hill Road, with Bear Mountain State Parkway to the east and the municipal boundary of the City of Peekskill to the west.

Mr. Gomez said that the site is zoned CD Designed Commercial, and that 56% of the site has slopes greater than 15%. The design proposal calls for the demolition of an existing single family residence and for the construction of two two-story mixed office and retail buildings, a 13,514 square foot north building with 51 parking spaces, and a 13,882 square foot south building with 58 spaces.

Mr. Gomez showed 3-D visual overlays of some of the site alternatives proposed - both had 75+ foot setbacks from Route 6 and each was surrounded by a parking lot. He displayed a streetscape alternative created by department staff which located the southern building closer to Route 6 and Jacobs Hill Road, with the parking area located to the east of the building. He said that the department's option presented a visual gateway to Cortlandt Boulevard (Route 6), minimized the impact on the wetlands and steep slopes on the site and was a design that was more pedestrian and bicycle-friendly.

Mr. Gomez noted that the grading required for the development as proposed by the applicant necessitated the construction of a 16 foot high retaining wall between the upper and lower parking lots and a nine foot retaining wall on the eastern part of the site. He suggested that smaller multiple terraced retaining walls would be more visually pleasing, and that vegetative plantings in front of and on the lower terraces could add to the visual appeal. Mr. Gomez recommended decreasing the number of parking spaces and the hardscape areas in order to help mitigate stormwater runoff. He said that only 105 spaces are required by current regulations, and that less than the minimum amount may be adequate for the site.

Mr. Gomez recommended that a sidewalk be placed along Jacobs Hill Road to aid pedestrians approaching from the east, and that the proposed crossing across this road and connecting to Pike Plaza should be formalized in order to provide a visual clue for drivers and a safer path for pedestrians.

Mr. Gomez noted that Hersh Plaza would be located in an area identified as a major commercial corridor in the *Westchester 2025 Corridors Report*. He said that the project's design can work to promote pedestrian scale development, leverage the existing transit and infrastructure and work towards reducing the future traffic and parking demands along the Route 6.

Mr. Gomez informed the board that the public hearing on this project is scheduled for this evening, and that he would e-mail a file of the department's 3-D projections for the site to the town.

Ms. Lewy suggested that outdoor seating would enhance the project plans. Mr. Menken noted that this proposal calls for a large box structure in the center of a parking lot, and asked if developers select this type of design by default, rather than presenting a more creative solution. Mr. Burroughs stressed the importance of scoping, and said it would be beneficial if serious design alternatives were considered earlier in the planning process and required to be addressed as part of the environmental review. He added that, as presented, the alternatives in the draft EIS are simple variations on the same site plan and none address the site layout issues that Mr. Gomez presented.

Mr. Lauro asked about the stormwater retention basins and of any increase in sewage flow. Mr. Gomez replied that the increase in sewage was described as minimal for the three or four tenants planned. Mr. Natarelli asked if there was a plan for

underground galleries. Mr. Lauro noted that areas for the pickup of recycled solid waste were not in the plan. Mr. Gomez said he would note this in the response letter.

Mr. Natarelli said that more area would be available for open space and for outdoor use by the tenants if the building placement on the site was moved forward, towards the street. Asked about bike access, Mr. Gomez stated that the need for this was mentioned in the response letter. Mr. Natarelli stated that the department's alternative presented a more attractive site and that may be a more competitive "product" and easier to market. Ms. Lewy said that the landscaping buffer will help to soften the approach along Route 6. She suggested that the wording describing the illustrations in the draft letter should more specifically indicate that the alternatives depicted were generated from the department.

B. 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, 2010

Ms. Lewy solicited comments or questions on the referrals, and none were voiced. A motion to accept the referrals report was made by Mr. Smith and seconded by Mr. Sullivan and approved by the Board.

III. Adoption of Minutes

As a quorum of members was present, Ms. Lewy invited members to express any comments, corrections or changes to the April 6 meeting's minutes. A spelling correction for Mr. Mooney and the need to substitute Mr. Douglas' name for Mr. Lauro's were mentioned. The minutes of the meeting of April 6, 2010 were adopted, as corrected, on a motion by Mr. Lauro, seconded by Mr. Sullivan and approved by the Board.

VII. Matters for Board Discussion

A. Federal Sustainable Communities Planning Grant Program – New York Metropolitan Transportation Council (NYMTC) approach and Westchester County Involvement

Mr. Brady noted that the requirements of the Federal Sustainable Communities Planning Grant and the scope of *Westchester 2025* was a good match, and that the department plans to coordinate the application process for this grant with NYMTC. He said that a draft outline for the grant application was sent to the Department of Transportation (DOT) for review and that a meeting with DOT was scheduled for today. He mentioned projects underway that may qualify and match the grant's criteria: (1) *Westchester 2025's* zoning build-out analyses of 43 municipalities, (2) *Westchester 2025* 3-D Web site project, (3) and the downtown and economic analyses. This third project could consist of both planning and marketing analyses, as well as 3-D visioning of the 52 downtown areas and 16 commercial corridors in the county identified by 2025. Mr. Brady stated that the issues such as the county's multi jurisdictional character, sustainability, transportation, economic development and affordable housing matched both the parameters specified in the grant and those addressed in *Westchester 2025*.

Mr. Brady informed the board that the *Westchester 2025* 3-D Web site project was on hold pending the County's decisions on funding. Mr. Buroughs said that although \$80,000 of grant money is available, that the allocation of the remaining \$120,000 needed to fund this project from the Capital Budget is pending. Mr. Lauro noted that some funds allocated for sewer district analysis in the Capital Budget might be appropriate for the build-out analysis. Mr. Brady said that Hastings is utilizing the 3-D lot-by-lot assessment developed by the department in the village's economic plan. He remarked that this grant potentially could fund this analysis for many municipalities and could also provide the means to conduct a market analysis of the county's many downtown centers.

B. *Westchester 2025*

Mr. Buroughs opened the discussion on *Westchester 2025*. He invited board members to discuss their long-range ideas and provide direction for the department on this initiative, and solicited suggestions for the prioritization of tasks that members would like staff to address.

Answering Ms. Lewy's inquiry about the housing settlement progress and the department's workload, Mr. Buroughs stated that the department was working closely with the administration to assemble a list of qualifying housing projects, was consulting with developers, property owners and municipalities to prioritize these projects, and was matching timelines with the list of projects. He said that, in order to meet the timeline obligations for the 750-units of fair and affordable housing mandated in the stipulation, new housing developments probably need to already be in the land use approval pipeline. He added that much work and follow-up work will need to be done.

Ms. Lewy raised the questions of the role the board plays in the promotion of *Westchester 2025* and the scope of staff interaction with local municipalities. She said that she was waiting for direction from the County Executive's office on this initiative. Mr. Gomez reported that the feedback from the municipalities he had met with and presented *Westchester 2025's* 3-D build-outs to was excellent. Mr. Brady stated that the reaction was very positive when he and Mr. Gomez presented *Westchester 2025* at the Westchester Municipal Planning Federation's annual Land Use Training Institute in April. He said that large municipalities, such as Yonkers and White Plains, appreciate the visualizations and that small municipalities greatly appreciate the help, as it fills a void created by their limited staffing.

Mr. Smith noted that two questions needed to be answered: how to structure the grant application and how to structure our work. He said that a primary concern of municipalities was the revitalization of their commercial downtown districts and that a market analysis is crucial for this. He stressed that the interconnectivity between municipalities needed to be addressed and that a downtown focus may help this. Mr. Hocking concurred. Mr. Sullivan said that the 3-D visualizations offered a cost-savings to developers, as they no longer would need to provide scale models. Mr. Brady added that *Westchester 2025* could help to fast-track business development.

Members expressed their thoughts on the goals and objectives of *Westchester 2025*: Ms. Lewy stated that a regional approach would carry more weight. She asked what the tangible benefits would be once the 3-D build-out work is completed. Mr. Smith wondered how the department could ensure that this web-based product is one that municipalities will want to utilize. Mr. Sullivan said that aesthetics - how a development looks from a distance - needed to be considered. Ms. Lewy remarked that the board had an obligation to envision the big picture - the master plan for the county, and not just provide technical assistance. Mr. Lauro said that it was important to look at the overall infrastructure. Mr. Natarelli responded by saying that the 3-D visualization buildup scenarios can overlay on the county infrastructure. Ms. Lewy suggested that, to speed up the process, a responsibility be placed on the municipalities to incorporate the technology into their development process. She remarked that interns could help with the build-out tasks - both in the department and at local municipalities. Mr. Sullivan acknowledged the generational component for the easy acceptance of new technologies.

Mr. Brady stated that with *Westchester 2025* technology, for the first time, there is a better tool to visually crunch the numbers and tweak zoning ordinances. Ms. Lewy commented that in the near future, by 2012, that there may be a need for mandatory county laws for macro-infrastructures that force municipalities to move in the same direction. Mr. Griffith noted that the initiative's implementation may take more time, and thus is aptly named 2025. Mr. Buroughs considered the many ways to utilize and incorporate all the information that is gathered into the build-out analysis. He said that applying the focus on downtown centers and corridors could be a sound approach, and that it was more synergistic to look at multiple downtowns rather than at individual municipalities. Mr. Griffith stated that the non-city areas of the county also needed to be addressed. Mr. Smith responded and said that the best way to protect residential areas is to channel the growth of development and to apply best-practices. Ms. Lewy characterized as invaluable the spark that Mr. Brady and Mr. Gomez light each time they present *Westchester 2025*'s technology to a municipality.

Ms. Lewy asked for information on the timeframe for the build-out visualizations. Mr. Brady replied that the amount of time spent for each site varies, and depends on the size of the municipality. He said that working on the City of Yonkers would be more complex and take more time than a build-out for Hastings. Ms. Lewy asked if there was a list of municipalities that store records digitally. Mr. Buroughs replied that all local municipalities are currently "digital" but that each municipality retains different records and that the records include more or less data pertinent to the build-out, such as commercial floor area.

C. Tappan Zee Bridge/I-287 Corridor Planning Update

This agenda item was addressed by Mr. Brady earlier in the meeting, during the Chairman's Remarks.

D. Fair and Affordable Housing Update

Mr. Buroughs added to his earlier comments by reporting that the County had not received a response from the court appointed Monitor on the revised housing implementation plan submitted on March 12, 2010.

Comments were made by Mr. Smith questioning the value and quality of the content of online housing survey. Mr. Buroughs said that the survey was the consultant's second attempt at compiling questions and that this version was an improvement from the first one. Ms. Dodds asked if accessory units can be counted towards the 750 fair and affordable housing units needed to meet the stipulation's requirements. Mr. Buroughs replied that, due to the 50-year affordability deed restriction, the inclusion of accessory apartments would be unlikely.

VIII. Other Business

There was no other business to discuss.

IX. Adjournment

The meeting was adjourned at 10:20 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, June 8, 2010

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)
John Hsu, Acting Commissioner, Department of Public Works
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities

BOARD MEMBERS ABSENT

Bernard Thombs (Town)

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
David Kvinge, Director Natural Resource Planning
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Susan Darling, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Meghan Miller-Flanagan, Planner
Edward Leimbach, Assistant Planner
Ellen Brief, Program Specialist
Rebecca Briggs, Intern
Diane Ning, Intern

GUESTS:

Christine Sculti, Assistant to the County Executive
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

The next Planning Board meetings are:

- Tuesday, July 13, 8 a.m.
- Tuesday, August 3, 8 a.m.
- Tuesday, September 7

Ms. Lewy canvassed members, who agreed to reschedule the September 14 Planning Board meeting to September 7

III. Chairman's Remarks

Ms. Lewy reminded members that the Westchester Municipal Planning Federation's annual awards dinner will be held Thursday evening, June 10 at X2O –Xaviars on the Hudson in Yonkers. Mr. Buroughs noted that a large number of people had registered and will be attending.

Ms. Lewy encouraged members to attend the two 35-40 minute Capital Project Budget presentations, prepared by the Department of Public Works, in conference room A on the 9th floor of the Michaelian Office Building.

Ms. Lewy noted that she and Mr. Buroughs had discussed the timing of the *Westchester 2025* build-out analysis project for 43 local municipalities and had targeted December 31, 2011 as the date to aim for to complete the full-set of build-out's and the development of the Vision Plan for the county, including the recommended density ranges. The launch of the new Vision Plan would be in January 2012.

IV. Commissioner's Remarks

Mr. Buroughs initiated a discussion of the methods for distributing pre-meeting documents to the members, currently distributed both electronically by e-mail, and in hardcopy by the US postal service. Some members stated that they found utilizing two methods of distributing materials confusing. A consensus was reached and, going forward, a hard copy of all important items, including action items, will be mailed and only background materials, such as the newspaper articles, will be e-mailed.

Mr. Buroughs updated members on issues concerning the Tappan Zee Bridge/I-287 Corridor Project. He said that the Study Team will brief the County Executive's Task Force in June prior to public information sessions. The draft Environmental Impact Statement, due in the fall of 2010, will likely be issued in early 2011.

Mr. Buroughs informed members that staff is currently reviewing the consultant's draft Analysis of Impediments for the fair and affordable housing settlement. He said that the final report is due to HUD by June 30, and that efforts to further the Implementation Plan are continuing with meetings with municipalities and developers.

Mr. Buroughs spoke on the administration's continuing efforts to develop the 2011 County Budget. He reported that the County Executive requested a 20% budget reduction for all departments and, in order to achieve this significant reduction, the number of staff in the Department of Planning would likely need to be decreased. He said that a Commissioner's meeting, to review the results of the County's voluntary retirement incentive program, was scheduled with County Executive following this meeting.

V. Adoption of Minutes

Ms. Lewy invited members to express any comments, corrections or changes to the May 4, 2010 meeting's minutes; none were made. A motion to adopt the minutes was made and seconded. The minutes were approved by the board.

VI. Referrals

A. 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, 2010

A motion to accept the referrals report was made by Mr. Menken and seconded by Mr. Sullivan and approved by the Board. Mr. Menken asked to be recused from the referral action BED 10-003 Bedford Park South. Mr. Douglas recused himself from DBF 10-002, Stop & Shop in Dobbs Ferry. Mr. Smith abstained from YTN 10-002B Hudson Valley Islamic Center in Yorktown and YTN 10-003 Yorktown Comprehensive Plan FSGEIS.

B. Current Referrals

- Referral File No. NWC 10-001 – Zoning Text Amendment – Workforce Housing Town of New Castle

Mr. Herbert briefed the board on a draft letter to the Town of New Castle on the proposed amendment to the Town Zoning Ordinance that would permit "work-force" housing within the Chappaqua Hamlet. The letter strongly urged the Town to adjust their proposal and to adopt amendments consistent with the established definitions and guidelines from the Westchester County Fair and Affordable Housing Model Ordinance Provisions, and to extend the period of affordability for housing to a minimum of 50 years. The letter also recommends the Town remove the proposed limitations on unit size and the restrictive geographic limitations on the location of workforce housing.

Ms. Lewy was informed that the Model Ordinance Provisions were available in electronic format and requested Ms. Brief to e-mail a copy to Planning Board members. Ms. Drummond noted that the court appointed monitor had not "signed off" on the Implementation Plan for fair and affordable housing (FAH) and that this draft was subject to change.

- Referral File No. NOC 10-007 – Cockren Middle Income Homes Town of North Castle

There was no specific discussion on this draft referral letter to the Town of North Castle, as the issue of FAH was addressed in the discussion on workforce housing in Chappaqua. The draft letter expressed no objection to the Town acting as Lead Agency for the proposed ten-unit “middle-income” townhouses in a RMF-A (Residential, Multifamily) zoned 31,237 square foot property at 22 Old Route 22 in Armonk. The letter recommended that the town adopt the Westchester County Fair and Affordable Housing Model Ordinance Provisions, to provide a mix of housing affordability, address stormwater management and pedestrian and bicycle accessibility issues.

VII. Matters for Board Action

A. Capital Budget Amendment to the 2010 Capital Budget for Capital Project SYO87 - West Lake Sewer System Remote Monitoring and Rehabilitation

Mr. Natarelli described the proposed project to be funded by up to \$900,000 by New York City’s Department of Environmental Protection for installation of an early warning electronic system to be placed in manholes in the trunk sewer, in order to alert the County and the Department of Environmental Protection of any high wastewater spillage and/or no flow conditions, improve response time and lessen the damage of sewage overflow to the Kensico Reservoir. Ms. Lewy noted that no cost would be incurred by the County for this system.

A motion to amend the Planning Board report on the 2010 Capital Project Requests to include Capital Project SY087 West Lake Sewer System Remote Monitoring and Rehabilitation was made by Mr. Douglas, seconded by Mr. Griffith and approved by the board.

B. Capital Budget Amendment to the 2010 Capital Budget for Capital Project RB110 - West and East Main Street, C.R. 25 and 25I, Peekskill

Ms. Flanagan displayed satellite-view slides of the area of Peekskill in which streets would be rehabilitated and repaved with this appropriation. She said that the project called for milling, paving and reflectorized pavement markings along the 0.5 miles of West Main Street, from Route 9 to North Division Street, and the 1.6 miles along East Main Street from North Division Street to Conklin Avenue. She noted that earlier legislation provided funding for the West Main Street rehabilitation and that this amendment expands the scope of the project to include the needed repairs to East Main Street. Ms. Drummond remarked that the County had administered approximately \$800,000 in Community Development Block Grants to redo the sidewalks in this area.

A motion to amend the Planning Board report on the 2010 Capital Project Requests to include an additional \$2,335,000 to fund the RB110 improvements to the 2.14 miles along West and East Main Street in Peekskill was made by Mr. Douglas seconded by Mr. Hocking and approved by the board.

VIII. Matters for Board Discussion

A. Draft report of the Planning Board on the 2011 Capital Project Requests

Mr. Natarelli stated that the draft report was sent to members in advance to allow time for it to be reviewed prior to the two Capital Budget meetings scheduled for tomorrow and Monday. Ms. Lewy raised the question of how to approach the capital project requests and if the projects were supported by the administration. Mr. Hoffmeister stated that the requests had already been screened and that it is now a “very lean” budget. He added that through the vetting process it may be reduced further.

Accompanied by a PowerPoint presentation, Mr. Natarelli noted that fair and affordable housing projects are proposed to be included in the 2011 budget, including \$29.1 million for FAH. In addition to the FAH appropriation request, \$5 million dollars is requested for both the Housing Implementation Fund and the New Homes Land Acquisition programs.

Mr. Natarelli noted that there is \$12 million less County Net in the proposed 2011 budget requests than there are in appropriations in the 2010 County Capital Budget. Ms. Sculti remarked that Bill Mooney had been involved in the budget process and had worked with Mr. Natarelli.

Mr. Natarelli stated that the County’s share of the total \$165,290,000 appropriation request for 2011 is \$100,340,000. He reviewed the major Capital Budget requests for 2011, most were for the maintenance of existing County facilities at the Valhalla Campus: \$.775 million for the Armory/Public Safety Academy upgrade and \$.67 million for the Maintenance and Vocational Facilities at the County Penitentiary. Mr. Natarelli explained that the Armory, although owned by the County, is leased by the State and that the State lease is ending soon; the building needs to be rehabilitated.

He informed board members that the Department of Corrections wants to expand and renovate the penitentiary’s Vocational Facilities. Ms. Lewy asked if the possibility of a constructing a green roof and using hydroponics could be looked into when planning the Maintenance and Vocational Facilities upgrade, and Mr. Natarelli agreed to look into the possibility.

Appropriations are also requested for the Bronx River Parkway Crane Road Bridge for \$54.3 million (\$8.2 million county share). The amount of \$8 million is requested for paving for the Bronx River Parkway (BRP). The BRP rehabilitation project was rated PL3, which means better documentation of need, scope and programming, location, impact or cost-benefit analysis need to be provided. Mr. Natarelli remarked that the pavement condition index for the Bronx River Parkway needs updating, and that an analysis of safety features and a holistic assessment needs to be done.

Mr. Griffith asked if the BRP often needed to be repaved. Mr. Hsu replied that some areas do flood frequently, retain stormwater and the pavement is eroded which then needs to be

repaved. Ms. Lewy asked if permeable pavement was considered. Mr. Stout answered that the permeable surfaces tried had clogged up and had not proved beneficial. Mr. Hsu noted that sections of the roadway are lower than the Bronx River.

Mr. Natarelli discussed the proposed five-year Capital Program. The County Net proposed appropriations are \$100,340,000 for 2011, \$198,046,000 for 2012, \$155,116,000 for 2013, \$111,158,000 for 2014, and \$64,611,000 for 2015. He said that for this long term projection consideration needed to be given to which projects are advanced or are not funded. Mr. Hsu noted that the County bonds programs after construction and that this practice allows for the bonding of actual and not estimated costs. Mr. Natarelli offered a copy of the 2011 Capital Budget PowerPoint presentation to interested board members. Mr. Hoffmeister asked that members contact him for a copy.

IX. Matters for Board Information

A. Neighborhood Stabilization Program

Ms. Drummond reported that although mortgage foreclosures are down 30% from last year, that foreclosures are still an issue in the county. She said that the City of Yonkers was one of the hardest hit areas and no area in the county is exempt; there were five in the Town of Lewisboro. Referring to a PowerPoint slide show, she noted that the number of foreclosures in 2005 was 300, and this number increased in 2007 to 707, and in 2008 to 1033 (86 month/average). She said that at the moment foreclosures are trending down: in 2009 there were 731 (61 month/ average) and in the first five months of 2010 there were 272 (54 month/average) foreclosures.

Responding to a question from Mr. Griffith, Ms. Drummond answered that foreclosure is defined when the final ownership of the property is transferred back to the bank. She remarked that the number of default filings, when mortgage payments are delinquent by 30 days, has increased significantly and this figure is a cause for concern as the 2010 average monthly number of 214 is above the 184 average monthly number of delinquencies in 2008. Ms. Drummond said that the reasons for the current defaults, which she garnered from speaking to persons in the courts working on foreclosures, is that in 2007 and 2008 people had the wrong mortgages and that now the courts are seeing the impact of the unemployment crisis. She noted that persons who address a mortgage payment crisis within the first 90 days had a larger probability of recovery.

Answering a question posed by Ms. Sculti, Ms. Drummond said that the department had not yet looked into comparisons of county and national foreclosure data; she offered to pursue this data.

Ms. Drummond spoke about the Housing and Economic Recovery Act (HERA), passed by Congress in 2008 to address the nationwide crisis of increased foreclosures, which authorized a new \$4 billion program under the Community Development Block Grant (CDBG) program. She noted that the US Department of Housing and Urban Development (HUD) funded the Neighborhood Stabilization Program (NSP) based on a formula that

avored areas, such as Orange County, that had seen significant growth and that growth in Westchester's housing stock was relatively stable. She noted that, for the first time, all four of the county's CBDG entitlement cities had applied to New York State for funding and that the percent of Annual Median Income was increased to 120%, allowing for a broader range of applicants for housing in this program. The County's application was successful and Westchester was granted \$6.68 million of NSP funding and \$640,000 of NYS Affordable Housing Corporation (AHC) funds.

Ms. Drummond stated that areas with housing at a high "risk of abandonment" are given priority for funds, and that in Westchester the first tier areas for this are Yonkers, Mount Vernon and Peekskill and the second tier areas are New Rochelle, White Plains, Port Chester, Ossining, Sleepy Hollow, Greenburgh and Elmsford.

Ms. Drummond described the process: The real estate consultant identifies a property for purchase, mostly 2-4 family houses which are vacant and abandoned. The property is purchased and rehabilitated. A purchaser is selected by a HUD-certified counseling agency as meeting the qualifications (a household earning up to 120% AMI) or a tenant (earning up to 50% AMI). If multiple buyers qualify, the purchaser is selected by lottery. The property must remain affordable for 40 years. Any "profit" is recycled to the next round of purchasing and rehabilitation. Ms. Drummond displayed slides which enumerated properties in Peekskill and in Mount Vernon already in the pipeline.

B. Manursing Lake - Automatic Tide Gate and Coastal Resources Restoration /Creation Project

Mr. Kvinge updated members on the restoration project for Manursing Lake, a manmade lake in Playland Park in the City of Rye. He said that the lake is targeted as an ecological and recreational priority of the Long Island Sound Study Stewardship Initiative, and that the tidal lake and its surroundings are designated a Significant Coastal Fish and Wildlife Habitat by the New York Department of State.

Accompanied by a PowerPoint presentation Mr. Kvinge spoke to the history and financing of the two-phase project. It is funded by two grants: \$190,000 from the National Fish and Wildlife Foundation, and \$400,000 from the New York Department of Environmental Conservation; and with \$500,000 of County Capital funding and \$300,000 from a County Capital Funding Consent Order.

Mr. Kvinge said the first phase, completed in October 2009, replaced a manually operated tide gate with one that is automatically operated - in order to control tidal flow and the lake's water elevation. The second phase, expected to be completed in June, calls for the restoration and creation of a tidal creek and wetlands, and a coastal buffer.

VII. **Other Business**

Ms. Lewy invited Mr. Gomez to speak. Mr. Gomez introduced Rebecca Brigs, the intern who will be working this summer on the *Westchester 2025* build-out.

Requested by Ms. Lewy, Mr. Gomez presented a quick review of the slide show of the build-out analysis of *Westchester 2025* that was recently shown in Pound Ridge. Mr. Gomez said that, at that meeting, materials to gather information from the municipality were distributed. He stated that an appointment to present in Rye Brook was scheduled for Wednesday. Ms. Lewy noted that the *Westchester 2025* presentation was crisp, clean, professional and powerful, and was well received by municipalities. She raised the question of next steps - how to move the project into a place that is valuable and useful.

VIII. **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, July 13, 2010

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas, Vice Chair (City)
Doug Hocking (City)
Clinton Smith (Town)
Bernard Thombs (Town)
John Hsu, Commissioner, Department of Public Works
Joseph Stout, Commissioner, Department of Parks, Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities

BOARD MEMBERS ABSENT

David Menken (Town)
Neil Sullivan (City)

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
David Kvinge, Director Natural Resource Planning
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Meghan Miller-Flanagan, Planner
Kim Holland, Program Administrator
Lawrence Kelly, Program Administrator
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Assistant to the County Executive
Barbara Dodds, Westchester County Board of Legislators
Richard Bellow, Malcolm Pirnie
Errol Dawkins, Engineer, Malcolm Pirnie
Michael Zarin, Zarin & Steinmetz. Attorneys at Law
Jeffrey Williams, Commissioner of Planning and Development, Mt. Vernon

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, August 3, 8 a.m.
- Tuesday, September 7, 8 a.m.
- Tuesday, October 5, 8 a.m.

Ms. Lewy reviewed the upcoming Planning Board meeting dates and mentioned the possibility that the August meeting may be a work session.

III. Adoption of Minutes

Ms. Lewy noted that a quorum had been reached and asked if there were any comments, corrections or changes to the June 8, 2010 meeting's minutes. Mr. Lauro noted he was not present and so was incorrectly cited as making a motion in the draft of the June minutes. Mr. Douglas made a motion to vote to approve the minutes after this modification. His motion was seconded and the minutes were approved by the board.

IV. Chairman's Remarks

Ms. Lewy reported that the Tappan Zee/I-287 Corridor stakeholder meetings were held recently as was a meeting of the County Executive's Task Force meetings. She said that rigorous studies on methods to finance a new bridge were occurring, that the collection of tolls would not finance the project and that creative ways to fund the project needed to be explored. She noted that the Task Force was concerned about the design and operation of the Bus Rapid Transit (BRT) line in Westchester and the practicality of the Commuter Rail Transit (CRT) route through Tarrytown from the bridge to the Hudson Line. She said that although Rockland may gain benefits from the CRT project, the question "how does Westchester County benefit" must be asked and answered.

Ms. Lewy reported that the Study Team advised the Task Force that the draft Environmental Impact Statement (EIS) is to be provided to the federal agencies by the end of the year and would be released after those agencies give a sign-off. She commented that due to the restraints of federal guidelines and the constraints of the public process that the best results may not always be achieved.

V. Commissioner's Remarks

Mr. Buroughs noted that the Study Team is scheduled to meet with the County Executive on July 21. Ms. Sculti said that at that meeting, the County Executive would ensure that the needs of Westchester along the I-287 corridor are served. Mr. Buroughs added that Westchester is competing for funding with the rest of the nation and that the point to be emphasized is that Hudson River crossing is of national importance and not a local need to be financed locally. He said that preliminary studies indicate that it would require an \$85 vehicle toll per bridge-crossing to fully fund the project.

Mr. Buroughs informed members of the department's staff changes: Mr. Martinez from the Design section has accepted a position with the City of Mount Vernon and Ms. Dillon and Ms. Thorpe from the Administration section would be retiring mid-August. For the record, Ms. Lewy thanked these staff members for their many years of service to the County. Ms. Sculti added that the County Executive's office also appreciated their service.

Mr. Buroughs congratulated Mr. Hsu on his appointment to Commissioner of Public Works and Acting Commissioner of Transportation.

Mr. Buroughs updated the Board on the Housing Settlement. He said that the Implementation Plan is being revised to address the points requested by the federal Monitor and would be resubmitted in August. He noted that the Monitor has a different approach to the purpose of the Plan and would like it to be more of an "encyclopedia of housing" that would include abundant content that would educate the public on all aspects of affirmatively furthering fair housing units including the approval process and funding sources. Mr. Buroughs stated that the Analysis of Impediments would be completed this month and submitted to the US Department of Housing and Urban Development.

VI. Referrals

A. 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, 2010

Ms. Lewy solicited comments on the County Planning Board Referrals report and asked if there were any recusals. No comments were made. Mr. Smith asked for recusal from New Castle 10-001 Zoning Text Amendment: Workforce Housing, Yorktown Heights 10-005 Aspen and Mill Subdivision and Ossining 10-004 General Electric Walking Trail. Mr. Hocking asked for recusal from all the New Rochelle referrals: 10-006 401 Davenport Inc., 10-004B Various Zoning Amendments, 10-007 Mercedes-Benz of New Rochelle, 10-008 400 Pelham Road, 10-010 Iona College Dormitory, and 10-009 Zoning Text Amendment: Swimming Pool Enclosures.

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

B. Current Referrals

Referral File No. HAR 10-002C – PepsiCo, Inc., Master Plan and Amended Site Plan, Town/Village of Harrison

Mr. Herbert and Mr. Buroughs updated the board on the referrals for PepsiCo's zoning and site plan amendments. Mr. Herbert said that the final EIS has been accepted by the Town and that no additional comments on the site plan were needed. Mr. Buroughs noted that the Board's recommendation to reconsider the elevated pedestrian walkways on the west side of

the building was responded to and the walkways were removed. In addition, he noted that bike parking has been added at the visitor center as was also requested by the Board.

VII. Matters for Board Action

A. Planning Board Report on the 2011 Capital Project Requests

Ms. Lewy noted that the draft Report on the 2011 Capital Projects Requests was received by members in the packet mailed to them. She recommended that a list of the plans and policies that the Planning Board relies on to review the requests be included in the report; these include the 2020 policies, campus master plans and other policies adopted by the board. She stated that, when addressing Playland, it is important to address the entire park - the Colonnade, the historic Art Deco elements - as a unified architectural entity and address the park's importance to the history of the County and nation.

Mr. Natarelli stated that the administration has decided to not proceed with a new Food Bank Building on the Valhalla Campus. Instead, the site is being considered for a recycling recovery center for the Department of Environmental Facilities that would include public access for scheduled drop-offs and a permanent shredding center. Mr. Hsu reported that the Department of Public Works is developing site and stormwater runoff plans with construction anticipated for spring 2011.

Mr. Lauro briefly spoke about the plans and the addition of an ability to accept household chemicals and, if New York State accepted the plan, pharmaceuticals at the site. Mr. Smith asked if this would be a transfer facility and Mr. Lauro answered that transportation pods would transport materials to other locations. Responding to Mr. Douglas's question on the timing of the project, Mr. Lauro said that the facility could be operational by spring or summer of next year. Ms. Lewy inquired if multiple driveways would be needed. Mr. Lauro stated that vehicles would enter off one driveway from Wood Road. Mr. Hsu added that Planning staff would receive the plans for review.

Mr. Douglas noted that no funds are requested for Legacy Projects. Mr. Natarelli said that \$14 million in Legacy funding is not obligated to specific projects so no new funds are needed to be requested in 2011.

Ms. Lewy requested that the five-year Capital Program be referenced as the full program and Mr. Natarelli agreed to do this.

Mr. Douglas enquired about the status of three capital projects to address odor control at the Peekskill sewage treatment plant. Mr. Lauro responded that the projects have not moved forward because the odor problems appear to have been mitigated with changed to the aeration system and other operational steps. He added that there have been no recent complaints.

Ms. Lewy asked that the report, subject to discussed corrections and changes, be put to a vote. Some additional changes requested were: (1) to edit the stormwater description to be

more “user-friendly” and to incorporate information on relevant plans and policies, (2) to include an explanation of “tactical village,” (3) to update and highlight comments on the importance of the Valhalla Campus, (4) to list the plans prepared for County Facilities that are used in the review of the capital budget, (5) to describe the household recovery facility and its importance, (6) and other minor edits needed for clarity, spelling and syntax.

A motion to adopt the Planning Board Report on the 2011 Capital Project Requests and to transmit it to the County Executive was made by Mr. Douglas seconded by Mr. Thombs and approved by the board. Ms. Lewy invited members to suggest any revisions for the transmittal letter.

B. Atlantic Development Group, LLC/ La Porte, City of Mount Vernon – New Homes Land Acquisition Fund and Housing Implementation Fund

Ms. Drummond noted that the site is located at 203 Gramatan Avenue in the City of Mount Vernon and that the SEQR process has been completed. She said that a presentation on the development may be considered at a subsequent Planning Board meeting when Planning Board action may be required.

C. Rye Cottage Townhomes/Edgar Place, City of Rye – HOME Funding

Mr. Kelly accompanied by a PowerPoint slideshow informed members on the Rye Cottage affordable affirmatively furthering fair housing development. He stated that of the total 22 one-bedroom condominiums, 18 will count towards the County’s obligation to fulfill the housing requirements of the Stipulation and Order of Settlement and Dismissal.

Mr. Kelly said the site, comprised of two lots at Edgar Place in the City of Rye, where Route 95 meets I-287, is just shy of one acre. He said that the townhouses ranged from 760-1,200 square feet and would sell for \$150,000-\$165,000. He stated that the total project cost is \$5,760,502, that the project is receiving \$880,000 of HOME funding and was requesting \$1,355,500 in Fair and Affordable Housing funds from the County.

Mr. Buroughs said the original restriction of the project to senior citizens was lifted by the City of Rye so the project now counted towards the Stipulation allocation. Ms. Drummond, addressing a question from Mr. Stout on the Lazz Development LLC.’s contribution, stated that the developer-risk was in the predevelopment costs, which for this project were several hundreds of thousands of dollars.

A motion to support financial assistance for the Rye Cottage Townhomes/Edgar Place, City of Rye project and amend the Planning Board’s 2010 Capital Budget report to include \$1,355,500 in Fair and Affordable Housing funds for this development was made by Mr. Douglas seconded by Mr. Smith and approved by the board.

Ms. Drummond noted that the developer for this project also worked on Fox Island Commons in Port Chester and informed the Board that the ribbon-cutting for this project was scheduled for August 2. Ms. Sculti suggested the monitor be invited to the event. Mr.

Stout stated that Columbus Park is walking distance from the site and Ms. Drummond noted that Edward Park was adjacent to the site and that the housing development provided additional parking for park users.

D. Certificate of Distinguished Service

Ms. Lewy spoke of the contribution of Marcus A. Griffith from the City of Mount Vernon, who served with distinction for over six years on the County Planning Board. His term on the board expired at the end of 2009. In June, the County Executive thanked Mr. Griffith for his years of service and for his contributions. A motion to thank Mr. Griffith for his valued contribution and for his service to the County of Westchester and to award him a Certificate of Distinguished Service was made by Mr. Smith, seconded by Mr. Douglas and approved by the board.

VIII. Matters for Board Discussion

A. New Rochelle Wastewater Treatment Plant

Ms. Lewy stated that Mr. Lauro communicated the board's prior comments on the New Rochelle Wastewater Treatment Plant to the design engineering firm and that the recommendations have been addressed into a redesign of the project. Mr. Bellow and Mr. Dawkins of Malcolm Pirnie presented drawings of the revised buildings and spoke about the project. Mr. Dawkins described the building's construction materials and showed samples. Board members expressed appreciation for the plan revisions and the work shown.

A discussion of the fence – a galvanized vinyl coated black chain link - to be used along the walkway of the Sludge Processing Building ensued. Mr. Hocking suggested the fence be located inside the evergreen tree buffer so it would be concealed by the foliage. Mr. Smith agreed that this placement would present a more natural environment. Mr. Lauro noted that moving the fence from the property perimeter would impede maintenance and result on other types of problems. Mr. Hsu said that the fence design could be revised to appear more like wrought iron and more decorative.

A discussion of the decorative wave, a visual design element on top of the buildings ensued. Mr. Douglas stated that mixing design elements and adding texture had improved the plan from the one initially presented. Mr. Hocking agreed, but stated the wave was ornamental and not functional and, years from now, may look superficial and out-of-place. Ms. Lewy countered that the wave element well-represented the boating community and could be timeless.

Mr. Hocking asked about the construction deadlines and Mr. Lauro answered that the project will go out to bid the first quarter of 2011, and is scheduled to be operative in 2013.

B. Tappan Zee Bridge/I-287 Corridor Project

The update on this project was addressed earlier in the meeting.

IX. Matters for Board Information

A. Recertification of the Westchester County Agricultural District

Mr. Kvinge provided an update on recertification of the County's Agricultural District. He said a Steering Committee was created to make recommendations to the administration. Surveys and application forms were sent to 210 farms (comprising a total of 12, 675 acres) in the current district. Only 101 responses were received and, of these, 80 (a total of 6,841 acres) meet the proposed agricultural district certification criteria. The proposed criteria for inclusion in the district are: the farm must be a minimum of 7 acres and earn \$10,000 in gross sales, the parcels must function as a single farm, the land must be able to support the agricultural operation, and farming, that employs sound agricultural practices, must be the predominant commercial use of the site. Eligible properties for the recertified district would be limited to locations in towns in northern Westchester instead of the current county-wide geographic eligibility.

Mr. Kvinge said that a public hearing on the recertification of the agricultural district will be scheduled for the fall by the Board of Legislators and that after a 30-day comment period, the Board of Legislators will act and send a recommendation to New York State about the County Agricultural District's recertification. Mr. Thombs thanked Mr. Kvinge for his work.

B. Lead Safe Westchester (LSW) Program

Ms. Holland, accompanied by a PowerPoint presentation, reported that since 1999, Westchester County was awarded \$15 million in federal funds from HUD to eliminate lead-based paint hazards in housing units. She said that grants of \$5,000- \$8,000 were and will be awarded to reduce lead-based paint hazards in units with income eligible households – those with incomes that are equivalent to 80% of Westchester's annual median income.

Ms. Holland said that the LSW funding could be used for replacing windows, doors, baseboards, for paint stabilization and repair, and for specialized cleanings and soil replacement. She said the money was available to home and property owners, landlords, contractors, developers and to non-profit organizations. She said the Department of Planning partners with the Department of Health and non-profit housing agencies like the Housing Action Council, Washingtonville Housing Alliance and Community Housing Innovations to promote safe lead conditions and the Lead Safe Westchester assistance program. She noted that since 1999, LSW funds made more than 2,000 affordable housing units lead-safe and that another 75 units will made lead-safe by the end of December 2011. She said that, going forward, the Department of Planning plans to submit an application for these competitive grant funds in order to continue the LSW program.

X. Adjournment

As there was not new business Ms. Lewy asked that the meeting be adjourned. The meeting was adjourned at 9:50 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, September 7, 2010

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas, Vice Chair (City)
Doug Hocking (City)
David Menken (Town)
Clinton Smith (Town)
Neil Sullivan (City)
Bernard Thombs (Town)
David Smyth for John Hsu, Commissioner, Department of Public Works
David DeLuchia for Kathleen O'Connor, Acting Commissioner, Department of Parks,
Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Lukas Herbert, Associate Planner
Ed Hoffmeister, Associate Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Assistant to the County Executive
Barbara Dodds, Westchester County Board of Legislators

I. Call to Order

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

II. Meeting Dates and Announcements

Ms. Lewy noted that the next Planning Board meetings are scheduled for Tuesday at 8 a.m. on October 5, November 9 and December 14.

III. Adoption of Minutes

Ms. Lewy invited board member comments and corrections and called for a vote to adopt the minutes of the July 13 meeting. Mr. Menken and Mr. Sullivan, not in attendance at the July meeting, said they would abstain from the vote. Mr. Douglas made a motion to vote to approve the minutes of the July 13 meeting, Mr. Lauro seconded and the minutes were approved by the board.

IV. Chairman's Remarks

Ms. Lewy reported that an excellent Request for Proposals (RFP) for the County's Playland Park in the City of Rye was posted by the administration on the County's Web site. She noted that the release of the request raised the question of what the Planning Board's role and interaction would be in the review of submitted proposals. She said that she welcomed guidance from the administration on this matter. Mr. Menken said that any reinvention of the park should look at the impacts of traffic on the City of Rye. Ms. Sculti noted that the Mayor of Rye had formed a committee to look at this issue.

V. Commissioner's Remarks

Mr. Buroughs reported that the Department of Planning's proposed 2011 budget was submitted to the administration on August 20 and is being reviewed. He stated that the budget submitted calls for a 35% reduction in tax levy required to support the Department as well as a reduction on staff positions from 50 funded lines in 2010 to 37 funded lines in 2011. The positions to be abolished include five retirements, two resignations and two positions that have been vacant. He mentioned that a proposal for Section 8 to be transferred from Planning into the purview of the Department of Social Services was under consideration. He noted that the impact of this workforce reduction on the department's work program will need to be examined as well as the amount of staff time allocated to projects. He stated that the combining of the department's Environmental and Land Use sections was being considered, as it would better integrate these programs.

Mr. Buroughs noted that the Stream Monitoring grant would be ending this year and that a meeting will be scheduled with the groups and volunteers involved with this program to discuss the possibility of one or more outside organizations taking it over.

Mr. Buroughs invited the Board's participation in reviewing the work program and priorities, perhaps through a special committee. Mr. Douglas expressed concern about the direction that the Community Development Block Grant (CDBG) program will be taking in light of the restrictions and conditions imposed on the CDBG communities by the Housing Settlement. He stated that CDBG funding was vital to the growth of the communities in the villages and small cities of Westchester. He said that reducing funding to the Department of Planning is like "eating the seed corn" as the department generates assistance to municipalities and affects economic development. Mr. Douglas volunteered to participate in a committee convened to address this.

Mr. Buroughs noted that the next CDBG cycle was for the years 2012, 2013 and 2014, and that communities would need to “sign on” to this next round. Mr. Thombs said that Deputy Commissioner Drummond and Planning staff outreach to municipalities and ask them to join in the county’s application for CDBG. Mr. Douglas stated that the neediest municipalities receive the majority of the grant funds and that many other municipalities “sign on” to CDBG without the expectation of receiving funds but do so to support the overall county effort to obtain the maximum amount of the grant. He remarked that municipalities that do not actually receive funds are, due to Fair and Affordable Housing (FAH) requirements, likely to reconsider “signing on” and that, if this is the case, the amount of dollars allocated to the county will be reduced, as the total grant amount awarded is based on the number of communities that participate. Ms. Lewy said that if the dollar amount of CDBG to the county is reduced, municipalities will need to contribute a greater portion of the amount of the cost for new infrastructure and community improvements.

Mr. Douglas noted that the amount of services provided by the County to its local municipalities has grown. Ms. Lewy said that a meeting of the board should be set aside to focus on the issues around CDBG and the services Planning provides to municipalities. She said that she, Mr. Douglas and Mr. Thombs would meet with Mr. Buroughs and report back to the Planning Board.

VI. Referrals

A. Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board - June 16, 2009 through August 15, 2010

Ms. Lewy solicited comments on the County Planning Board Referrals report and asked if there were any recusals. Mr. Thombs asked for recusal from referral YON 10-010, Cottage Place Gardens in Yonkers; Mr. Smith asked for recusal from referral BMR 10-002 Chilmark Shopping Center in Briarcliff Manor and NWC 10-002B Millwood Lumber in New Castle; and Mr. Hocking asked for recusal from referral NRO 10-005B, 32 Burling Lane in New Rochelle.

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

B. Current Referrals

Referral File No. DBF 10-001D – Vision Plan, Village of Dobbs Ferry

Mr. Leimbach briefed the Board on the referral from the Village of Dobbs Ferry. He commented that there was active community involvement in the evolution of the Vision Plan - that one out of eight adults in the village participated in this process. He noted the current plan has been in place since 1966 and that the new zoning advanced by the Vision Plan will assist Dobbs Ferry in addressing the pressures of development. He said that the Plan observed that many of the village’s currently undeveloped areas are thought of as parkland by residents but are actually sites eligible for future development.

Referring to a PowerPoint presentation, Mr. Leimbach noted that the 300 apartments currently located in the downtown area were created by variances or are illegal and stated that the new zoning will allow for residential development and mixed use. He said that in addition to the downtown area, the Vision Plan looks at two other areas in the village likely to be developed: the Gateway and Chauncey Park. He remarked that the Gateway, where a Stop & Shop store is located, presents opportunities for improvement as do some, formerly industrial, waterfront parcels. He said that Chauncey Park is identified as a location that will be able to absorb development that is not compatible with other neighborhoods in the village. The Vision Plan recommends that a parking structure for Ardsley and Greenburgh commuters be located in this area and that a shuttle bus to the Dobbs Ferry station of the Metro-North Hudson Line be provided. Mr. Leimbach noted that many the Vision Plan proposals were in synch with the principles outlined in *Westchester 2025*.

Ms. Lewy thanked Mr. Leimbach for this update.

Referral File No. PDR 10-001 – Comprehensive Plan, Town of Pound Ridge

Mr. Gomez, accompanied by a PowerPoint slide show, informed the Board that the response to the referral from the Town of Pound Ridge of the draft Comprehensive Plan is due on September 17 and so there is time to incorporate member's comments into the draft response letter, previously distributed. He said that meetings with the town's Supervisor on *Westchester 2025* were held a few months ago. Mr. Gomez noted that the 22.2 square miles of Pound Ridge: is located in the northeast portion of the county; that 20% of the area is Ward Pound Ridge Reservation parkland; that the town has three times per capita the amount of "open space" than any other municipality in the county; that its population density is the lowest in the county - 196 to 204 persons per square mile; that there are only septic and private wells to serve development; and that there has been a substantial increase in the senior population.

Mr. Gomez reported that the town's draft plan defined its "Community Character" as semi-rural with environmental, scenic and historic resources and identified the tools to maintain this character as: ridgeline and stonewall protection, and the implementation of tax incentives for historic preservation and community character overlay districts. The referral response comments encourage the use of the *Westchester 2025* Character Area toolbox, the incorporation of the county's model ordinances and the use of "Best Management Practices."

He stated that 75% of the town is zoned three-acre residential (since 1959) and that the town's commercial area is located in Scotts Corners. Mr. Gomez noted the significant (48%) differences between the results of the town consultant's and the department's build-out analysis for potential dwelling units and population growth. He said, after a meeting was held to discuss these build-out discrepancies with the town supervisor, the town agreed that the department's assessment - which considered spatial, land use and environmental constraints, and realistic efficiencies - would be incorporated into their final comprehensive plan.

Mr. Gomez said that Pound Ridge is the only municipality in the county without multi-family zoning and that the town is one of the 31 eligible communities under the Housing Settlement. He reported that no mention was made of affordable housing in the draft plan. He remarked that the only affordable housing in the town is 12-units for seniors in Scotts Ridge. He said that the town has the largest lot-size zoning in the county; that the draft's plan to rezone to larger minimum lot size may further limit the possibilities for affordable housing unless other specific means to promote affordable housing were identified by the plan.

Responding to a question from Mr. Menken, Mr. Gomez stated that provisions in the town's 1984 Comprehensive Plan, which allowed for cluster development, is not addressed in the current draft. Mr. Sullivan asked if cluster housing was equivalent to affordable housing. Mr. Smith noted that clustering units allowed for more areas of "open space" on a development site, and that cluster housing could also be expensive housing. Mr. Sullivan raised the question: is it the Board's role to provide specific direction to address fair and affordable housing (FAH)? Mr. Douglas remarked that multi-family (MF) zoning and a sewer treatment plant are both needed to support significant numbers of FAH and asked if the Board recommends MF zoning. Mr. Smith said that it should. Mr. Buroughs remarked that the recommendation letter could draw the connection between the need for a sewer system for FAH – and the need for a sewer system for expansion of the number of businesses in Scotts Corner and that this shared need could link FAH to economic development in the town. Mr. Douglas agreed that a sewer system would allow for more vital economic development.

Mr. Buroughs said that conversations with the town supervisor on specific sites for FAH had occurred. Mr. Smith noted that the economic strain on communities needing to build a waste water treatment plant is great, and that the motivation to build FAH needs to be more than just economic.

Ms. Lewy noted that the growth of the senior population in the town may be part of a natural cycle and recommended that this be brought to the town's attention. She inquired if the number of housing that is a "second home" for residents could be determined.

Mr. Buroughs added that the town would need to strengthen the justification for up-zoning from three-to -six acres in the draft and that the FAH issue needs to be raised. Mr. Douglas stated that cooperation on a regional level for waste water treatment needed to be explored. Ms. Lewy said that the Board had ten days in which to send their comments on the draft comprehensive plan to Mr. Gomez or Mr. Buroughs. Ms. Lewy asked if the referral letters could be reorganized, and bullet points used to prioritize the comments.

Referral File No. YTN 10-007 – Costco Site Plan, Town of Yorktown

Mr. Herbert informed the board that the site is located at the intersection of the Taconic Parkway and Route 202 in an area known as the "Bear Mountain Triangle." The proposal for the 18.75-acre site calls for the construction of a 151,092 square foot Costco Wholesale store, 600 parking spaces and a gasoline filling station along the frontage of Old Crompond Road. He noted that the Town of Yorktown's Comprehensive Plan calls for a Hotel and Conference Center and the creation of a mixed-use "hamlet business center" in this area, and

that a single use Costco store does not match their plan. Mr. Herbert remarked that developing the Bear Mountain Triangle as a “hamlet business center” is consistent with the long range land use policies in *Westchester 2025*.

Mr. Herbert recommended that the Board express no objection to the Town of Yorktown Planning Board being Lead Agency under SEQR for the review of the Costco site plan. He mentioned that a defunct motel is located on the site - which is in proximity to another warehouse store: BJs. Mr. Buroughs noted that the site is not in a sewer district. An approval from the Board of Legislators to expand the Peekskill Hollow Brook Sewer District to the site would be needed, as it would for a nearby site where a fair and affordable housing and mixed use development has been proposed.

Ms. Lewy asked that any comments gathered from members be incorporated in the response letter.

VII. Matters for Board Action

A. RPL02 Pocantico Lake Dam Reconstruction, Town of Mount Pleasant – 2010 Capital Budget Amendment

Mr. Hoffmeister informed the Board of the amendment to add a \$730,000 appropriation to the 2010 Capital Budget to fund design and reconstruction of the Pocantico Lake Dam. The County has entered into an order of consent with NYS Department of Environmental Conservation (DEC) to repair the hazardous conditions of the dam, which stipulates a completion date of March 1, 2011.

Mr. DeLucia briefly described the project and related projects including a pump house restoration and the demolition of two buildings. He stated that fines would be imposed by the DEC if the required repairs, which include demolition, excavation and the reconstruction of a spillway, were not completed.

B. RTL01 Twin Lakes Dam Reconstruction, Town of Eastchester/City of New Rochelle – 2010 Capital Budget Amendment

The Twin Lakes Dam Reconstruction, a \$710,000 appropriation, is also under a DEC consent agreement. Mr. Hoffmeister informed the Board that repairs required to this dam include the demolition and reconstruction of abutments and the footbridge, the extension of the concrete spillway and the stabilization of the banks and drain control valves.

A motion to amend the County Planning Board report on the 2010 Capital Projects to include the new Capital Projects: RPL02 Pocantico Lake Dam Reconstruction in the amount of \$730,000 and RTL01 Twin Lakes Dam Reconstruction in the amount of \$710,000 was made by Mr. Douglas, seconded by Mr. Lauro and approved by the board.

VIII. Matters for Board Discussion

A. Housing Settlement – Implementation Plan Update

This agenda item was rescheduled for a future meeting.

B. Westchester 2025 – Current Municipal Outreach

Ms. Lewy asked Mr. Brady and Mr. Gomez to update board members on *Westchester 2025*'s municipal outreach. Accompanied by a PowerPoint presentation, Mr. Brady and Mr. Gomez reported that 15 of the municipal outreach and build-out analyses for *Westchester 2025* would be completed in October, 30 by the end of the year and that the outreach and build-out analysis for all Westchester's 43 municipalities is targeted to be completed by March 2011. Mr. Brady noted that the municipalities in the process of working on comprehensive plan updates were given priority.

Mr. Gomez noted that the deliverables for the *Westchester 2025* project include: (1) an explanation of build-out methodology, assumptions and multipliers; (2) data tables of the build-out results; (3) and a suite of 11" x 17" hardcopy and Google Earth formatted maps which include information on land use, environmental & land use constraints, and vacant, "underdeveloped" and composite parcel build-outs.

Mr. Brady said that a dialogue with the Planning Board on how the Vision Plan should be developed and presented was welcome. He noted that today's presentation on the Pound Ridge comprehensive plan was a good example of what occurs when staff "fine tune" the build-out analysis process for a municipality. He said that staff were looking to build commercial and institutional analysis into the plans and mentioned that meetings were scheduled with Greenburgh and Peekskill for Thursday. Mr. Burroughs remarked that discussions with the Planning Board are needed in order to establish how to interpret the 43 build-out analysis so as to create a county-wide vision – which may or may not coincide with the build-out results. Mr. Gomez said that a discussion with the Planning Board on methodology was planned for November/December of this year.

Mr. Gomez then spoke on next year's timeline for the Vision Plan. He said a review of the plan's methodology with the County Executive's office is planned for January 2011 and that work with the Planning Board on the plan's development would begin after that. He stated that in June, July and August 2011 the draft plan will be reviewed with the Planning Board and finalized, and then the Vision Plan would be reviewed with the County Executive's office and a final Vision Plan prepared. The timeline he presented called for sub-regional meetings and presentations in October 2011, for final revisions of the Vision Plan in November and December 2011 and for a January 2012 presentation of the final *Westchester 2025* Vision Plan.

Ms. Lewy stated that she would continue to work with Mr. Burroughs on the shape of the meetings and the agenda to keep the *Westchester 2025* deliverables and program on schedule.

IX. Matters for Board Information

A. RiverWalk Segment Ribbon-Cutting, Village of Tarrytown

A short video, currently posted on the Web site of Patch.com /Tarrytown, on the August 10 ribbon-cutting for the one-mile segment of RiverWalk that traverses property owned by Kraft Foods, Lyndhurst, Metro-North and the Village of Tarrytown was screened.

B. The Brook at Tibbett's, City of Yonkers

Mr. DeLucia briefed the board on The Brook at Tibbett's, accompanied by a slide show of early photographs of the site's construction process and the June 25 on-time opening. He said that usage to the pool facility increased from 15,000-30,000 in 2009 to 60,000 visitors this year and that the \$9.8 million project will, in the long run, produce revenue for the County.

X. Other Business

There was no new business.

XI. Adjournment

Ms. Lewy asked and received a motion that the meeting be adjourned. The meeting was adjourned at 9:50 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 5, 2010

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas, Vice Chair (City)
Doug Hocking (City)
David Menken (Town)
Clinton Smith (Town)
Neil Sullivan (City)
Bernard Thombs (Town)
John Hsu, Commissioner, Department of Public Works
David DeLucia for Kathleen O'Connor, Acting Commissioner, Department of Parks,
Recreation and Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Patrick Natarelli, Chief Planner
Deborah DeLong, Director of Housing
Anthony Zaino, Director of Urban Design
Lawrence Kelly, Program Administrator
Susanne Marino, Program Administrator
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Meghan Flanagan, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

William Burton, Legislator, Westchester County Board of Legislators
Joseph Kenner, Assistant to the County Executive
Barbara Dodds, Staff, Westchester County Board of Legislators
Christopher Crane, Staff, 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

Ms. Lewy noted that the next Planning Board meetings are scheduled for Tuesdays at 8 a.m. on November 9, December 14 and January 11.

III. Adoption of Minutes

Ms. Lewy invited board member comments and corrections; none were voiced. She called for a vote to adopt the minutes of the September 7 meeting. Mr. Lauro made a motion to approve the minutes, Mr. Douglas seconded. The minutes were approved by the board.

IV. Chairman's Remarks

Ms. Lewy welcomed and introduced Joseph Kenner, the County Executive's liaison to the Planning Department and Planning Board. She reported that she and Mr. Buroughs had met and briefed him on topics before the board and had discussed priorities. Ms. Lewy asked the Planning Board members to introduce themselves to Mr. Kenner, and they did so.

Ms. Lewy congratulated Mr. Buroughs on receiving the New York Metro Chapter of the American Planning Association's Andrew Haskell Green Award which recognizes an individual for his or her outstanding contribution to planning work in the region - an individual who also has exemplified best planning efforts for at least 15-years.

Ms. Lewy mentioned the September 15 ribbon-cutting for the Gateway Center at Westchester Community College's Valhalla Campus, a project that benefited from the consideration, guidance and attention of the board. She suggested that staff investigate if a future meeting of the board could be held on the campus so as to allow a convenient tour of the new facility.

Ms. Lewy remarked that RiverWalk was continuing to grow, segment-by-segment. She said that many of the residents attending a Tappan Zee Bridge/I-278 Corridor planning charrette in Tarrytown expressed excitement at the prospect of RiverWalk in their community. Mr. Buroughs mentioned that a ground breaking for another trailway - a two mile section of the South County Trailway in Yonkers - would be held this Friday.

V. Commissioner's Remarks

Mr. Buroughs had no additional remarks.

VI. Referrals

- A. 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, 2010

Ms. Lewy solicited comments on the County Planning Board Referrals report. Mr. Smith asked for recusal from referral ELM 10-001 Homewood Suites in Elmsford and from referral YTN 10-008 Costco Wholesale in Yorktown.

Ms. Lewy stated that there was an omission of best practices information on streetscapes in the comments to Yonkers 10-016, 10 Warburton Avenue Parking Garage. Mr. Buroughs commented that no plans on the project had been received, only notice of lead agency. Ms. Lewy said that an advance alert to the city of the need to review the project from a “streetscape” perspective may be helpful.

She asked if the need for a walkway from the bus stop to the buildings of the referral in the Roundtop at Montrose rental housing development (CTD-10-007) was included in the comments of the response. Mr. Buroughs said he would check and include a mention of this, if it was omitted.

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

Mr. DeLucia thanked the Department of Planning staff for their diligence in commenting on the size of large internally illuminated signs proposed in the White Plains 10-004 Westy Storage referral and calling the City’s attention to the potential visual impact on the Bronx River Parkway Reservation.

VII. Matters for Board Action

A. Proposed Permanent Household Materials Recovery Facility, Valhalla Campus – Tree Removal Permit

Mr. Natarelli, accompanied by a PowerPoint slide show, led the discussion on the necessity to remove two specimen trees 24-inches or-larger and 19 trees ranging in size from 4-18 inches to allow for the construction of the Household Materials Recovery Facility slated to be located on the east side of the Valhalla Campus. Mr. Zaino reported that he has required the contractor to include more native plant material. Mr. Natarelli said that the plant screening along the Sprain Brook Parkway would be maintained.

A discussion on how the Household Materials Recovery Facility will function ensued. Mr. Lauro said that persons dropping off paper to be shredded would be able to view the action through a window in order to validate the shredding. Mr. Hocking mentioned that this site was initially proposed as the location of the food bank. Mr. Hsu noted that the amount of traffic would not increase with the new facility; it would just replace the adjacent former laundry facility’s traffic volume. Ms. Lewy questioned the need for two curb cuts. Mr. Zaino replied that it was needed because a proper turning radius for trucks could not be met with a single, non-loop driveway. Mr. Hsu said that the design anticipates accommodating an expansions area that could be developed in the future.

Mr. Douglas asked that the resolution be modified to add the mention that a greater number of trees will be planted to replace those removed.

A motion to approve the Tree Removal Form and to approve, with Mr. Douglas's modification, the resolution for the issuance of a tree removal permit for the Permanent Household Materials Recovery Facility was made by Mr. Douglas seconded by Mr. Hocking and passed by the board.

B. Albany Post Road at Montrose, Town of Cortlandt - BPL50 Fair and Affordable Housing (FAH) Fund and BPL10 New Homes Land Acquisition

Mr. Kelly next spoke and referred to a PowerPoint presentation on the proposed 92-unit affordable affirmatively furthering fair housing (AFFH) development in Montrose. He noted that members received a copy of the Executive Summary of the project in their folders. Originally approved in 2001/2002, the project was designed to provide housing for senior citizens; however the age restriction was subsequently dropped so the project could qualify and add to the count of units needed to address the requirements of the Housing Stipulation and Order of Settlement and Dismissal. He said that 57 units would be eligible under paragraph 7B and the remaining are eligible under paragraph 7C. A discussion on the distinctions of these categories and their qualifications ensued.

Mr. Kelly said that, if approved, the four 2.5-story buildings and related improvements will be built by Wilder Balter Partners, Inc., the company that also developed Jacobs Hill in Cortlandt. Mr. Kelly informed the board that the project is located along Route 9A near the NYS Veterans Hospital and that the Cortlandt Manor Metro-North train station is within walking distance. He said that a bus shelter would be located in front of the development and that bus transit would provide a connection to shopping in the area.

Mr. Kelly stated the 46 one-bedroom units averaging 700 square feet and the 46 two-bedroom units averaging 950 square feet would be affordable to families at or below 50% - 60% of the Average Median Income (AMI) and would remain affordable for 50-years. A one-bedroom apartment will be reserved for a superintendent. There will be 138 onsite parking spaces. Ms. DeLong said that timing issues are involved in order to secure NYS funding for a closing before year's end.

Ms. Lewy said that there needs to be an adequate sidewalk connection to the bus shelter and asked that the plans be checked to make sure this is addressed. She remarked that the site plan lacked a campus-like feeling as the plans indicated that the front of the buildings will be aligned along the parking lots. Mr. Douglas asked if a sidewalk will be constructed along the frontage of the site along Route 9A. Mr. Douglas asked if a comment about the sidewalk could be added into the resolution. Mr. Hocking noted that there was not much elegance in the design. He inquired if there were any onsite amenities. Mr. Kelly answered that a 2,550 square foot clubhouse at the site will contain a conference room, management office and community room and there would be a small playground.

Mr. Lauro asked if the permit for the sewage treatment plant had been issued. Mr. Kelly replied that obtaining a permit was a condition of site plan approval. Mr. Lauro stated that the Montrose sewage treatment plant is underutilized and asked if tying into this plant had

been considered. Mr. Kelly noted that the Town had conducted an extensive, coordinated review and that that an environmental impact statement had been prepared. Answering a question from Mr. Smith, Mr. Kelly replied that Wilder Balter Partners would manage the property.

Mr. Buroughs noted the legitimate concerns raised by board members. He noted that the development had gone through a reshaping with the Cortlandt Planning Board and that the focus was now on the close deadlines that needed to be met in order to realize the affordable AFFH project. He said that going forward with new projects that are proposed to utilize County financial support, the board should take a more active role. Ms. Lewy stated that a letter should be sent to the Town expressing the concerns members expressed about the lack of a campus-like design, the need for a pedestrian sidewalk along route 9A and the consideration of tying into the Montrose sewage treatment plant.

Mr. Smith said that the “whereas” on the second page of the resolution needs to reference the Housing Stipulation and Order of Settlement and Dismissal. Mr. Douglas asked that the condition “subject to the site plan approval” should be added to the resolution. Ms. Lewy said that due to the funding time restrictions that this projected was “fast-tracked.”

Mr. Kelly noted the breakdown of the project’s total \$8,740,000 financing: \$4,440,000 of affordable AFFH and New Homes Land Acquisition funds, \$4,300,000 affordable AFFH and Community Development Block Grants (CDBG). He said that the affordable AFFH funds were a loan and that this money would be recovered and recycled into new projects.

Mr. Thombs made a motion to approve, after the agreed changes, the resolution for the Fair and Affordable Funding Request for Roundtop at Montrose in Cortlandt, Mr. Douglas seconded the motion and the resolution was approved by the board. Mr. Smith abstained from the vote.

C. 42 1st Avenue, Village of Pelham – BPL50 Fair and Affordable Housing Fund

Accompanied by a Power Point slide show, Ms. Marino spoke about the planned rehabilitation of an existing 3-family home in Pelham Village. The affordable affirmatively furthering fair housing project calls for the house to be comprised of a two-bedroom owner-occupied apartment, and two rental apartments: a one-bedroom and a two-bedroom. She broke-down the total \$565,000 project funding: \$325,000/homeowner purchase, \$120,000 from affordable AFFH /CDBG and \$120,000 from the Affordable Housing Corp.

She said that the owner of the two-bedroom unit would qualify at 80% AMI and that a \$308,750 thirty-year mortgage at 6% would bring the monthly payments to \$2,726. The mortgage costs would be supplemented by a rental income (adjusted for 25% vacancy allowance) of \$1,393– so the owner’s estimated monthly cost would be approximately \$1,333. Persons would qualify for the \$1,130 a month one-bedroom unit and the \$1,375 a month two-bedroom unit at 60% AMI. The units are required to remain affordable for 50-years.

Ms. Marino noted that information on the small profit margin for the owner was indicated on the second page of the Executive Summary. She reported that the rehabilitation includes

new kitchens and bathrooms, an improved front porch, and would utilize Energy Star windows and appliances. Ms. DeLong stated that the property was owned by Lazz Development and would be marketed as affordable AFFH. Answering a question from Mr. Douglas, she replied that no local municipal approvals were needed.

Mr. Sullivan explored the consequences of restricting the building to affordable housing for 50-years: if the neighborhood improves, will the rent restrictions and subsequent effect on profitability allow the owner of affordable AFFH to make improvements? Mr. Smith noted that home improvements often are an investment decision tied to the cap on the value of the house. Mr. Smith noted that an all-rental approach under the management of a non-profit could be an alternative approach. Ms. Lewy remarked that the convening of a sub-committee to discuss this policy may be in order. She cited an affordable AFFH home in Larchmont that has been a good, long-term neighbor, and noted that the affordable AFFH units are monitored, visited annually and assessed for monetary adjustments. Ms. DeLong said that the owner must also be the primary resident.

Mr. Smith made a motion to approve the Fair and Affordable Housing Funding Request for 42 First Avenue in Pelham, Mr. Douglas seconded the motion; the resolution was passed.

- D. 25 State Street, Village of Ossining – BPL10 New Homes Land Acquisition and BPL01 Housing Implementation Fund

Ms. DeLong stated that this item was not in a position to be ready for consideration by the Planning Board.

- E. Capital Project RGI03 Glen Island Bridge Rehabilitation II, Capital Budget Amendment

Ms. Flanagan presented slides illustrating the disrepair of the sidewalks on Glen Island Bridge which provides the only access to Glen Island Park and the Harbor Club, a private concession at the park. She said that a condition assessment of the bridge by the Departments of Parks and Public Works reported that in order for the bridge to remain operational, replacement and repair to its operating mechanism was required and that this was mandated by the U.S. Coast Guard. She said that the \$780,000 Capital Budget Amendment would go towards replacing and/or repairing the span of the drawbridge's sidewalk slabs and the bridge rail, the structural steel for the sidewalk and curb supports, and to painting the supporting steel. Mr. Natarelli reminded the board that this project was reviewed as part of the 2011 Capital Budget as part of an entire bridge project, and that the Department of Public Works was advancing this portion of the project, as safety necessitated immediate action.

The motion to approve the resolution to amend the Planning Board Report on 2010 Capital Projects for RG103 Glen Island Bridge Rehabilitation II was made Mr. Douglas, seconded by Mr. Lauro and approved by the board.

VIII. Matters for Board Information

A. Community Development Design Projects – Update

Ms. Lopane, accompanied by a PowerPoint presentation, said that the Design Section works together with communities to design and share services. She referenced the Centennial Plaza project in the Village of Elmsford as an example. She said that when designing Barnhart Park in Sleepy Hollow, she worked with Mr. Douglas to identify the needs of the community and designed the park to address them, including an eco-volley ball court.

Ms. Lopane referred to a slide depicting before and after images of the design project for the intersection of Main and Division Street in Peekskill. She said the sidewalk and traffic signal improvements resulted in a safer pedestrian crossing.

Ms. Lopane referenced Petrillo Plaza in Mt. Vernon and said that the design project for the third largest bus transfer point in the Bee-Line system emphasized a safe pedestrian experience. She mentioned the Village of Ossining's Engle Park at which recent improvements at the town park included a water spray and native plantings. She also spoke briefly about the two villages of Tarrytown and Sleepy Hollow that collaborated on the streetscape for Broadway. Ms. Lopane concluded with a mention of the design of the rain garden at Division Street in the City of Peekskill.

IX. Matters for Board Discussion

Ms. Lewy noted that the request for proposals for Playland Park had been posted and that she had requested that Mr. Kenner report back to the board on what role the administration would like the Planning Board to play in the review of proposals that may be submitted.

Ms. Lewy referred to the Lawrence Farms Crossway property, the site of a proposed subdivision in Chappaqua. The site is located opposite Rocky Hills, a private garden that is slated to become a County park and is owned by Henriette Suhr. Mr. DeLucia remarked that no referral has been received on this project, and that the land does not yet belong to the county. Ms. Lewy requested that information on the garden be provide to the town so as to better inform the decision-making.

X. Other Business

There was no new business.

XI. Adjournment

Ms. Lewy asked and received a motion and a second that the meeting be adjourned. The meeting was adjourned at 9:45 a.m.

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

Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, November 9, 2010

BOARD MEMBERS PRESENT:

Cheryl Winter Lewy, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Doug Hocking (City)
Susan Konig (Village)
David Menken (Town)
Clinton Smith (Town)
Neil Sullivan (City)
Bernard Thombs (Town)
John Hsu, Commissioner, Department of Public Works
Kathleen O'Connor, Acting Commissioner, Department of Parks, Recreation and
Conservation
Thomas Lauro, Commissioner, Department of Environmental Facilities

STAFF PRESENT:

Edward Buroughs, Acting Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Deborah DeLong, Director of Housing
Anthony Zaino, Director of Urban Design
Lawrence Kelly, Program Administrator
William Brady, Associate Planner
Christopher Gomez, Associate Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Mary Mahon, Senior Assistant to the County Executive
Joseph Kenner, Assistant to the County Executive
Barbara Dodds, Staff, Westchester County Board of Legislators
Rosemarie Noonan, Executive Director, Housing Action Council
William Balter, Wilder Balter Partners, Inc.

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

Ms. Lewy noted that the next Planning Board meeting is scheduled for Tuesday at 8 a.m. on December 14.

III. Adoption of Minutes

Ms. Lewy invited board member comments and corrections; none were voiced. She called for a vote to adopt the minutes of the October 5 meeting. Mr. Menken made a motion to approve the minutes, Mr. Douglas seconded. The minutes were approved by the board.

IV. Chairman's Remarks

Ms. Lewy welcomed and introduced two new members of the Planning Board: Mr. James Arndt, from the City of White Plains, and Ms. Susan Konig, from the Village of Croton-on-Hudson. Current members and staff attending the meeting introduced themselves to the new members,

V. Commissioner's Remarks

Mr. Buroughs stated that, in the past, a member of the Planning Board had served as a member of or liaison to the Westchester Municipal Planning Federation (WMPF). Currently, he said, there is no representation from the Planning Board at WMPF Board meetings and WMPF would welcome the Board's participation in an advisory capacity until such time that a position on the board opens. Mr. Buroughs said that WMPF's current President, Andrew Tung, wants to focus the organization's activities on training municipal land use board members. Programs for professional planners would best be left to the American Planning Association's NY Metro Chapter, but working in a coordinated manner of course. He noted that for this year the WMPF board has been meeting at 8:30 a.m. on the 3rd Tuesday of the month. Mr. Menken and Mr. Thombs expressed interest in participating. Ms. Lewy suggested that in order to equitably share this obligation, Mr. Buroughs should send details to all Planning Board members and seek a volunteer to attend a specific monthly WMPF meeting.

Mr. Buroughs provided information regarding the decision to end the contract between the Department of Planning and New York State to manage a Section 8 Housing Choice Voucher Program. The contract will end December 31 and will impact the current 40 employees in the Section 8 office. The State will ensure that services will continue uninterrupted and the County will support the transition by all available means. He reported that the intensive financial scrutiny performed this past year in preparation for a proposed move of the program to the Department of Social Services revealed that the costs to run the program will exceed the money received from the State by approximately \$600,000. He

noted that the overhead costs of the County are high and make it unlikely that the costs of the program could be covered by the State payments in the future. He noted that a further reduction in staff was not an option as there was too much work to keep the program operating in a professional manner for staff and the clients. He said that Westchester was one of only four counties with contracts with NYS to administer a Section 8 housing voucher program and that the majority of administrators were non-profit organizations.

VI. Referrals

- A. 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, 2010

Ms. Lewy solicited comments on the County Planning Board Referrals report. Mr. Smith asked for recusal from two referrals: Briarcliff Manor 10-002B, Zoning Text Amendment-Parking and Special Permit Uses in Retail Districts; and Yorktown 10-008, Costco Wholesale. A motion to accept the referrals report was made by Mr. Douglas and seconded by Mr. Lauro and approved by the Board.

VII. Matters for Board Action

- A. Capital Project BLA01, Village of Dobbs Ferry Waterfront Park/RiverWalk – Resolution of Support
- B. Capital Project RB162, Ashford Avenue County Road #134, Village of Dobbs Ferry – Capital Budget Amendment

Mr. Natarelli, accompanied by a PowerPoint slide show, projected Google Maps aerial view images of the Dobbs Ferry Waterfront Park area and spoke about the park redevelopment proposal that is set forth in a draft Inter-Municipal Agreement (IMA) between the County and the Village of Dobbs Ferry. Under the terms of the IMA, the RiverWalk Trailway will be extended along the Hudson River, enhancements will be made to the children's playgrounds, picnic areas, performance stage and comfort station, lighting and landscaping will be improved, and the Village will stabilize the river's shoreline. The Village will agree to operate and maintain the park. Parking spaces in the adjacent, existing Dobbs Ferry Metro-North station will be made available for the use of RiverWalk and park patrons. As part of the agreement, Dobbs Ferry will ensure the development of ten affordable affirmatively furthering fair housing (AFFH) units in the Village within a time-period to be determined prior to the signing of the IMA.

On a map of the park projected on the screen, Mr. Zaino highlighted the course of the trailway, and noted that, in the area near where the performance stage will be located, most of the existing mature trees will be retained. He stated that the \$7 million redevelopment project will be funded through several sources: New York State (\$2 million), Village (\$1 million), County (\$2 million) and a private donor (\$1 million). He added that the donor has

agreed to contribute up to an additional \$0.5 million as a match to funds raised through public contributions.

Mr. Natarelli said that, as part of the IMA, the Village will agree to maintain the 1.17 mile section of Ashford Avenue (Country Road 134) between Broadway and the Village of Ardsley line. Ms. Lewy remarked that this \$350,000 capital budget amendment will provide for reimbursing the Village for the cost of resurfacing the road so that it will be transferred in good condition to the Village.

Mr. Thombs inquired if the planned improvements to the park included emergency call boxes. Mr. Zaino answered no but agreed that it was a good idea to address this safety issue and said that the County could work with the Village to identify the need for this feature. Answering a question from Mr. Hocking, Mr. Natarelli said that the Village owns the parkland and that the County will obtain an easement over the park and RiverWalk.

A motion to approve the resolution to amend the Westchester County Planning Board Report on 2010 Capital Project Requests to include recommending an additional sum of \$350,000 to fund the design and resurfacing of Ashford Avenue in the Village of Dobbs Ferry was made by Mr. Menken, seconded by Mr. Smith and passed by the board. Mr. Douglas abstained from the vote.

A motion to approve the resolution to recommend funding \$2 million of the costs for the RiverWalk improvements in the Village of Dobbs Ferry Waterfront Park through the Legacy capital project was made by Mr. Hocking, seconded by Mr. Arndt and passed by the board. Mr. Douglas abstained from the vote.

C. Palmer Avenue, Village of Larchmont – BPL50 Fair and Affordable Housing Fund and BPL10 New Homes Land Acquisition

Accompanied by a PowerPoint slideshow, Mr. Kelly spoke about the affordable AFFH ownership condominium development planned for a site in the Village of Larchmont. Two three-story buildings will be built. They will be comprised of 10 one-bedroom units, averaging 817 square feet, and 41 two-bedroom units, measuring between 1,119 and 1,621 square feet. All units will be affordable to families at-or-below 80% of the Westchester County Area Median Income and will remain affordable for 50 years. The selling prices will range from \$155,000 to \$241,200.

Mr. Kelly said that although all 51 units are affordable housing, only 46 of the units will be eligible under the criteria for affordable AFFH of paragraph 7(a) of the Stipulation and Order of Settlement and Dismissal. The five non-eligible units were required to be affordable under the terms of the Village's grant of site plan approval which predated the Settlement. At that time, the other 46 units were proposed to be sold at market-rate.

Mr. Kelly stated that the development, located adjacent to I-95 and near a Metro-North station, will be within walking distance of shopping and the Bee-Line transit service on Palmer Avenue. The development will become part of the existing residential corridor of condominium and co-op buildings.

Mr. Kelly said that Wilder Balter Partners, Inc. would be the developer for the project. He reported on the breakdown of the total \$19,986,397 funding for the project: \$ 6,965,000 of County Fair and Affordable Housing (FAH) funds; \$266,667 in County New Homes Land Acquisition (NHLA) funds; \$ 1,025,000 from HOME funds; \$2,040,000 from the NYS Affordable Housing Corporation; and \$10,981,400 in sales revenue and down payments.

Mr. Douglas asked why CDBG/FAH funds were used in lieu of Housing Implementation Funds (HIF). Mr. Kelly replied that this funding route requires less “red tape” and made the bidding process easier. Mr. Douglas inquired if the CDBG/FAH funds allocated were part of the United States Department of Housing and Urban Development’s (HUD) three-year award cycle. Ms. DeLong replied no. She clarified that the CDBG funds to be used were those allocated under the Stipulation and Order of Settlement and Dismissal and are in a special account to be used for FAH. Ms. Drummond concurred and stated that no “regular” CDBG funds will be allocated for this project.

Answering a question from Ms. O’Connor, Mr. Kelly said that the Village of Larchmont acceptance of the project was positive. Ms. Lewy noted that this project, already approved by the Village, never went to construction as a market rate development due to the downturn in the economy and so was now being adapted to affordable AFFH home-ownership without any change in the approved site plan. Mr. Balter, answering a question from Ms. O’Connor, stated that the estimated time for the project’s completion was from one-year to 14 months. Ms. Lewy also noted that the development of this complex as affordable housing would address the Village’s obligation under a Legacy IMA to ensure the development of affordable housing.

Ms. Lewy suggested an amendment be added to the resolution stating that the development would be constructed in accordance with the Village’s site plan approval. Mr. Douglas agreed that this should be added, and this change was made.

Mr. Douglas made a motion to amend the Planning Board report on the 2010 Capital Project Requests and to recommend providing \$5,993,000 (FAH and NHLA) financial assistance to support the Palmer Avenue housing development. Mr. Smith seconded the motion and it was passed.

D. Affordable Affirmatively Furthering Fair Housing Units Model Ordinance Provisions

Mr. Buroughs remarked that, in February, the Planning Board acted to endorse model zoning ordinance provisions to advance fair and affordable housing and inclusionary zoning and to recommend consideration and adoption of these provisions by Westchester municipalities. He noted that the provisions that the Planning Board endorsed were included in the first version of the Housing Settlement Implementation Plan, as required by the Stipulation and Order of Settlement and Dismissal. Since that time, he reported, the model provisions have been revised at the direction of the federal monitor overseeing the housing Settlement and that on October 25 the monitor approved the model provisions as they appear in the August 9, 2010 version of the Implementation Plan.

Mr. Buroughs noted that many Westchester municipalities already have affordable housing zoning provisions and that these model ordinance provisions are intended to serve more as a checklist of what every local ordinance should address or include. Each municipality will be encouraged to review their code against this checklist and to make revisions as needed. He said that it is critical that municipalities delete references in their zoning code that provide preferences for the selection of residents for affordable housing. He added that there may be one exception if a solid basis could be established to identify a diverse local workforce which could then be targeted for a small percentage of affordable AFFH units.

Mr. Sullivan commented on the provision for local employees and thought that should be a reasonable exception to preferences. Mr. Douglas agreed but noted the difficulty in identifying the characteristics of diversity necessary for the preference to be established. Mr. Douglas advanced a discussion on the 50-year minimum term for affordable AFFH restrictions and commented that when considering the length of this term, a differentiation should be made between multi-family buildings and two-family homes; he noted that a 20-year term for a two-family dwelling would be more practical. Mr. Buroughs stated that the 50-year term of affordability for the 750 units required under the Stipulation and Order of Settlement and Dismissal is specifically required by that document. Ms. Lewy requested that a copy of the minutes, which will reflect this concern, be given to the monitor.

A motion to endorse the *Westchester County Affirmatively Furthering Fair Housing Units Model Ordinance Provisions* as set forth in the *Westchester County Fair and Affordable Housing Implementation Plan* dated August 9, 2010, was made by Mr. Hocking and seconded by Mr. Sullivan and approved by the Board. Mr. Arndt and Ms. Konig abstained from the vote. Ms. Lewy noted that the resolution specifies that this action supersedes the February action of the Planning Board.

VIII. Matters for Board Discussion

A. Calendar for 2011 meetings of the Westchester County Planning Board

Ms. Lewy reviewed the meeting dates for the 2011 Planning Board meetings. The board members agreed to meet on Tuesdays at 8:00 a.m. on: January 4, February 1, March 1, April 5, May 3, June 7, July 12, August 2, September 6, October 4, November 1, and December 6.

B. Stipulation and Order of Settlement and Dismissal – Update on Implementation Plan

Ms. Mahon updated the Board on the County's progress on the Implementation Plan for the housing Stipulation and Order of Settlement and Dismissal. She said that there is a difference of opinion between the monitor and the County about the timing for determining the eligibility of existing housing units that are to be made affordable. The issues arose, she reported, over the status of a 99-unit development for which the period of affordability is soon to expire. The County has proposed contributing toward the rehabilitation of the units, contingent on the placement of a new 50-year period of affordability. She said that the monitor would disqualify all units now occupied until such time as they were vacated and occupied by new residents selected through an affirmative marketing plan. Ms. Mahon noted that this approach would prevent the use of public funds as the housing would not be

considered AFFH units at the time the financing is required and needed. The issue remains under discussion.

Ms. Mahon said that the monitor, Mr. Johnson, is committed to working out differences in a collegial way and that continuity has been established with his team of two associates. She noted that working with the monitor's consultants, the Pratt Land Use Center, has at times slowed the process with academic discussions. She categorized Mr. Johnson's approach as focused on the opportunity to change land use legislation in Westchester and achieving the "spirit" of the Settlement; she noted that the County is concerned with the nuts and bolts of "getting things built."

Ms. Mahon reported that she and Deputy County Executive Kevin Plunkett met with Brian Lawlor, Commissioner, NYS Division of Housing and Community Renewal (DHCR), for advice and assistance. She noted that, because the tax credit market was strong, banks are willing to invest in affordable housing properties. She said municipalities have indicated a willingness to work with the County to develop affordable AFFH, and that applying the model ordinance provisions to municipal zoning codes is an important step.

Ms. Mahon stated that the County was waiting for the monitor to approve the marketing plan to promote affordable AFFH and that this authorization was needed prior to taking the next step, to possibly retain an outside advertising agency. She commented that the absence of finality slows progress and that the challenge for the County is to get speedy answers on projects, such as what the definition of a unit is so as to resolve the eligibility of Single Room Occupancy (SRO) housing.

Mr. Thombs inquired if a possible change in the administration at HUD will alter the situation. Ms. Drummond said that change was likely at the state level, not at the federal, and that she thought an internal exchange of ideas between HUD attorneys and HUD program staff would be beneficial. Ms. Mahon concluded by saying that the tone of the dialogue between the monitor and the County was good, as was the opportunity of keeping the conversation moving forward.

C. Online Central Intake System

Ms. Drummond informed the Board about the County's new affordable AFFH online central intake system for homeownership opportunities. Visitors to the Interest List Sign-Up page on westchestergov.com enter contact information; household information (such as number of persons and children in the household, annual household income); race and ethnicity information; indicate their geographic area of interest and their need for access to public transportation. They then receive informational updates by e-mail about affordable AFFH, and are placed on a list to be contacted by developers and not-for-profit agencies about available units that meet their criteria. They also are advised of homeowner counseling and education programs. She said that a lottery, run by the developer or a certified counselling agency hired by the developer, will select the eligible applicants for the homeownership opportunity.

Ms. Drummond said that analysing the data collected from the intake system will give the County a sense of what markets they are reaching and serving. She said that 99 households completed the form in the first week. She broke down the data for 129 responders: 25 live in one of the five New York City boroughs, two live outside of New York State, 75 live in Mt. Vernon or Peekskill, and 25 are from eligible communities such as Larchmont and Bedford. She stated that as of October 26, 267 households had registered on the intake system, that one press release was publicly issued and was e-mailed to the department's not-for-profit list-serve, and that more marketing was planned at the time when more units are ready to be offered.

Ms. Drummond noted that the marketing outreach for affordable AFFH units must reach the demographic segments of the population that are absent from the two-mile area surrounding the development's location.

Mr. Sullivan expressed concern that the broad outreach could solve the housing problems of geographic areas located outside the county and was not focused on Westchester. Ms. Drummond said that the marketing outreach to a wide area complied with fair-housing laws. Mr. Thombs remarked that he thought the intake system was groundbreaking. Ms. Lewy inquired about the ease of finding the system when utilizing a Google key-word search. Ms. Drummond remarked that future plans for the intake system call for it to be more map-based, and to offer more extensive information with data-layers, and to also address rental units. She stated that the system assured developers that resident-buyers were available for the affordable AFFH that they build.

D. Westchester 2025 – Current Projects (Presented after IX. A.)

Accompanied by a PowerPoint presentation, Mr. Brady and Mr. Gomez updated the Board on the department's recent actions on the Planning Board's *Westchester 2025* project. Mr. Brady said that the build-out and vision plan outreach for all 43 municipalities is scheduled to be completed in 2011. Referring to aerial view maps of Mamaroneck, he visually indicated the potential build-out under current zoning, sequentially illustrating and layering on the map the parcel data of potential residential and non-residential units and underdeveloped areas. Projecting a slide of the older Patterns Map, he superimposed the updated Vision Plan, with detailed data such as Gross Residential Density (GRD) and Floor Area Range (FAR). Ms. Lewy remarked that the next *Westchester 2025* work product to be addressed is an update of the Patterns Map. Mr. Gomez said that, due to the benefit realized from digital tax parcels, data such as lot sizes and building footprint sizes can be accessed and layered to create a parcel-based map. He said that it is now possible to analyze existing GRD and FAR to determine if parcels are consistent to the recommendations of Patterns.

Mr. Brady reported that the timeline for deliverables had been slightly revised and showed a slide that indicated that the review of the Vision Plan with the Planning Board and with the County Executive's office is planned for late 2011 and that a public presentation of the plan was targeted for 2012.

Mr. Brady suggested reconvening “brown-bag lunches” to provide information and discussion on *Westchester 2025* for local planners; he said he would like to work with the Planning Board to arrange this.

Ms. Lewy asked if the Westchester 2025 Web site was up-and-running. Mr. Brady answered that many pages were still off-line but that the Department of Information Technology (IT) was giving full attention to remedy this. Mr. Natarelli added that the department meets with IT every two weeks on this matter.

IX. Matters for Board Information

A. U.S. Departments of Housing and Urban Development and Transportation
Sustainable Communities Regional Grant Program

Mr. Brady said that the Sustainable Communities Regional Grant Program was a mammoth project that encompasses New York City, and areas of Connecticut, Long Island and Westchester. He said that although cities in the county are participating, that the County is not. He said, as part of this grant project, a regional analysis of impediments (AI) for fair housing will be developed to supplement the quarter-million dollar AI completed by the County. He remarked that the \$3.5 million federal grant is seed money in anticipation that more grants would be forthcoming. He added that a special work group may be created of representatives of municipalities along the Cross County Parkway corridor plus New Rochelle.

B. Tappan Zee Bridge/I-287 Corridor Project

Ms. Lewy noted that the two final design options for the Tappan Zee Bridge replacement were recently published in the newspaper but that no funding source exists for this project. She said that, in order to move things forward, there was a push to separate the rail component from the plans for the bridge and bus rapid transit. The draft environmental impact statement is still under development.

X. Other Business

There was no new business.

XI. Adjournment

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