

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, January 8, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

James Arndt (City)
Dennis Starr (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Deborah DeLong, Director Program Development
Anthony Zaino, Director of Urban Design
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Tracey Corbitt, Principal Planner
William Brady, Associate Planner
Paul Gisondo, Associate Planner
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Katherine Eisenman, Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Assistant to the County Executive
Christopher Crane, Assistant to the Board of Legislators
Betty Cheteny, City of White Plains Planning Commissioner
Betty Ming Liu, Reporter, Newsday
Lee Ellman, Director of Planning, City of Yonkers

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I. Call to Order

The meeting was called to order at 8:05 a.m. by Jeremiah Lynch.

II. Chair's Remarks

Mr. Lynch remarked that County Executive Robert P. Astorino asked him to serve as Chair of the Westchester County Planning Board and that he had accepted. He noted that the election of the Vice Chair was on the agenda for this meeting and that he will rely on the Vice Chair to fill in for him on meeting dates he may be unable to attend.

Mr. Lynch said that the order of the items on today's agenda had been revised from the initial draft agenda that was distributed at the request of Commissioner Buroughs. He noted that this was his third time attending a Planning Board meeting and that he was glad that he would have the opportunity to learn more about members when they shared their backgrounds later in the meeting.

III. Meeting Dates

The next meetings of the Planning Board will be held at 8:00 a.m. on Tuesdays, February 5, March 5 and April 2.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the December 4, 2012 minutes. Mr. Lauro noted that a quote on page nine should be attributed to Mr. Douglas. Mr. Schoenfeld noted a typo on page four.

A motion to approve the December 4, 2012 minutes with the corrections was made by Mr. Douglas, seconded by Mr. Schoenfeld and approved by the Board.

V. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

- November 16, 2012 through December 15, 2012

No Referrals of Interest were reported.

Mr. Douglas requested an update on the status of the Affirmatively Furthering Fair Housing project, Chappaqua Station Apartments, referral NWC 12-002C. Mr. Schoenfeld noted that he had previously expressed his concerns about this affordable housing project and had noted that the location of this project was not ideal, that it was a small sized property and the building was a tight fit. Mr. Herbert stated that no comments were made on the height of the

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four-story building because no variance was needed as the project met the zoning code criteria. He remarked that the building is designed so that the main entrance for pedestrians lines up with the Route 120 Bridge. Mr. Douglas noted that the referral letter only comments on the lead agency status.

Mr. Schoenfeld recused himself from the vote on the HAR 12-002 referral, PepsiCo, Inc and Davlyn Realty Corporation, in Harrison. A motion to approve the referrals report of November 16, 2012 through December 15, 2012 was made by Mr. Douglas, seconded by Mr. Lauro and approved by the Board.

VI. Matters for Board Action

A. Election of the Vice Chair

Mr. Lynch noted that many serving on the board were new and that Mr. Douglas, the current Vice Chair, has served on the board for many years. He asked for nominations for the Vice Chair position.

A motion to nominate Mr. Douglas for another one-year term as Vice Chair of the Planning Board was made by Mr. Lauro, seconded by Ms. O'Connor and approved by the Board.

B. BPS21 Replacement Vehicles – Amendment of the Planning Board Report on the 2013 Capital Project Requests

Mr. Hoffmeister stated that the County Executive will submit legislation to the County Board of Legislators to authorize an amendment to the 2013 Capital Budget to fund an appropriation of \$595,000 for a new Capital Project, BPS21 Replacement Vehicles. The request is for the replacement of 15 Department of Public Safety (DPS) patrol vehicles. Initially proposed to be funded from the operating budget, it was determined by the Budget Director that the vehicles are more appropriately funded through the capital budget.

Mr. Hoffmeister noted that the vehicles need to be replaced due to their mileage and operational condition. He said that the cost for each vehicle is \$31,000 (\$465,000 total) and that an additional \$14,000 is being requested for the purchase of computer/video systems for eight of the vehicles (\$112,000 total) plus an additional \$18,000 for vehicle equipment.

Mr. Hoffmeister, answering a question from Mr. Lynch, stated that the need for replacing the vehicles was not related to Superstorm Sandy, but was due to the normal wear-and-tear on the vehicles over time. Mr. Natarelli, responding to a question from Mr. Sullivan, said that the project did go out for competitive bid.

Mr. Lynch asked why this allocation was not part of the DPS budget. Mr. Douglas said the interest accrued through the Capital Budget is small and so there are likely dollars saved by including it there. Mr. Lynch asked if this is a common procedure or an anomaly. Mr.

Hoffmeister stated that heavy equipment is often purchased through the Capital Budget. Answering a question from Mr. Sullivan, Mr. Pisco said that County law requires the old vehicles to be sold at auction. Mr. Pisco noted that a good price was often realized from these sales.

A motion to approve the resolution to amend the County Planning Board's Report on the 2013 Capital Project Requests to include the report for the new Capital Project BPS21 Replacement Vehicles was made by Mr. Schoenfeld, seconded by Mr. Pisco and approved by the Board.

VII. Matters for Board Information

A. Repurposing the I-287 Corridor – Existing Conditions

Ms. Corbitt, accompanied by a PowerPoint slideshow, reported on a New York Metropolitan Transportation Council (NYMTC) charette on Re-Purposing the I-287 Corridor that staff had recently participated in. She said that there was a wide representation of participants – planning and municipal officials from several municipalities, building owners, business owners and developers – in attendance. She said that the role of the Department was to speak about the existing condition of land along the corridor and, in particular, the stretch in Harrison and White Plains known as the Platinum Mile.

Ms. Corbitt noted that the area divided by Interstate 287, which is the only major east-west road in Westchester, encompasses three watersheds, two ridgelines and six rivers - the Pocantico, Saw Mill, Bronx, Mamaroneck, Blind Brook and Byram - some with significant flooding. She reported that I-287, with about 155,000 vehicles daily, is the highest traveled road in the county. She said that trucks comprise about 5.8% of the total traffic. Mr. Lynch inquired what the repercussions are to truck drivers who drive into a bridge overpass. Ms. Corbitt said that it is a traffic violation. Mr. Lynch stated that, as this accident occurs often, a stronger impediment should be considered.

Ms. Corbitt showed slides of the Platinum Mile area as it developed overtime - from 1940 until 2000 - and illustrated how traffic has increased over the years. A “development along the corridor” slide was color-coded to indicate the type of land use: commercial, private schools, manufacturing, office buildings, residential, etc. She noted that high vacancy rates are a major issue in the older office parks and cited the introduction of new uses such as Fordham University, multi-tenanted conversions of single-tenant buildings, tear-down and replacement with a recreation center and additional hotels.

Mr. Brady spoke next about adapting underutilized office parks through mixed use zoning; incorporating residential and retail. The office parks lend themselves to repurposing as they are already zoned for high density development and have existing infrastructure and parking. He showed an aerial view slide of the Tarrytown Corporate Center which incorporated possible residential buildings and new roads. He said that the addition of sidewalks, transit

and shuttle buses to improve connectivity could make a re-use project pedestrian friendly and workable.

Mr. Brady said that generic SEQR reviews on zoning amendments could speed up the approval process for future developments. He listed zoning tools to encourage mixed use development: addressing office park repurposing in comprehensive plans, including adequate building heights and flexibility in zoning codes, offering a density bonus, providing for affordable housing and encouraging green infrastructure standards.

Mr. Lynch asked if the mixed-use Ridge Hill development in Yonkers was successful. Mr. Herbert noted that the County Planning Board had reviewed this project in 2005 and had expressed concerns. He said the apartments in the first of four residential towers were expensive and not selling quickly. Mr. Herbert stated that a hotel, originally proposed for the site, may be built in the future in place of one of the residential towers.

Mr. Rosen requested that examples and case studies of successful mixed-use, repurposed projects be presented to the board. Ms. Corbitt cited Pleasantville's Readers Digest site as a local example, not yet built. Mr. Zaino noted that there was significant community resistance to this zoning change in New Castle.

Mr. Douglas remarked that the repurposing discussion may run counter to the direction of *Patterns* and *Westchester 2025*, as both focus on developing existing centers, not creating new ones. Mr. Lynch noted that young people today like the Manhattan model; they want to live close to their workplace in a walkable community and noted that in order for developments to succeed they need to be located near to transit. Mr. Natarelli said that new, smaller centers within corridors would need to be linked by mass transit. Ms. Cheteny stated that big box retail stores placed along corridors would be competitive with downtowns and would be resisted by nearby residents who may be comfortable with quiet office parks but not comfortable with other uses if amenities open to all were not provided so it would have a community feel.

Answering a question from Ms. Hasbrouck about the sequence for achieving mixed-use developments, Mr. Brady said that zoning codes first need to be adjusted to allow for mixed-use. Board members discussed the pros and cons of medical uses in office parks. Mr. Buroughs noted that, to date, single-owner sites such as large malls have been most successful in conversions because there is one property owner. He noted that this program was part of a continuing effort to bring together many parties with different interests and many adjacent communities to discuss common problems.

B. City of Yonkers Waterfront Development Activity
(Presented after Planning Board Member Introductions)

Mr. Herbert, illustrating his talk with PowerPoint slides, reported on recent referrals to the Planning Board on developments in the downtown and waterfront of the City of Yonkers. He

noted that that the “daylighting” of the Saw Mill River has been a catalyst for development in the city’s downtown and gave a brief overview of some of these projects.

One 23-story building project, Yonkers Rising, is comprised of 233 apartments with ground floor retail and office space. The building is located close to the Metro-North train station and has an automated parking garage. Mr. Herbert said that the Buena Vista Teutonic Hall development has evolved from the point in time the referral was first submitted. The plans were for a 25-story, 412-unit apartment building which would include 20% affordable units, a mechanized 540 space parking garage, a hydroponic rooftop garden, the rehabilitation of three existing multi-family buildings and the retention of the front façade of a the historic Teutonia Hall building. He noted that the comments in the response to the referral said the 337.5-foot height of the building may be too high in the context of the location. He noted that the adjacent Trolley Barn Loft building was open and renting.

Mr. Herbert spoke about the Yonkers SFC project, three sites on 28.8-acres:

- (1) Palisades Point, 436 units in two 25-story towers (and 5-story low-rise wings) with 8,700 square feet of retail and/or professional office space on 5.8-acres on the waterfront. The plans for this parcel include public open space and a RiverWalk segment, 670 parking spaces, and a new vehicular bridge over the Metro North tracks. The project has been scaled back since its 2005/2006 review; no precise details are available.
- (2) River Park Center, three sites on a total of 13-acres: Palisades Center Office Building, Government Center and Chicken Island.
The Chicken Island site plans are for an 11-story podium building and two 500 foot tall towers with plans for retail space, a restaurant, a movie theater, office space, 2,550 parking spaces and a 6,500-seat rooftop ballpark.
- (3) Cacace Center, a new 190-foot building comprised of 150-room hotel and 150,000 square feet of office space, a new 1,349 space public parking garage and a new headquarters for the Fire Department, all on 4.3-acres. The existing Cacace Justice Center Building will remain.

Mr. Herbert reported that the Planning Board had just received a referral for Hudson Park III, and that he had not yet reviewed the proposal. The plan calls for a new 23-story building with 223 apartments located on the waterfront and for a 160-space expansion of the parking garage. The site is adjacent to the County sewage pump station and would include a segment of RiverWalk.

Mr. Herbert mentioned another new proposal for Yonkers, the Glenwood Power Station. He said the current proposal calls for the reuse of the building as a convention center with hotel rooms and meeting rooms inside the two distinctive towers.

VIII. Planning Board Member Introductions

(Presented after Repurposing the I-287 Corridor – Existing Conditions)

Mr. Buroughs noted that for the first time in many months, the board has a full membership of 12 – nine appointed by the County Executive and three County commissioners who serve as voting ex-officio members. He said that as the majority of the board now consists of relatively new members, a few members have suggested that the board spend a few minutes with informal personal introductions. To that end, Mr. Lynch requested each member to take a few minutes to provide information on their background and interests that will help all members better understand the resources on the board.

Mr. Lynch said that he resides in the Village of Pleasantville, was a trustee of that village for six years and the Deputy Mayor in his last year served. His is currently a tax consultant in a New York firm that provides services to Fortune 1000 companies. He stated that keeping jobs in New York State is a pressing issue for him.

Ms. Hasbrouck said that she resides in the Town of North Castle and has worked in the title insurance business for the past 12 years.

Mr. Rogan said that he has lived in the Village of Port Chester for 18 years and is a mechanical engineer with decades of experience in design, construction administration and project management.

Mr. Rosen said he has lived in the unincorporated part of the Town of Mamaroneck for 10 years. He served as a Lieutenant Colonel in the army and has been in the private sector for 15 years.

Mr. Schoenfeld said he lives in Chappaqua in the Town of New Castle and is a partner in a New York City law firm. He stated that he is glad to serve on the board as it allows him to give something back to the county and his community.

Mr. Sullivan stated that he has lived in the City of Yonkers for 26 years. Prior to his stint on the Planning Board (beginning in 2008) he served for a decade on the Yonkers Zoning Board of Appeals. He has been a professor in the School of Public Affairs at Baruch College, City University of New York for over 30 years. Mr. Sullivan has a strong interest in baseball and has written several books on the topic.

Mr. Pisco, also a mechanical engineer, said he has served as Commissioner of Public Works and Transportation for one year. Prior to this, he worked in the private sector.

Ms. O'Connor stated that she grew up in Westchester and has lived in Valhalla in the Town of Mount Pleasant for 32 years. She has worked for the County for 30 years and is currently the Commissioner of Parks, Recreation and Conservation.

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Mr. Lauro, the Commissioner of Environmental Facilities, has a degree in Civil Engineering and a Masters in Environmental Facilities. He has lived in Westchester since 1975 and has worked for the County since 1980.

Mr. Douglas stated that he lives in the City of Peekskill. He has 35 years of experience in municipal government - as Village Administrator for Sleepy Hollow and as Director of the Department of Planning and Development for Peekskill. He was appointed to the Planning Board in 1999. He said he has worked throughout the years with the talented staff of the Planning Department on many projects.

Mr. Buroughs, Commissioner of the Department of Planning, noted that he is not a member of the Planning Board. He said he has resided in Westchester since 1980, working as the planner for several towns. He has been with the County since 1994. He remarked that the Department and the board have always aimed to augment and add value to the municipal planning process. He noted that County involvement and outreach in work projects such as *Westchester 2025*, the I-287 Corridor/Transit Oriented Development and through referral response letters provide important and valuable data to Westchester's communities.

As they were not present, Mr. Lynch requested that staff provide background information for Mr. Starr and Mr. Arndt. Ms. Brief reported that Mr. Arndt, who also serves on the Housing Opportunity Commission, lives in the City of White Plains and is the director of a flagship retail store. She said that Mr. Starr lives in the City of New Rochelle and has been a NYS licensed real estate agent for 20 years. He founded Razamataz! Events Unlimited, a New York based management and marketing company.

VIII. Matters for Board Discussion

A. Planning Department Work Program

Due to time constraints, Mr. Lynch said that this item would be held to the February meeting.

X. Other Business

There was no other business to present.

XI. Adjournment

The meeting adjourned at 10:05 a.m.

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John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Jay Pisco, Commissioner, Department of Public Works and Transportation
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities

BOARD MEMBERS ABSENT:

Holly Hasbrouck (Town)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Edward Burroughs, Commissioner
Norma Drummond, Deputy Commissioner
Deborah DeLong, Director Program Development
Anthony Zaino, Director of Urban Design
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
William Brady, Associate Planner
Kim Holland, Program Administrator
Lawrence Kelly, Program Administrator
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Katherine Eisenman, Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Assistant Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Assistant to the County Executive
Christopher Crane, Assistant to the Board of Legislators
Erik Kaeyer, KG & D Architects
Russell Davidson, KG & D Architects
Dr. Joseph Hankin, President Westchester Community College (WCC)

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Pat D'Imperio, Vice President and Dean of Administrative Services, WCC
Dr. Joanne Russell, Vice President and Dean of Academic Affairs, WCC
Dr. Marge Glusker, Vice President and Dean of Continuing Education, WCC
Tony Scordino, Vice President of Information Technology, WCC
Mario Cavalli, Controller and Director of Fiscal Operations, WCC
Kevin Garvey, Director Physical Plant, WCC
Robert Cirillo, Superintendent of Buildings and Grounds, WCC

I. Call to Order

The meeting was called to order at 8:05 a.m. by Mr. Lynch.

II. Chair's Remarks

Mr. Lynch opened the meeting, welcomed the guests from Westchester Community College and announced the next meeting dates for the Planning Board.

III. Meeting Dates

The next meetings of the Planning Board will be held at 8:00 a.m. on Tuesday, March 5, April 2 and May 7.

IV. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the January 8, 2013 minutes. Mr. Schoenfeld noted that, on page seven, the word New Castle should be corrected to North Castle.

A motion to approve the January 8, 2013 minutes after corrected was made by Mr. Douglas seconded by Mr. Schoenfeld and approved by the Board. As Mr. Arndt and Mr. Starr did not attend the January 8 meeting they abstained from the vote.

V. Matters for Board Discussion

A. Westchester Community College – 2013-2014 Proposed Capital Budget

Mr. D'Imperio presented a PowerPoint slideshow to illustrate his report on Westchester Community College's (WCC) 2013-2014 Capital Budget funding requests for two projects:

1. WCC-99 Roof Replacement-Variou Buildings, \$1,068,000 (\$8,722,000 total)
2. WCC-80 Planning Studies, \$75,000 (\$375,000 total)

Mr. Garvey stated that the roofs of various buildings on campus are at the end of their useful lives and will be in need of replacement. He said that replacement of the roofs prior to their

failure is more cost effective, as it curtails leaks, rotting and the resulting structural damage, and that the replacement of the roof of Hartford Hall is scheduled for the 2013-2014 budget year.

Mr. Garvey said that WCC usually requests \$75,000 annually to collect the funds needed to conduct the feasibility studies that assist in the planning and development of the college's Capital Projects. In 2013-2014, the college would use these funds to hire a consultant to conduct a study to assess the infrastructure and structural capabilities of all buildings on the main campus, and would determine each building's suitability for solar power technology and the cost impacts of the solar power installation. He noted that campus-wide solar technology is part a WCC's initiative to reduce the college's carbon footprint and the demand for electrical power from public utilities.

Mr. Garvey also stated that funds would go towards conducting a survey to investigate the best way to preserve the trees on campus and to develop recommendations for new plantings of native tree species. He said that recent major storm events had caused severe damage to the campus tree population and that falling trees had damaged campus buildings.

B. Westchester Community College – Facilities Master Plan 2012

Mr. Garvey remarked that the Master Plan was developed to define the pattern of future growth for WCC. He said that the 2012 plan was created over a four-year period, from 2008 to 2012, and the enrollment projections in the plan have been lowered and the space projections re-forecast based on more current enrollment figures.

Mr. Lynch asked about the trend for enrollment at the college. Mr. D'Imperio said that the recent slightly lower student enrollment number is the result of an adjustment to the historically high student enrollment in recent years. Mr. Davidson noted that college enrollment usually increases when there is a downturn in the economy.

Mr. Davidson, illustrating his talk with a PowerPoint slideshow, said that the full time enrollment (FTE) number drives the college's building space needs. He said that the square footage needed for buildings is determined by multiplying the conservative number of 32 with the FTE number.

Ms. Glusker, answering a question from Mr. Lynch, said that only a small percentage, around 15%, of classes are offered online and there were only moderate plans to expand online classes. Mr. D'Imperio spoke to the distinction between online education, which augments the onsite classroom experience, and distance learning. Mr. Davidson stated that

online classes will not greatly diminish the need for more space on campus for face-to-face interaction.

Mr. Kaeyer presented an overview of the Master Plan for the future development of WCC's facilities. The plan encompasses projects that will likely come before the Planning Board for review and for consideration for inclusion in the capital budget. He said that the timeframe for design and construction is three-years. He cited the three components of the plan: major construction (\$76M), site development (\$8.5M) and infrastructure (\$19M).

Mr. D'Imperio, answering a question from Mr. Lynch, replied that WCC receives 50% of its funding from New York State and 50% from Westchester County and that WCC pays the County's debt service. He said that the college has a very successful private foundation that raises capital funds to lessen the public cost. Answering a question from Mr. Lynch, Mr. D'Imperio replied that the college does look for, apply for and sometimes receives grant funding.

Mr. Kaeyer reported that the four major construction projects (\$76M total) in the plan are: (1) the Technology Building – a 36,400 square foot 2-story addition to the south and east sides (\$25.7 M); (2) the Health Science Building – a 17,000 square foot one story addition to the front of the building (\$14.2 M); (3) the Administration Building – a 11,000 square foot 2-story addition to the south side (\$8 M); and (4) the Classroom Building – 35,000 square foot 3-story addition (\$27.6 M). In addition, a new 11,000 square foot Maintenance Facility (funded in the 1999 Facilities Master Plan) would be constructed. He said that the addition of a parking structure had been considered but was not part of this financial model. Mr. Garvey stated that WCC wants to conduct a study of the Valhalla Campus' parking and transportation needs to gather the information needed to form a transportation and parking plan. The parking solution may be better management, not new construction.

Mr. Kaeyer reported that the Classroom Building 3-story addition would provide many classrooms, seminar space, office space for the faculty and a student commons on the third floor. The addition to the Technology Building would provide for labs, classrooms, seminar and office space and a student commons. The addition to the Administrative Building would include three conference rooms and 30 office spaces. The Health Science Building addition would provide classrooms, eight faculty and four support offices, four labs and a student commons and lounge.

Mr. Kaeyer stated that a high level of sustainability was integrated into the plans for WCC and the college strives to achieve the US Green Building Council silver LEED level. He

said that the reluctance to pave additional “green” areas of the campus was what led to the concept of a multi-level parking structure, as this would create a smaller footprint.

Mr. Kaeyer reviewed a spreadsheet that illustrated the cost for the phases of the ten-year plan, and noted that construction cost escalation was incorporated into the plan each year. He showed a slide of a circle graph that indicated the percentage breakdown of the costs in the Facilities Master Plan’s 10-year timeframe: 65% for new construction, 14% for site work, 12% for infrastructure, 8% for roofing and 1% for renovation.

Answering a question from Mr. Zaino, Mr. Kaeyer responded that he was using the term “site work” to apply to the work outside a building’s perimeter and the word “infrastructure” to apply to the systems, such as electrical and plumbing, that are inside the buildings.

Mr. Douglas asked why parking decks were considered but not included in the funding request. Mr. D’Imperio replied that they were too expensive to build. Mr. Kaeyer noted that New York State does not fund parking. Mr. Natarelli inquired if the campus’ traffic patterns had dispersed since the Gateway Building’s opening. Mr. Garvey said that they had. Answering a question from Mr. Sullivan, Mr. Kaeyer replied that the campus was not large enough to merit a tram system and that a bus connection from campus to the Metro-North train station in Valhalla would be more useful.

Answering a question posed by Mr. Starr, Mr. D’Imperio replied that annual student tuition for WCC is \$4,280.

Mr. Harkin, responding to a question from Mr. Douglas, said that the 2013-2014 funding plan for the satellite campuses is still in development and that the relocation of the Mount Vernon campus will not have any Capital Budget implications.

Mr. Buroughs reported that the County Charter charges the Planning Board to make recommendations on the physical impacts of Capital Project requests. He said that staff would review both the WCC’s proposed Capital Budget requests and the Master Plan and present recommendations at the March meeting for board members to consider adopting.

VI. Commissioner’s Remarks

Mr. Buroughs said that he would tie his comments into his presentation of the work program.

VII. Referrals

A motion to approve the referrals report of December 16, 2012 through January 15, 2013 was made by Mr. Douglas, seconded by Mr. Schoenfeld and approved by the Board.

VIII. Matters for Board Action

- A. BPL50 Fair and Affordable Housing – Amendment of the Planning Board Report on the 2013 Capital Project Requests to include The Mews at Baldwin Place Phase II, Town of Somers

Mr. Kelly, illustrating his report with a PowerPoint slideshow, spoke about the The Mews at Baldwin Place Phase II (The Mews II), a proposed affordable and affirmatively furthering fair housing (AFFH) development in the Town of Somers on a 7.7acre site bordering the south side of US Route 6. He said the housing would be developed by Kearney Realty and Development Group, Inc. in conjunction with the non-profit agency Housing Action Council. He noted that the adjacent Mews Phase I is completed and currently provides AFFH for seniors.

Mr. Kelly stated that funding for The Mews II would consist of a \$1.450 million allocation from the Community Development Block Grant funds in Capital Project BPL50 and \$4.80 million from County bond funds in BPL50. The funds in this capital project were set aside as required in the *Stipulation and Order of Settlement and Dismissal*. He said that 75 units in The Mews II would fall into the 7(a) unit classification of the *Settlement* and that the units would remain affordable for a minimum period of 50-years. The funds will be used for infrastructure and land acquisition. Mr. Kelly stated that infrastructure work would include such things as curbing, lighting, water retention, water and sewer pipelines and landscaping.

Mr. Kelly said that the two proposed buildings would each have two floors and that each of the 75 units would have a terrace or patio. The apartments (61 one-bedrooms and 14 two-bedrooms) will be available to persons age 55 or older with incomes at or below 50% and 60% of Westchester's area median income. He noted that this age range was lower than the one that was applied to The Mews I which provided AFFH units to persons age 62 or older.

Mr. Kelly reported that the plans call for 75 on-site parking spaces and for laundry and TV rooms in each building. A large community room will be included in one building. Mr. Kelly noted that a Bee Line bus route runs by the development and that the Town of Somers operates a senior citizens' bus that provides transportation to weekly meetings of the town's senior citizens and to nearby shopping areas.

Mr. Kelly stated that \$986-\$1,039 is the monthly estimated range of rent for the average 712 square foot one-bedroom apartments and that \$1,029-\$1,189 is the monthly estimated rent for of the average 950 square foot two-bedroom units.

Mr. Buroughs remarked that this site is one piece of a larger development master plan for the Baldwin Place property. He said that the master plan, approved by the town, calls for the construction of 152 townhouses on the adjacent parcel of which a percentage would be affordable AFFH units.

Answering a question from Mr. Douglas, Mr. Kelly replied that an existing cul-de-sac would be removed, the road extended and a new temporary cu-de-sac constructed. Answering a question from Mr. Rogan, Mr. Kelly said that the low-income tax credit would be divided over a ten-year period. Ms. Drummond noted that the tax credit shows as equity up front, and the payback period for the CDBG loans starts in 2031. She said that, currently, 305 AFFH units have their financing in place and, with the inclusion of this project, 380 of the 750-unit minimum AFFH requirement under the *Settlement* will have been reached. Ms. Drummond said that the next *Settlement* benchmark, 450 units with financing in place, needs to be reached by December 31, 2014.

Answering a question from Mr. Lynch, Ms. Drummond said 25% of the 750 units required under the *Settlement* can be senior AFFH units and that at this time, even when combined with the proposed senior housing in North Salem, there will be room for additional senior units.

A motion to approve the resolution to amend the Planning Board report on the 2013 Capital Project Requests to include funding for the The Mews at Baldwin Place Phase II as a component of Capital Project BPL50 was made by Mr. Douglas, seconded by Mr. Schoenfeld and approved by the Board. Mr. Sullivan voted no.

B. SW006 Vulnerability Assessment Studies (Environmental Facilities) – Amendment of the Planning Board Report on the 2013 Capital Project Requests

Mr. Hoffmeister said that the resolution before the board is for an amendment of the Planning Board Report on the 2013 Capital Project Requests to include an appropriation of \$900,000 to be used to conduct vulnerability studies on the sewage treatment and water system facilities operated and maintained by the County's Department of Environmental Facilities (DEF).

Answering a question from Mr. Lynch, Mr. Vetrone replied that outside consultants would be hired to conduct the studies and that the cost would be portioned out to the various water and sewer districts. Mr. Pisco stated that there was a six-month timeline for the report.

Mr. Douglas said that although the funding allocation to the separate sewer and water districts was not clear, a vulnerability study is needed. Mr. Lynch agreed that, in light of Superstorm Sandy, preventative actions are preferred. He asked that, when completed, the vulnerability studies report be shared with the Planning Board.

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A motion to approve the resolution to amend the Planning Board Report on the 2013 Capital Project Requests to include the report for the new Capital Project SW006 Vulnerability Assessment Studies was made by Mr. Douglas, seconded by Mr. Arndt and approved by the Board.

C. FY 2009-2013 Consolidated Plan for the Westchester Urban County Consortium – Amendment to include a FY 2013 Action Plan

Mr. Buroughs said that the awards for CDBG funding from HUD for the previous two years are currently on hold due to the *Settlement*. However, because of the potential possibility for a positive outcome, the County would like to proceed and submit a new application for the next program year.

Ms. Drummond reported that the County is required to submit a three-year Consolidated Plan for the Westchester Urban County Consortium to identify projects and then amends the plan annually to identify the final projects for each program year. She said that the 2013 Action Plan encompasses three federal grants: CDBG, HOME and Emergency Solutions (ESG). She stated that the amounts allocated for these grants shown in her PowerPoint presentation are approximate because no federal appropriation has been approved to date. Ms. Drummond said the amounts she has used are based on last year's appropriations.

Ms. Drummond said that a municipality with a population of 50,000 qualifies the municipality to apply for its own grant and so Yonkers, Mount Vernon, New Rochelle and White Plains have their own programs. She said that a county with a minimum population of 200,000 can qualify as an Urban County thorough a consortium with local governments. She reported that currently there are 36 municipalities in the Westchester Urban County Consortium and that in 2012 four municipalities had opted out: Bronxville, Larchmont, Mamaroneck Town and Tuckahoe. She said that one reason for opting out may be sensitivity to the repercussions of the housing lawsuit.

Mr. Buroughs said that the formula for determining grant funding takes into account the age of the housing stock; when older communities drop out of the Consortium, it lowers the amount of funding that the remaining Consortium communities receive. He said that the *Settlement's* terms are the terms the County's must comply with, and that communities that drop out of the Consortium do not drop out of a basic need to affirmatively further fair housing. Ms. Drummond noted that CDBG funding applies to projects other than housing, such as playgrounds and infrastructure.

Ms. Drummond reported that the amount of CDBG funding to the County has fluctuated throughout the 38 years of the program. The highest amount received was in FY 2002 (\$7,004,000). She contrasted this with the lowest amount received in FY 2012 (\$3,915,674) and said this amount is used for the FY 2013 projection. She said that Congress had recently approved \$16 billion in CDBG funding to be used for disaster recovery relief and that some of these funds may become available to the Consortium communities.

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Ms. Drummond broke down the total \$3,915,674 budget into its components: Administrative Expenses of \$1,173,288; Rehabilitation Program Expenses of \$601,131; a 10% AFFH Set-Aside of \$400,000 for the Somers Senior Center; Project Grants totaling \$2,242,388 and \$484,431 in design services. She said that design services are now done in house so that complete bids can be presented and responded to in a timely way to meet the grant's spend down requirements.

Ms. Drummond reported that additional projects were added to the FY 2014 plan and that the spread sheet members had received for this year is almost identical to the one for 2011 and 2012. She said that there were 11 new projects, that funds were increased to seven projects and that the cost for some projects would be funded from the budgets of previous years.

Ms. Drummond said that of the 10 most distressed communities, the first six listed (Port Chester, Peekskill, Ossining Village, Sleepy Hollow, Mount Kisco, Mamaroneck Village) are not eligible communities for meeting the 750 housing unit number under the *Settlement*. In response to a question, Ms. Drummond said that the Town of Mamaroneck, outside the incorporated village area, is eligible. She noted that the 10 least distressed communities are eligible municipalities, but that some (Mamaroneck Town, Larchmont, Bronxville) had opted out of the Consortium.

Ms. Drummond said that applications (103 were submitted, 35 were recommended for funding) were due by June 1, 2011. She noted that two public hearings have been held on the Action Plan. If approved today by the Planning Board, the legislation would go before the Board of Legislators this month or in March and would be submitted to HUD by March 15, 2013 (or until August 15). She said that, when selecting projects, consideration was given to the overall project costs, whether other funding sources were in place, to a cost benefit analysis, and on whether the project was new or a continuation of an existing project. Also considered was the permanence of control of the site, the timing, the longevity of the project's benefit, and the applicant's affordable housing progress and prior experience. Ms. Drummond said that HOME funds were awarded to developers on a first-come first-serve basis and priority was given for the development of AFFH units.

A motion to approve the resolution supporting the recommendations and funding for the FY 2013 Action Plan, and to approve the amendment of the Consolidated Plan for Fiscal Years 2009-2013 and the application to HUD for FY 2013 was made by Mr. Arndt seconded by Mr. Douglas and approved by the Board.

IX. Matters for Board Information

A. Department of Planning Work Program

Due to time considerations, this agenda item was tabled for the March meeting.

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X. Referral of Interest

A. Referral File No: HAR 12-001 – Town/Village of Harrison Comprehensive Plan

This agenda item was not addressed due to time considerations.

XI. Other Business

There was no other business presented.

XII. Adjournment

The meeting 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, March 5, 2013

BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)

STAFF PRESENT:

Edward Buroughs, Commissioner
Anthony Zaino, Director of Design
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Katherine Eisenman, Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Betty Ming Liu, Reporter, Newsday

I. Call to Order

The meeting was called to order at 8:00 a.m. by Mr. Douglas.

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays April 2, May 7 and June 4. Mr. Lauro said he would not be able to attend on June 4 but would send a staff member in his stead.

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III. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the February 5, 2013 minutes. Mr. Rogan noted two typos on page four.

A motion to approve the February 5, 2013 minutes as corrected was made by Mr. Schoenfeld, seconded by Mr. Rogan and approved by the Board. As Ms. Hasbrouck and Ms. O'Connor did not attend the February 5 meeting, they abstained from the vote.

IV. Chairman's Remarks

Mr. Douglas moved the meeting forward to the next item on the agenda.

V. Matters for Board Discussion

A. Department of Planning Work Program

Mr. Buroughs, accompanied by a PowerPoint slideshow, presented a review of the wide scope of work conducted by of the Department of Planning's 34 staff. With so many new Board members, he said this type of presentation should be useful so that the new members understand the staff resources and skills that are available and know what projects are now underway, in a broad brush fashion at this point.

The Commissioner is charged with providing advice on matters relating to the physical and orderly development of the county. He said that the role of the County Planning Board is to formulate and recommend major development policies, such as *Westchester 2025* and *Patterns for Westchester* and more specific polices such as on steep slopes and design. He said that these policies, which are posted on the Department's Web pages, can be revisited and reviewed by the Planning Board. Mr. Buroughs noted that the board's policies including those of *Westchester 2025* are applied in staff reviews of local zoning and planning actions, capital project reviews, facility master plans and in the comprehensive planning assistance provided to local municipalities.

He stated that New York State and County laws require municipalities to refer certain planning and zoning actions to the County Planning Board. He said that, each year, staff review 200 to 300 proposed actions and draft response comment letters. These letters are then presented to the Board for comment and approval. In addition, the Department acknowledges via e-mail 300 to 400 minor actions that are of the types that the County Planning Board previously acted to define as always being matters of local determination. Mr. Buroughs noted that for major developments – typically any proposal that has been the subject of a Positive Declaration by the local agency – the specifics on the project are presented to the Board as a unique agenda item.

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Mr. Buroughs said that the Department administers the County's Capital Budget process, and reviews and reports on the capital project requests. He said that the County Charter mandates the Planning Board to review the potential physical impacts of the requests. He noted the Capital Program timeline: Capital requests for the next year are submitted by all departments by May 1; the Planning Board Report on these requests must be completed by September 10; the County Executive transmits the proposed capital budget to the Board of Legislators (BOL) on November 15; and the BOL adopts the Capital Budget by December 27.

Mr. Buroughs noted that the Department's work plan includes the preparation of design, landscape and construction plans for a broad range of projects and overseeing their implementation. He said that designing in-house proved a more efficient way to execute projects for the CDBG program, as it keeps project costs within budget and meets the grant mandated timeframes for completion. The type of projects the Department addresses include bikeways and trailways, wetland restoration, as well as park, playground, golf course and streetscape designs and improvements.

Mr. Buroughs reported that contracts are required for the receipt and disbursement of all funds. These contracts and intermunicipal agreements (IMAs) are prepared, in consultation with the Law Department, by Planning staff who also review all payment requests to ensure that the contract specifications are met. He said the Department prepares year-end reports for the source agency and for the recipient of the funding. Mr. Buroughs stated that staff track, process and manage the Department's financial accounts and budgets and review the proposed budgets for new grant applications.

Mr. Buroughs reported that the Department, as a N.Y. State Census affiliate, is responsible for making census data available to governments, the media and the public, and disseminates this information on the County's Web site.

He said that the Department prepares the documents to meet N.Y. State Environmental Quality Review (SEQR) law compliance for all County actions for all departments, that there are quick deadlines for the review and that approximately 100 projects from the BOL and over 1,000 Board of Acquisition and Contract resolutions were reviewed this year. Mr. Buroughs said that environmental reviews are also done to meet federal National Environmental Protection Act (NEPA) regulations. Over 100 actions a year are reviewed for NEPA which include all projects that involve federal funding such as home lead abatement, housing rehabilitation, community development projects, Affirmatively Furthering Fair Housing (AFFH) and County airport projects.

Mr. Buroughs said that he serves as Chair and Department staff work with the Stormwater Advisory Board on implementing the County's Stormwater Management Law. He remarked that staff participate in the Basin Advisory Board meetings and prepare the drafts and final Reconnaissance reports on the county's six major watershed basins. He said that one report is completed and a second is in the draft stage.

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Mr. Buroughs remarked that one obligation for Municipal Separate Storm Sewer Systems (MS4) permit compliance is to promote public awareness. To this end the Department, as a shared service, prepared promotional materials to distribute to municipalities to fulfill one of their local MS4 requirements. He said that the Department also proposes, designs and oversees stormwater management and restoration projects that help control floodwaters and improve water quality. He noted that 37 projects are completed to date and three are in the design stage and are scheduled for construction in 2013. He added that County funding for these projects are leveraged by municipal, state and federal funding via grants or appropriations.

Mr. Buroughs stated that the Soil and Water Conservation District, the conduit for state funding and federal grants for conservation-related projects and programs, was established under state and county law. He said that the Department provides staffing for the District and support for the Board of Directors. Projects and professional development programs are developed by staff to offer technical guidance to municipalities and residents.

He reported that the Department of Planning coordinates with the Department of Public Works & Transportation and supports the County's transportation planning. He noted that Planning prepares and provides data to the N.Y. Metropolitan Transportation Council (NYMTC) and reviews and participates in major infrastructure investment studies such as the Tappan Zee Bridge Replacement and I-287 corridor transit.

Mr. Buroughs said that staff participates in components of the NYC Watershed Memorandum of Agreement which was signed in 1997 by 80 governmental agencies and environmental groups, Westchester County and the 12 municipalities of the Northern Westchester Watershed Committee. He said the Department of Planning worked on watershed protection and partnership programs, such as the Waste Water Treatment Plant upgrade program and prepared the Croton Watershed Management Plan for municipalities.

Mr. Buroughs stated that the Department manages the County's role in affordable housing development. He reported that through staff review and the County's underwriting of funding requests for land acquisition, infrastructure and construction nearly 3,100 affordable housing units have been built in Westchester. In addition, he said that the Department manages housing rehabilitation programs such as the Property Improvement Program, Lead Safe Westchester and the Neighborhood Stabilization Program. He said that staff conducts inspections before, during and at the completion of a project, and annually monitor units for compliance throughout the 50-year affordability period.

He reported that the County provides mapping services and, to that end, Department staff produces a wide array of GIS data and maps pertaining to land use and zoning, open space, bike paths and trails, affordable housing sites and that illustrate environmental features, political and utility districts and county demographics.

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Mr. Buroughs noted that the Department maintains the extensive (over 400 pages) Department of Planning section of the County's Web site. These pages cover all of the Department's work program initiatives and in 2012 disseminated information to 35,625 Web visitors. The *Westchester 2025* section of the Web site offers information (155 pages) on Westchester's municipalities. The Housing section of the Web site (70 pages) provides information to the public and for landlords on a full range of county housing programs, services and affordable housing opportunities. This section, which includes Homeseeker, a marketing component for affordable housing in the county, had 74,475 visits in 2012.

Mr. Buroughs noted that the Department participates in and provides staff assistance to the programs of the Westchester Municipal Planning Federation. He said that this organization, which provides a forum to disseminate information on planning, affordable housing and zoning issues to Westchester's communities, supports the mission of the Department.

Mr. Buroughs noted that the Department often takes on special projects, such as the staff involvement in the planning work to repurpose the I-287 corridor presented to the Board last month. The Department also pursues regional initiatives, such as the Westchester County Greenway Compact Plan that was adopted by most municipalities, and investigates funding opportunities to target economic partners for potential projects.

Mr. Buroughs stated that the County Charter directs the Westchester County Planning Board to formulate and recommend major physical planning and development policies; to undertake capital program planning and make recommendations on the capital budget; and to review and comment on municipal planning and zoning actions, and that Department staff support these efforts.

VI. Matters for Board Action

A. 2013/2014 Westchester Community College (WCC) Capital Project Requests – Adoption of Planning Board Report

Mr. Natarelli noted that the presentation by WCC and KG & D Architects on the 2013/2014 Capital Project Requests was made at the February Planning Board meeting. He said that the requested funding is for the replacement of roofs on various campus buildings and for planning studies. He stated that members were mailed a copy of the draft "Report of the Westchester County Planning Board" that summarized the College's programs and planned capital improvements and a copy of the draft Resolution before the Board.

Mr. Douglas asked if there was any discussion or a motion to vote on the resolution to adopt the Planning Board Report on the WCC 2013/2014 Capital Project Requests. A motion to approve the resolution to adopt the Report was made by Mr. Arndt, seconded by Mr. Rosen and adopted by the board.

B. Westchester Community College 2012 Facilities Master Plan – Adoption of Comments

Mr. Douglas remarked that the main Campus in Valhalla is the focus of the WCC Master Plan, not the satellite campuses. He said the time period for financing a bond and the length of time provided for in lease arrangements for the satellite campuses do not match up and, therefore, a Capital Project request is not anticipated for the satellite campuses.

Mr. Natarelli said that the draft Planning Board comment letter recommends that the college investigate longer leases to match the 10-15 year time period of bonding and that the college support a continuing increase in the number of education courses offered at the College's extension sites, as this reduces the need for parking and for major capital investment at the main campus.

Mr. Douglas said that, in the past, the Planning Board stressed the connection between the Satellite Campuses and economic development in the county and asked that this point be added to the letter. Mr. Natarelli agreed. He said that the second bullet point in the letter mentioned the need for WCC to address stormwater quality and quantity, the third recommends the College develop a landscape master plan to include in the Facilities Plan, the fourth and fifth bullets address the need for a parking analysis and a public transportation assessment.

Mr. Zaino remarked that the College had recently repaired and replaced the campus' walkways. He said a review of pedestrian safety is needed and that a plan to protect and replace the native trees was important in order to preserve a campus-style setting.

Mr. Lauro asked if the long-term water and wastewater needs of the Campus were addressed. Mr. Natarelli replied that, if not already mentioned, the Department would add this to the letter. Mr. Lauro stated that the Plan for WCC should also address food waste. Mr. Natarelli said he would add this item.

Mr. Natarelli stated that he would incorporate the comments made today, revise the letter and re-circulate a copy to the Board.

VII. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Douglas invited members to voice their comments and concerns. Mr. Burroughs noted that Lewisboro's Town Board was advised by N.Y. State Agriculture and Markets that their zoning text on horse operations was too restrictive in its regulations and may be in conflict with state law. He said that the response letter on this referral supports the Lewisboro Town Board and that reasonable zoning regulations on such uses are appropriate and, in fact, the regulations in place in North Salem, where there are many riding academies, was more

extensive. The letter recommends that the Town consider a broader set of amendments that would also eliminate inconsistencies in the current ordinance.

Mr. Douglas called for a vote to approve the referrals report of January 16, 2013 through February 15, 2013. A motion to do so was made by Mr. Schoenfeld, seconded by Mr. Rogan; the referrals report was approved by the Board.

Referrals of Interest

A. Referral File No: HAR 12-001 – Town/Village of Harrison Comprehensive Plan Update

Mr. Herbert, illustrating his talk with a PowerPoint slide presentation, said that current Comprehensive Plan, an update to the 1988 Plan, is preservation based and recommends concepts that are tailored to specific sub-areas, such as the central business district, West Harrison, Purchase and the Platinum Mile, as well addresses concepts that encompass the entire town and village. He said that this letter was approved by the Board in today's vote and that the Plan is consistent with the policies of *Westchester 2025: Plan Together*.

Mr. Herbert said that the Plan's recommendations to reduce the parking space requirements would allow for "shared parking" at future developments and for transit-oriented development near the Harrison Metro-North train station.

Mr. Herbert said that Affirmatively Furthering Fair Housing (AFFH) was not addressed in the updated Plan. He reported that the comment letter states that a discussion of AFFH should be added to the Comprehensive Plan and urges the Town/Village to adopt the County's Model Ordinance Provisions on affordable housing.

Mr. Herbert noted that the Plan's concept for revitalizing the Platinum Mile did not envision the variety in the mix-of-uses needed to encourage the future development of this corridor; it only allowed for Senior Housing and Assisted Living facilities. He said the comment letter recommends that the types of allowable uses for development be broadened and that the impact of proposed transit improvements, such as Bus Rapid Transit planned for the corridor, also be considered. A recommendation was also made to increase road connectivity between Manhattanville Road and Corporate Park Drive. He said the comment letter supports the Plan's streetscape improvements, the limiting of future curb cuts on Anderson Hill Road and future municipal ownership of Halstead Avenue, a county road.

Mr. Herbert said the Plan's recognition of the need to expand sewer systems to accommodate future development should also incorporate measures to offset the projected increases in sewage flows and reduce the inflow and infiltration rate to three to one.

Mr. Herbert noted the proposed zoning controls in the update, such as a floor area ratio cap for single-family housing that would address the building of "Mac Mansions." He noted the

Plan encourages the building of 2-family homes as two-story buildings (for a smaller footprint) rather than promoting the construction of side-by-side homes.

He noted that the update to the Comprehensive Plan suggested the creation of a New England-style Village Green to refocus the downtown around Ma Riis Park, and that the response letter commends the consideration of the park as a central unifying area but cautions that the implications and repercussions of proposals for this area should be well considered as it is physically separated from the downtown. Mr. Herbert said that the referral response letter commended the provision to preserve historic stone walls. It asked that incentives to encourage green building, and pedestrian and bicycle access, be incorporated into the Plan. There were no additional Board comments.

**B. Referral File No: NRO 13-003 – Echo Bay Center Waterfront Redevelopment:
Draft Environmental Impact Statement (EIS), City of New Rochelle**

Mr. Herbert continued his report on referrals of interest. He next spoke about the draft EIS for the 9.4-acre Echo Bay Center Waterfront Redevelopment on two city-owned parcels in New Rochelle. A vacant armory building, car dealerships and an old concrete plant are currently located on the parcels. A County wastewater treatment plant is on a nearby site. He reported that, recently, a development plan for the armory was cancelled.

He said that the plan for the 4-story building is 25,000 square feet of ground floor retail and a total of 285 units - a mix of studio and one-and two-bedroom apartments, which would include 29 (10%) affordable housing units. The development's plans call for 430 parking spaces in a garage located under a landscaped rooftop-terrace, built over the building courtyard. Mr. Herbert noted that, in 2008, a prior plan for this site included the use of eminent domain to acquire property, including the car dealerships; due to stressed economic conditions and community opposition, this plan collapsed. The current smaller project does not require the acquisition of land. He said that the project requires a zoning code amendment for an increase in density.

Mr. Lauro reported that the developer wants to construct a walkway around the Wastewater Treatment Plant (WTP) that will connect to Five Island Park and wants a pedestrian bridge constructed that connects the development to the WTP walkway. He noted that a trailway around the plant would not be possible but an area exists for the trailway to be located on the land side of the plant.

Mr. Herbert remarked that the building's proximity to the New Rochelle WTP is a concern. He said that the developer will consult with New Rochelle on the sewage inflow and infiltration rates, and that the projected sewer demands are between 45,000 and 50,000 gallons per day.

Mr. Sullivan stated that storm surges, such as the one caused by Superstorm Sandy, should be addressed; Mr. Douglas, concurred.

Mr. Herbert, answering a question from Mr. Starr, replied that the entire four-stories of the “pan-handle” portion of the building would be comprised of residential apartments while the center of the main building would be structured parking. Mr. Arndt said that the Avalon apartments in White Plains had a rooftop garden over a parking garage.

Mr. Starr noted that, due to the past history, ownership and use of the City Yards portion of the site, there may be soil erosion and contamination issues. Answering a question from Mr. Douglas, he said that yes, the area is likely a “Brown Field.” Mr. Sullivan said that, if this project is approved, the responsibility to clean up the City Yards would likely be transferred to the developer.

Mr. Starr questioned the need for a density increase and added that the impact of increased traffic is a concern. Mr. Douglas said that the four-story building height may not match the neighboring community, and that three-story may be more appropriate. He said that developing a public walkway along the shoreline was a valuable component of the plan.

Mr. Douglas said that it was unfortunate that the plans for the Armory were not going forward. Mr. Starr noted that there had been a second proposal for repurposing the Armory as a Performing Arts Center.

Mr. Starr noted that the proximity to the Sewage Treatment Plant is not a good selling point. Mr. Lauro reported that the new construction of the Plant would be 80-feet in height.

Mr. Douglas asked how the public and private portions of the site would be physically separated. He said the agency responsible for demolishing and cleaning up the cement plant area of the site should be pinpointed.

Mr. Rosen stated the marketability and need for this development should be examined. Mr. Herbert said that the purpose stated is the opening up of the waterfront to the public. Mr. Rosen said that proximity to the Wastewater Treatment Plant impacts this purpose.

Mr. Douglas said that revisiting the New Rochelle Master Plan may provide insight into whether this project is a good fit.

Mr. Buroughs said that a letter would be drafted that incorporates the Board’s excellent comments. Mr. Buroughs stated that he would e-mail a draft letter to members for comment and that it could be discussed at the April meeting. He said that the Department would let the City know the Board’s timeframe on this matter to learn if they could accommodate it.

VIII. Matters for Board Information

A. Mass Transit Task Force – Westchester County Presentation

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Mr. Douglas, due to time considerations, asked Mr. Buroughs to present the report on the Mass Transit Task Force at the April meeting.

IX. Other Business

There was no other business presented.

X. Adjournment

The meeting adjourned at 9:55 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, April 2, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

Dennis Starr (City)
Dwight Douglas, Vice Chair (City)

STAFF PRESENT:

Edward Burroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Tracy Corbitt, Principal Planner
Lukas Herbert, Associate Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Paul Reitano, Department of Parks, Recreation and Conservation
Christopher Crane, Legislative Counsel, Board of Legislators
Betty Ming Liu, Reporter, Newsday

I. Call to Order

The meeting was called to order at 8:05 a.m. by Mr. Lynch.

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II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays, May 7, June 4 and July 9. He asked that members, who could not make a meeting, report in prior to the meeting's date. Mr. Buroughs noted that, when notified in advance, policy dictates that the absence will be recorded as "excused" in a member's attendance record.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the March 5, 2013 minutes. None were made.

A motion to approve the March 5, 2013 minutes was made by Mr. Sullivan, seconded by Mr. Lauro and approved by the Board. As Mr. Lynch did not attend the March 5 meeting, he abstained from the vote.

IV. Chairman's Remarks

Mr. Lynch moved the meeting forward to the next item on the agenda and asked Mr. Buroughs to report.

V. Commissioner's Remarks

Mr. Buroughs reported that the federal housing monitor had engaged John Shapiro, Chairperson of the Pratt Center for Planning and the Environment, to review the County's zoning submissions to the U.S. Department of Housing and Urban Development (HUD) and, without informing the County, had mailed the draft findings in the form of a "report card" to each AFFH Settlement eligible municipality on March 21. The monitor requested that comments on the accuracy of the monitor's assessments be submitted April 18.

Mr. Buroughs noted that staff is reviewing the reports that some municipalities had forwarded to the Planning Department. Mr. Buroughs noted that the measurement the monitor applied to assess the affordable housing progress of a municipality was their advancement towards achieving the number of units allocated to each municipalities as set forth in the unadopted 2005 Affordable Housing Allocation Plan of the Westchester County Housing Opportunity Commission. He noted that this allocation has no relationship to the Settlement's requirement that 750 AFFH units be developed in 31 eligible municipalities by December 2016 and it is troubling that it is being used in the monitor's reports. He added that there is no specified number of AFFH units indicated for individual municipalities in the Settlement.

Mr. Buroughs said that HUD sent a letter dated March 25, 2013 to County Executive Robert P. Astorino which stated that HUD intends to reallocate the \$7.4 million in Community Development Block Grants (CDGB), HOME and ESG funds allocated to Westchester for

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FY 2011 because the County had not complied with its obligation to affirmatively further fair housing. He said that April 25 was cited as the deadline for the County to respond and supply HUD with a zoning analysis and plan to overcome exclusionary zoning practices, and a plan to abide by the District Court's ruling on promoting source of income legislation which meets HUD's standards. Mr. Buroughs noted that the information requested in this letter was a throwback to old information HUD had asked for earlier and that the specification of the type of data that the County needed to supply was subsequently defined in a court order.

Mr. Sullivan and Mr. Schoenfeld asked if government officials had interceded to help the County to retain the FY 2011 CDBG funding. Mr. Buroughs responded that he was unaware of any actions taken by members of the Congressional delegation.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Lynch invited members to voice their comments and concerns. Mr. Arndt inquired about the details around a request for a parking waiver for referral GRB 13-002, the Midway Shopping Center in Greenburg. Mr. Herbert stated that the comment letter supports a waiver, as the current parking requirements are excessive. He observed that many shopping centers along Central Park Avenue have parking spaces that are never utilized. He noted that the town's Planning Commission is working on scaling back parking from the amount required in the current statute.

Mr. Lauro said that there would be an increase in sewage with the addition of a restaurant on the site.

Mr. Lynch called for a vote to approve the referrals report of February 16, 2013 through March 15, 2013. A motion to do so was made by Mr. Lauro, seconded by Mr. Arndt; the referrals report was approved by the Board.

Referrals of Interest

- A. Referral File No: NRO 13-003 – Echo Bay Center Waterfront Redevelopment:
Draft Environmental Impact Statement (EIS), City of New Rochelle

Mr. Herbert called the board's attention to the draft referral response letter that had been circulated to the board. He said that the letter attempted to capture the comments made by board members at the March meeting. He noted that the 9.4-acre Echo Bay Center Waterfront Redevelopment would be on two city-owned parcels in New Rochelle. The plans call for a four-story building with 25,000 square feet of ground floor retail and a total of 285 housing units that would include 29 (10%) affordable housing units. The development would provide

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430 parking spaces in a garage located under a landscaped rooftop-terrace and would require the relocation and clean up of the city DPW yard now on the site. Mr. Burroughs noted that the site is within a flood zone and that the cost of cleaning up soil contaminants from the site had not been identified. He said the city favors moving the yard and developing this area. Mr. Herbert noted that there is a trend in the county to relocate city yards and that Dobbs Ferry had done this. Mr. Lauro questioned the viability of using the site as a boat launch, as it is a mud flat at low tide.

Mr. Lynch asked if members were in favor of the draft letter; all members present approved its contents.

VII. Matters for Board Action

A. RGC14 Golf Course Irrigation – Dunwoodie Golf Course, City of Yonkers, Capital Budget Amendment

Mr. Natarelli stated that funding for the irrigation of the Dunwoodie Golf Course had come before the board several times in the past. He said that the Board of Legislators had not taken action on those prior resolutions and so the irrigation project was again before the Planning Board for consideration.

Ms. Flanagan-Miller showed PowerPoint aerial view slides of the golf course, located along the Saw Mill River Parkway in the City of Yonkers. She reported that resolutions for the design and construction of this project were passed at three separate Planning Board meetings: July 12, 2011, September 6, 2011 and February 7, 2012. She said that the existing 30-years old system is long past its useful life, and that the repair of the constant leaks and pipe failures cost the County money in overtime, parts and materials. She noted that one consequence of the continued turf “brownot” problems associated with the existing irrigation system is the revenue that is lost as a result of the decrease in the number of rounds played. Ms. Flanagan-Miller said that the turf needed to be repaired and that the new system would utilize water more efficiently.

She stated that the resolution before the board today is for the support of a Capital Budget Amendment (CBA) in the amount of \$2,360,000 to fund the design, construction and construction management associated with the replacement of the Dunwoodie Golf Course irrigation system.

Answering a question from Mr. Lynch, Ms. O’Connor replied that revenues for the County golf courses exceed expenses. She said that this success was setback somewhat by the damage caused by superstorm Sandy. She stated that marketing had helped increase usage.

Mr. Crane said that he thought that the Board of Legislators had authorized funding for the project’s design. Mr. Reitano stated that the CBA was not approved.

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Mr. Rosen asked if each County golf course is assessed individually for its profitability. Ms. O'Connor answered that the profitability of each course varies from year-to-year. She noted that, if the golf courses are kept in good condition, people will return to play on them. She said the money, time and effort invested for the courses upkeep is paying back with the resulting continuing revenues.

Mr. Lynch said that people, who can't afford the price point of a country club, can enjoy golfing at the County-owned golf courses at an affordable price.

A motion to approve the resolution to amend the 2013 Capital Project Requests to include the replacement of the irrigation system at Dunwoodie Golf Course was made by Mr. Lauro, seconded by Mr. Sullivan and approved by the Board.

VII. Matters for Board Information

A. Capital Projects at County Golf Courses - Overview

Mr. Reitano, accompanied by a slide presentation, spoke about the Capital Project improvements at the County's golf courses.

He said that the \$4 million Saxon Woods Gold Course project in White Plains, which upgraded the course's irrigation, fairways and cart paths was recently completed. He noted that the project was a joint effort of the Department of Parks, Planning and Public Works. He stated that the three Capital Projects, which comprise these improvements, were coordinated into one construction project.

Mr. Reitano said that the fairway at the sixth hole of the 700-acre Saxon Woods Golf Course was renovated, that ponds were widened and that some bridges were replaced. Irrigation improvements were made by the seventh tee and new water spray heads were placed around the entire course. He noted that the irrigation system, which works remotely, pinpoints the specific areas that need watering and conserves water. He reported that by the building at the entrance circle the driveway was blacktopped, and a bluestone pathway and Belgium block curbing was added.

Ms. O'Connor noted that concessioners added ambiance and also sponsor events at the course.

Mr. Reitano showed slides of the Sprain Lake Golf Course in the City of Yonkers. He said one improvement made was the leveling of the third fairway to achieve a straighter visual line from the tee to the green. He said that the cart paths were redone. This Capital Project cost of these improvements was just over \$1 million.

Mr. Reitano reported that the construction project for the 862-acre Mohansic Golf Course in Yorktown Heights is scheduled to be completed in fall 2013. Golfers are currently playing at

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a reduced rated, due to the construction. He said the cart paths would be widened to eight-feet and that Belgium block and cobblestone edging would be added to the paths. He noted that the Department of Planning prepared the project's design plans. Ms. O'Connor said that project construction is ahead of schedule and that the golfers are very pleased with the planned improvements.

Mr. Reitano noted that the Dunwoodie Golf Course irrigation project was just approved by the Board. He reported that Capital Project RGC12 for facility improvements would be used to reconfigure a garage at Dunwoodie so it can be used for the storage of equipment. Also, the restrooms at the Mohansic golf course were being designed by the Department of Public Works so that the men's and woman's restrooms will adjacent and located on the same floor.

He remarked that improvements to irrigation systems (RGC14), fairways (RGC17) and cart paths (RGC18), similar to those done at Saxon Woods, are planned for the Maple Moor Golf Course in White Plains. Ms. O'Connor noted that as this course can flood, sometimes prohibiting course-time for up to a week, these improvements are much needed. Mr. Reitano said that a maintenance building (RGC02) at Maple Moor would be relocated and the garages would be repurposed for storage.

Answering a question from Mr. Lynch, Ms. O'Connor replied that attendance at the Sprain Lake golf course was highest and that Saxon Woods, right after it was renovated, also had high attendance numbers.

Mr. Lynch thanked the Parks Department for the informative presentation. Mr. Buroughs remarked that Mr. Reitano had presented a good overview of the Department of Parks' administration of golf courses and had highlighted the cooperation between County departments to get things done efficiently.

B. Mass Transit Task Force – Westchester County Presentation

Mr. Buroughs stated that he had made this PowerPoint slide presentation, *Existing Conditions and Outlook*, to the Mass Transit Task Force (MTTF) on February 22. He said that Westchester County Executive Robert P. Astorino and Rockland County Executive C. Scott Vanderhoef would not sign-off on approval for the building of a new bridge to replace the Tappan Zee Bridge until a task force was established to look into the mass transit options for the new bridge and the I-287- corridor. He said the MTTF is scheduled to present their short, medium and long-term recommendations in November. Mr. Buroughs remarked that the Westchester County Executive is very engaged in this process and that he would also bring the recommendations from the Planning Board to the MTTF.

Mr. Buroughs reported that the county had a 3% population gain in the ten-year period from 2000-2010. In this same period the number of 30-39 year residents had a dropped by more than 30,000 persons; the high cost of housing could be a significant factor.

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He said that the county is continuing to become more diverse. In 1970 the U.S. Census, 23,359 county residents identified as Hispanic or Latino. By 2010 this number grew to 207,032.

Mr. Buroughs stated that the amount of housing had increased – from 187,257-units in 1950, and in more recent years, from 349,445-units in 2000 to 370,821-units in 2010. He noted that although the total housing units in Westchester between 1970 and 2010 had increased by 22% and the number of owner-occupied units increased by 47%, that the number of rental units had decreased by 2%.

Mr. Buroughs said that the county's payroll employment in the last decade had increased in the areas of healthcare and social assistance (7%), scientific and technical services (13%), and educational services (20%) and decreased around 30% in the areas of wholesale trade and manufacturing.

He reported that the in-commutation pattern to the county included a large amount of individuals from The Bronx: 36,315 persons in 2010 - about 10,000 more than the number of residents commuting from the county to that borough. In that same period, just over 12,000 persons commuted into Westchester from Rockland County - while almost 7,000 persons commuted out. Mr. Buroughs reported that the data was compiled from the U.S. Census, the Longitudinal Employer–Household Dynamics (LEHD) and from the American Community Survey.

Mr. Buroughs noted that the Regional Plan of 1932, which encompassed the 50-mile land radius from New York's City Hall, proposed highways and roads deemed needed for the county. This plan proposed an east-west train track along the path of I-287 and crossing the Hudson to Piermont.

Mr. Buroughs showed a slide illustrating the topography of the county. He noted that the Interstate 287 roadway is the only east-to-west connection on the flattest part of the county and that it crosses through eight municipalities: the villages of Tarrytown, Elmsford, Rye Brook and Port Chester, the cities of White Plains and Rye, the town of Greenburgh, and the Town/Village of Harrison. He remarked that although a key focus is in the City of White Plains while existing development nodes outside of downtowns provide opportunities to connect with a yet-to-be created transit system.

Mr. Buroughs noted that development along the county's Platinum Mile had increased the annual average of daily traffic between I-684 and the Hutchinson River Parkway from 48,790 vehicles in 1979, to 100,570 in 2000 and to 115,776 in 2010. He said that the Department had authored a study in 2008 that addressed the adaptation of underutilized office park into housing. This new use was compatible because office parks were already zoned for high density development, had existing infrastructure and existing underutilized parking areas.

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Mr. Buroughs reported that the Bee-Line Bus system is the second largest in New York State with over 60 bus routes, some that feed passengers into Metro North train stations. He noted that ridership averages 110,000 persons a week and reached 32 million in 2012. He said a portion of the path of ten express bus routes is along I-287, and that an opportunity exists to increase ridership, improve connectivity and enhance existing service with new east-west bus lanes. Mr. Buroughs noted that, in London, bus lanes start and stop along streets depending on the width of the road. Mr. Buroughs said that there is a potential for additional employment centers and residences in downtowns and in repurposed office parks and retail centers in or near the I-287/Route 119 transit corridor. He said that better mass transit would accommodate existing transportation needs and future growth.

Mr. Buroughs remarked that a short-term goal, to quickly move people from the new bridge over the Hudson River to White Plains, would be helped by enhancing bus service with traffic lanes exclusively reserved for Bee-Line and inter-county busses and by integrating north-south transit service.

He remarked that a mid-to-long term plan could allow for increased ridership on Metro-North's Harlem Line by adding a third track into White Plains, could provide for the construction of separate Bus Rapid Transit lanes and could consider a conversion to light rail or an AirTrain-like system. He noted that a plan that adds connectivity between bus routes would be more rider-friendly.

IX. Other Business

There was no other business presented.

X. Adjournment

The meeting adjourned at 9:40 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, May 7, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
James Arndt (City)
Holly Hasbrouck (Town)
Jack Rogan (Village)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

BOARD MEMBERS ABSENT:

Dwight Douglas, Vice Chair (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Tracy Corbitt, Principal Planner
William Brady, Associate Planner
Susan Darling, Associate Planner
Paul Gisondo, Associate Planner
Lukas Herbert, Associate Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Planner

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators

I. Call to Order

The meeting was called to order at 8:00 a.m. by Mr. Lynch.

II. Meeting Dates

The next schedule meeting dates are:
Tuesday, June 4, 8:00 a.m.
Tuesday, July 9, 8:00 a.m.
Tuesday, August 6, 8:00 a.m.

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III. Adoption of Minutes

Mr. Lynch solicited corrections and changes to the April 2, 2013 minutes. Mr. Schoenfeld asked that his remarks on page 3 of the minutes be corrected.

A motion to approve the April 2, 2013 minutes as edited was made by Mr. Schoenfeld, seconded by Mr. Sullivan and approved by the Board.

IV. Chairman's Remarks

Mr. Lynch recognized Ellen Brief for all her work getting together materials for the Planning Board. He said that he would thank Ellen at the next meeting when she is back from vacation.

V. Commissioner's Remarks

Mr. Buroughs noted that the WMPF Dinner will be held on June 6. He stated that Ellen Brief will send out an email to the Board members with more information. Mr. Buroughs announced the WMPF Award winners for this year.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Lynch invited members to voice their comments and concerns and inquired about The Venue on Bloomingdale Road in White Plains. Mr. Herbert responded that The Venue was a street-oriented retail building with a proposed design that places retail store frontages along Bloomingdale Road. Mr. Buroughs noted that, when this development was originally proposed several years ago, there were concerns that an expansion of the retail area could interfere with efforts to revitalize downtown White Plains.

Mr. Lynch called for a vote to approve the referrals report of March 16, 2013 through April 15, 2013. A motion to do so was made by Mr. Lauro, seconded by Mr. Schoenfeld; the referrals report was approved by the Board.

Referral of Interest

- A. Referral File No.: NWC-13-002 – SG Chappaqua B, LLC (Chappaqua Crossing) – Supplemental Environmental Impact Statement, Town of New Castle

Mr. Herbert showed a PowerPoint on the draft supplemental Environmental Impact Statement (SEIS) for the 113-acre Chappaqua Crossing project on the former Reader's Digest site in the Town of New Castle. Mr. Herbert reviewed the history of the project and changes that have been made to the site plan since 2006. The SEIS accounts for additional impacts

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created by adding retail uses to the project. The current proposal calls for a total of 111 residential units including 20 affordable units, 542,000 square feet of office and 120,000 square feet of retail. Mr. Herbert noted that the affordable units would meet Westchester County guidelines so as to qualify as AFFH units under the Housing Settlement. He stated that the Town has been considering zoning revisions to allow retail uses in the Research and Office Business Districts. The applicant has petitioned the Town to apply an "Office Park Retail Overlay District" to 23.9 acres of the B-RO-20 District portion of the site along with an adjustment of that zoning boundary.

Mr. Herbert noted that the proposal does not have traditional mixed-use characteristics because, as the plans for the site have evolved over time, the uses have been separated into unique single-use zones for each use instead of a traditional mixed-use downtown with housing located above and among retail/office uses. Mr. Herbert noted that the additional retail use adds to the need for signage and that signage was not evaluated in the SEIS although one large sign was shown to face the Saw Mill River Parkway.

Mr. Lauro asked about the sewage impacts of the project. He stated that sewage impacts would need to match up with those outlined and provided for in the sewage diversion negotiations currently taking place between NYC DEP, the Town of New Castle and the County. Mr. Herbert noted that the SEIS had no discussion of I & I mitigation for sewage. He noted that recycling was mentioned but not composting which could be employed for food waste.

Mr. Sullivan asked how residents would travel from the housing units in the East Village section of the site to the proposed supermarket. Mr. Herbert responded that they would have to drive from one section of the site to the other. Mr. Arndt noted that the current design would increase car usage and carbon emissions. He suggested that there be a shuttle to transport residents to the supermarket. Mr. Sullivan asked if a large supermarket was needed in the area. Mr. Herbert responded that there were not many large supermarkets in the area. Mr. Starr stated that he was concerned that the retail component of the project would not fit into the surrounding area. Mr. Ntarelli stated that the project could potentially hurt businesses in downtown Chappaqua.

Ms. O'Connor asked about the parkland on the site. Mr. Herbert responded that 50 acres of land around the borders of the site are to be preserved as permanent open space.

Mr. Arndt asked if a traffic study was conducted for the project. Mr. Herbert responded that there was a study done as part of the SEIS. Mr. Schoenfeld noted that local residents were concerned about traffic impacts on the Saw Mill River Parkway, Reader's Digest Drive and Roaring Brook Road. In addition, he said that there was a concern about how the new retail would impact businesses in other parts of the Town, in particular downtown Chappaqua.

Mr. Lauro asked about the stormwater impacts of the project, noting that much of the stormwater runoff from the site would flow toward the Croton Reservoir. Mr. Buroughs noted that the Department had just received a copy of the review letter prepared by NYC

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DEP and submitted to the Town. The letter raised several questions about lack of detail on disturbed areas, soils, cut and fill as well as the stormwater management system. That system, Mr. Buroughs noted, is subject to approval by DEP.

Mr. Herbert noted that the site was screened from surrounding development and this screening might conflict with the retail tenants' perceived need for marketing. Mr. Herbert also stated that the SEIS had no discussion of Bee-Line Bus System impacts and that the retail employees may utilize transit service. He observed that it was unfortunate that a different approach could not have been taken which could have focused a new mixed use development on a new Metro-North Harlem Line station along the west side of the site. He noted that the site is at the middle of the longest separation between two stations on the Harlem Line.

Mr. Sullivan asked if structured parking had been considered by the applicant. Mr. Herbert responded that structured parking would have been too expensive. Mr. Schoenfeld stated that project could have a large impact on NYS roads including Route 117. He also noted his concern for how the project would fit into the Town's comprehensive plan. Mr. Buroughs noted that County staff was working with the Town to develop planning base studies for an update of the comprehensive plan. He noted that the long history of this development application had resulted in changes and perhaps compromises over time that may now produce a result very different from a plan that had set out from the beginning to create a vibrant mixed-use development.

Mr. Buroughs thanked the Board for their comments and said that the staff would draft a referral response letter for the board's review and approval based on this discussion.

VII. Matters for Board Information

A. Housing Settlement Update

Mr. Buroughs reported that an updated Analysis of Impediments had been submitted to HUD on April 23. He noted that the updated Analysis of Impediments has 53 appendices (expanded from 17) and an Action Plan chapter that is 75 pages and includes over 100 specific actions. The Board was provided an excerpt of the Action Plan that included the zoning analysis. Mr. Buroughs reported that the County staff had prepared six different submissions to HUD and the Housing Monitor on the subject of zoning in the last year. All of the reports are posted online on the County's website.

Mr. Buroughs showed a PowerPoint presentation describing the most recent zoning analyses. Analyses included identifying the minority population of districts that permit multi-family development without the need for a special permit and all other districts that permit residential use. Mr. Buroughs noted that the Hispanic population is increasing in every municipality and in practically every zoning district. He also noted that the median household income in Westchester County is significantly different between white populations and

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Hispanic and black populations. Mr. Burroughs stated that the County staff put together all of these analyses. Mr. Starr noted that the County had done a great job on the analyses.

B. New Uses for Outdated Facilities: options and possibilities for repurposing vacant facilities and out-of-date land uses

Ms. Corbitt showed a PowerPoint presentation describing the new uses for outdated facilities in Westchester County. She described the importance of converting outdated facilities so that they can be used by vibrant businesses that are community assets. Potential problems with outdated facilities include antiquated single-use buildings, excessive parking and low density. Planning and zoning tools such as rezoning at adequate densities and heights, floating zones, density bonuses and transfer of development rights can be used to improve outdated facilities. Outdated facilities can be updated for workforce housing, designing lively places and green infrastructure standards. Financing tools can be used to help fund the redevelopment. Ms. Corbitt noted that Board members could contact the Westchester County IDA for more information about these tools.

Generic environmental review on planning and zoning amendments can expedite the review of project proposals. Transportation improvements and services should be integrated with land use to optimize ridership. Regional goods movement can also be a challenge for redevelopment. Intermunicipal agreements can be used to allow planning and implementation of services and compatible land uses and connectivity between sites.

Ms. Corbitt noted that underutilized office parks can be adapted for new uses. Office parks can be adapted because they often have good existing infrastructure, extensive parking areas and zoned for high density development.

Ms. Corbitt noted that there were many examples of outdated facilities that have been updated for new uses. New residential buildings have been put into the Tarrytown Corporate Center. The old Grand Union Distribution Center in Mt. Kisco was converted into The Park. It includes offices, indoor recreation, automotive uses, soccer fields, doggie daycare, warehouse, and light manufacturing. Ms. Corbitt noted that the former Kraft Foods building at 800 Westchester Avenue is now occupied by multiple tenants.

Ms. Corbitt noted that “Life...The Place To Be” in Greenburgh was developed to provide a variety of entertainment services including full service catering, large events, bowling alleys, rock climbing wall and laser tag. The Lord & Burnham Building in Irvington was re developed as the Irvington Library and includes 22 units of affordable housing.

Ms. Corbitt noted that the Project for Public Spaces states that a great place needs to have at least 10 things to do in it or 10 reasons to be there. Ms. Corbitt noted that downtown White Plains is a good example of a vibrant area with mixed use development. She stated that there is a need to think about outdated facilities of the future including senior housing, schools, hospitals, prisons or nursing homes.

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Ms. O'Connor asked if religious institutions were closing and could potentially be redeveloped. Ms. Corbitt responded that the Garrison Institute was an example of that. Ms. O'Connor mentioned that half of John's Plaza in Valhalla is empty and half of the stores in the Galleria in White Plains are empty. Mr. Arndt stated that there may be plans to put housing on top of the Galleria.

IX. Matters for Board Discussion

A. The Changing Face of Westchester: Using Demographics to Make Informed Land Use Policies

Mr. Buroughs stated that Mr. Leimbach would share with the Board a PowerPoint presentation on demographics in Westchester County that was originally given by Joseph Salvo from the NYC Department of Planning at the WMPF Land Use Training Institute on March 18, 2013.

Mr. Leimbach noted that demographics in Westchester County have been changing and these demographics can be used to make informed land use policies. The population of Westchester County is large and dynamic. It possesses ethnic diversity, which is higher in the younger age groups. It is becoming more diverse through immigration and births. Mr. Leimbach noted that Joseph Salvo compared Westchester County to the 10 largest cities in the United States. The population change in Westchester is driven by natural increase and net international migration. Westchester County is 44th in total population in the country. It has an aging population. It has a socioeconomic mix and is projected to grow at a modest pace. Demographics can be used to make informed land use policies.

Ms. Hasbrouck noted that Heritage Hills in Somers provides senior housing for Westchester's aging population. Mr. Leimbach noted that the County is more diverse and older. He noted that immigrants are important for economic development. Cities that have not attracted immigrants sometimes do not do well economically. He stated that 91% of Mexican immigrant males work. Indian immigrants have higher incomes in Westchester. Young people move out of the County and older people stay in place. Mr. Sullivan suggested that a summary of this presentation should be provided for the Housing Settlement. Mr. Leimbach added that the Hispanic population is increasing and demographics are changing.

IX. Other Business

There was no other business presented.

X. Adjournment

Mr. Lynch called for a vote to adjourn the meeting. A motion to do so was made by Mr. Lauro, seconded by Ms. Hasbrouck. 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, June 4, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Louis Vetrono for Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Patricia Chemka for Jay Pisco, Commissioner, Department of Public Works and
Transportation

BOARD MEMBERS ABSENT:

Mark Rosen (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Deborah DeLong, Director, Housing
Gina D'Agrosa, Director Water Agency
David DeLucia, Parks Department
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
William Brady, Associate Planner
Tracy Corbitt, Principal Planner
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Kay Eisenman, Planner
Meghan Flanagan-Miller, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist
Rebecca Culver, Intern

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Larry Salley, former Commissioner of Westchester County Department of Transportation

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I. Call to Order

The meeting was called to order at 8:05 a.m. by Mr. Lynch.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays, July 9, August 6 and September 10. He said that members may have summer vacation plans and requested that members let staff know if they are unable to attend any of these meetings, in order to calculate the count for a quorum.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the May 7, 2013 minutes. None were made.

A motion to approve the May 7, 2013 minutes was made by Mr. Starr, seconded by Mr. Arndt and approved by the Board.

As Mr. Douglas did not attend the May 7 meeting, he abstained from the vote.

IV. Chairman's Remarks

Mr. Buroughs reported that the Board's report on the 2014 Capital Project Requests was due in September. Mr. Lynch asked if it is possible to schedule the vote for this for the July meeting of the Planning Board. Mr. Natarelli responded that it was. Mr. Natarelli said the draft report would be provided in advance of the meeting so that Board members may review and make comments or ask questions in advance of the meeting. Mr. Lynch requested that members be reminded of this via e-mail.

Mr. Lynch moved the meeting forward to the next item on the agenda and asked Mr. Buroughs to report.

V. Commissioner's Remarks

Mr. Buroughs reported that the U.S. Department of Housing and Urban Development (HUD) rejected the County's April 24 submission of an updated Analysis of Impediments to Fair Housing Choice (AI) and therefore disapproved the County's FY 2012 and 2013 Action Plans. The rationale was set forth in a letter from HUD dated May 10, 2013. He said that the Department was working on a response to HUD's comments and concerns included in this letter which focused on the sufficiency of the Sixth Zoning Analysis prepared by the County and included in the updated AI.

On a separate matter, he noted that many of the 31 so-called "eligible municipalities" responded to the letter with an attached analysis and assessment of their respective zoning

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codes, a “report card,” that they received from the housing settlement federal monitor dated March 21, 2013. Mr. Buroughs said that Westchester’s municipal officials had taken the monitor’s analysis seriously and responded to cite inaccuracies and misrepresentations that included statements that the municipalities had “obligations” under the housing settlement when in fact they do not. [Subsequent to the meeting, the “report cards” and municipal response letters were posted on the Westchester County website.]

Mr. Buroughs stated that the Housing Opportunities Commission (HOC) met on May 23. He invited Mr. Arndt, a member of that board, to brief the Planning Board on their meeting. Mr. Arndt reported that the HOC had drafted a letter addressed to HUD, and copied to other interested parties, stating that Community Block Grant dollars being withheld due to the housing stipulation should be released as the loss of the grant money affects the populations who need it most.

Mr. Buroughs, continuing his remarks, stated that County Executive Robert P. Astorino serves on the Mass Transit Task Force for the new bridge crossing the Hudson River at Tarrytown. He said that the Westchester contingent of the Task Force is scheduled to meet this coming Friday with the County Executive to prepare a Westchester statement of goals and objectives for future transit services.

Mr. Buroughs reported that he serves on the Visual Quality Panel that advises the design team for the new bridge. He said that a recent meeting focused on the design for the shared pathway for pedestrians and bike riders that will be constructed on the north span of the new bridge.

Mr. Buroughs mentioned that the Westchester Municipal Planning Federation was holding its 40th annual awards dinner on the evening of Thursday, June 6 at Hudson Harbor in Tarrytown and that all Planning Board members are invited to attend.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Lynch called for a vote to approve the referrals report of April 16, 2013 through May 15, 2013. A motion to do so was made by Mr. Schoenfeld, seconded by Mr. Sullivan; the referrals report was approved by the Board.

Mr. Lynch, inquiring if the response letter to referral NWC 13-002 Chappaqua Crossing, discussed at last month’s meeting, had been sent. He requested that a copy be e-mailed to Board members.

Referrals of Interest

- A. Referral File No.: GRB 13-005 – Landmark at Eastview, Town of Greenburgh – Draft Environmental Impact Statement (EIS)

Mr. Herbert, accompanied by a PowerPoint slideshow, spoke about the draft EIS for the proposed development of a 100-acre site in the Town of Greenburgh - the last undeveloped portion in the research and development campus located between the Saw Mill River Parkway and NYS Route 9A. He noted that the campus is near to the County's Grasslands campus and the South and North County Trailways.

Mr. Herbert reported that the Board had reviewed a proposal for development on 86 acres of the campus on the Mount Pleasant side of the larger Landmark campus last year. He added that other facilities on the total 266-acre campus include biomedical offices and a Home Depot in Mount Pleasant and biomedical facilities and the Madison Square Garden training center in Greenburgh.

Mr. Herbert reviewed the background history of the site. In the 1950s Union Carbide constructed several buildings and the entire site was zoned for Office Business. In the 1980s, after Union Carbide left, portions in Greenburgh were rezoned for multi-family use. In the 1990s, a master plan for the site proposed over 1,000 senior housing units and new retail space. In 2000-2001 there was an EIS review for the MSG training facility and 320,000 square feet of office space - both since constructed. A 2007 proposal called for 446-units of senior housing. In 2011, the proposal for the site was changed to retail use.

The draft EIS presents a number of alternatives for development. In every alternative scenario, the development is shown in two clusters – one on the east side of the site and one on the west – with the central portion of the site left undeveloped to preserve a wooded knoll and wetlands. Mr. Herbert said that the “Proposed Action” calls for the development of 415,200 square feet of retail space and a 110-room hotel. In this scenario, two large “big box” format buildings (149,000 square feet and 137,000 square feet) would be placed on the western portion of the site surrounded by 1,287 parking spaces. A gas station would be placed adjacent to the smaller of the two buildings. The eastern side of the site would be developed with a more traditional-style shopping center containing a 65,000 square foot anchor store, four smaller retail stores and a free-standing bank with drive-thru bays. The hotel would be placed at the north end of the parking lot, which would contain 741 parking spaces. Under this scenario, 60.17 acres would be left undeveloped.

He said that a second alternative is presented as the “Primary Alternative.” This alternative is described as being based on comments received from the Town's Comprehensive Plan Committee during the EIS scoping process. It calls for the development of 286,000 square feet of retail, 352,000 square feet of biomedical office/lab space and 142,000 square feet of commercial recreational uses. In this scenario, the two large “big box” format buildings would be placed on the eastern portion of the site, in a semi-attached arrangement to create a

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long singular building, the back of which will be placed along the site's frontage with the street. The front of this building will face a parking lot containing 1,144 spaces and a gas station. The western portion of the site would be divided into two separate areas: one containing the biomedical office/lab building with 1,056 parking spaces and the other containing indoor and outdoor sports facilities with 184 parking spaces. Under this scenario, 55.67 acres would be left undeveloped.

Under both alternatives, vehicular access to the site is basically the same with access points from four driveway entrances along Old Saw Mill River Road. Access to the eastern portion of the site can be achieved directly from three of the driveway entrances. Access to the western portion of the site is obtained via the "ring road" that currently serves the existing parts of the Greenburgh portion of the Landmark at Eastview site.

Mr. Herbert said that the draft EIS notes that the project will require a number of approvals. The applicant has petitioned the Town to create a new PED – Planned Economic Development zoning district, which would allow all versions of the proposed development, and to amend the Town Zoning Map to zone the site to this new district. Once rezoned, the development would require both a conceptual development plan approval and a more specific site plan approval, both from the Town Board.

To provide a prospective of scale, Mr. Buroughs noted that a typical Home Depot is 100,000-125,000 square feet in size. Mr. Herbert remarked that an Ikea store is usually 400,000 square feet.

Mr. Herbert noted that the County Planning Board's policies do not, in general, support the placement of new large retail developments outside of existing centers. He also noted that the site would not be seen when traveling along Route 9A and was not well served by mass transit. He summarized that it is not clear that this area is the best choice for large scale retail development.

Mr. Sullivan said that the zoning code was proposed to be rewritten to accommodate the applicant's marketing of the site. He commented that development should take the lead from zoning and comprehensive planning.

Ms. O'Connor noted that this proposal was of a much larger scale than that of the Chappaqua Crossing proposal discussed recently.

Mr. Buroughs said that, to address truck traffic, years ago the NYS Department of Transportation had proposed and studied a bypass for Route 9A along the Saw Mill River west of downtown Elmsford and connecting to Route 9A at the Dana Road intersection, the site of the access drive to Home Depot. Mr. Herbert said that the EIS for this project did not preclude this plan and left an area for the bypass to be constructed by others. Mr. Douglas noted that each developer should have some responsibility for contributing to the cost of the bypass. Ms. Chemka noted that the proposed uses could significantly increase truck traffic.

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Ms. O'Connor added that traffic congestion was very bad today at key times and that the intersections of the Route 9A ramps with Old Saw Mill River Road are particularly dangerous.

Mr. Herbert stated that the proposed changes to the road and median of the County's Old Saw Mill River Road will require permits from the Department of Public Works and Transportation. He said that the transit demands on the Bee-Line Bus route 27, which currently only operates in the morning and evening peak hours, may change.

Mr. Herbert noted that sewage flows will increase by 43,776 gallons per day (gpd); 62,400 gpd for the primary alternative site plan. He said that the draft EIS states that inflow and infiltration mitigation will address this, and also states that County recycling laws would be complied with and that food composting would be considered.

Mr. Herbert recommended that the project include "complete streets" to facilitate pedestrian and bicycle connections to the trails in and adjacent to the site. He said that the new zoning would reduce the parking space requirements to 4.5 spaces per 1,000 square feet of retail use, which is move in the right direction, but that consideration should be given to the shared parking spaces for the various uses so as to reduce total parking further.

Mr. Buroughs noted that the big box retail element of the project seems to contradict current trends towards smaller retail stores. Mr. Arndt noted that there were many hotels in the area and asked why another is needed. Mr. Natarelli replied that the hotel planned is described to be more upscale than the existing ones. Mr. Herbert, answering a question from Mr. Sullivan, said that details on the recreation use were not specified. Mr. Sullivan expressed concern that there seemed to be no limits on what could be built, aside from housing. Ms. O'Connor questioned if there is a market for the scale of retail that is proposed.

Mr. Douglas commented that the proposed mall in the Primary Alternative was a good start at planning a more cohesive development that could integrate rather than separate all of the proposed uses. He suggested that consideration be given to providing retail and commercial services that the workers on the site could utilize. He added that such a design would enhance the attractiveness of the campus for research and development space which would be consistent with County economic development goals.

Mr. Herbert stated that he will draft a response letter to the referral and circulate it to the Board members. He said the public hearing is scheduled for next week.

B. Referral File No: NSM 13-005 – Highgate-Woodlands Subdivision
Draft Supplemental Environmental Impact Statement

Mr. Herbert, showed slides and provided specifics on the proposal for 76 age-restricted townhouse units and 42 single family homes based on one-acre zoning – all on a 159-acre site in North Salem. The townhouses would be built on 38.65-acres with four units in each of

the 19 buildings - a total of 28 one-bedroom and 48 two-bedroom units. A new zoning district is proposed to be applied for a portion of the site so as to accommodate the multi-family development: R-AMF/2.

Mr. Herbert reviewed the history of the site. He said, as a result of a lawsuit settlement in 1992, the zoning of the site was changed from commercial to residential to allow for the construction of 49 single-family homes as part of a development known as Highgate. Forty acres of the site were rezoned for Research Office and, as there was little demand for this, the use was subsequently changed for the development of townhouses. There was no inclusion in the plans for affordable housing. Plans for the site have been dormant since 2005.

Mr. Herbert said that zoning code and map amendments to create a new R-AMF/2 zone are required for the current plan to move forward. Variances for the maximum length of a cul-de-sac, maximum road gradient and minimum width of street right-of-way are also needed.

He said there are steep slopes on the site and so much blasting will be necessary, that four wells will provide water to the development and that the plan includes an on-site wastewater treatment plant and extensive sub-surface treatment area. Mr. Herbert noted that a public hearing is scheduled for June 25.

Mr. Douglas asked if there are any areas of open space. Mr. Herbert said that there is a recreational building and that the houses will all have yards. Ms. Hasbrouck asked if the school district can accommodate the additional student population. Mr. Herbert said the plan noted that this would not be a problem. Mr. Douglas asked if all 10% of the units in the development that will be requested to be affordable would be restricted to the townhouses. Mr. Herbert said that the affordable units could also be single family homes.

Mr. Herbert said that he would prepare a referral response letter.

VII. Matters for Board Discussion

A. Public Housing Redevelopment in Westchester

Ms. DeLong introduced Rebecca Culver, and stated she was an intern assisting in the Housing section of the Department of Planning.

Accompanied with a Power Point slide show, Ms. DeLong reviewed the history of Public Housing. She showed an article from 2007 that was published in the Wall Street Journal that celebrated the new look for public housing and lauded recent affordable housing that was now well-built, well-designed, innovative and attractive. She showed a slide depicting images of the 1972 demolition of the outdated 20-year old Pruitt Igoe Public Housing Development in St. Louis.

Ms. DeLong said that there are three examples of Public Housing that have been redeveloped or are in the process of being redeveloped in Westchester: Mulford Gardens in Yonkers, Robert Hartley Houses in New Rochelle and Winbrook Housing in White Plains. All were originally built as high-rise towers on large blocks of land.

Ms. DeLong noted the various funding sources that can be tapped for the redevelopment of Public Housing: federal HOPE VI funds, federal Section 8, Low Income Housing Tax Credits, New York State Housing Trust Funds and Subsidies and Westchester County's Housing Implementation Fund. She noted that Westchester County had contributed funding to the two Public Housing developments already being replaced and that the City of White Plains is today requesting County funding assistance to initiate the Winbrook replacement housing.

She noted that the Mulford Gardens redevelopment was done in phases, and that the Grant Park Apartments are built on the site of the old demolished buildings. Mr. Buroughs said that residents displaced by the redevelopment are temporarily relocated and housed in an off-site property until the new units are ready. Ms. DeLong stated that the Mulford Gardens' HOPE VI Master Plan calls for the creation of 469 housing units; mostly rental, they also include 30 homeownership units and a clubhouse with an exercise room and community space.

Ms. DeLong reported that the six-story Robert Hartley Houses in New Rochelle were built in the 1960s and that they had physically deteriorated over the years. She said that, eventually, the existing five buildings containing 240 apartments will be demolished. The new Heritage Home buildings will be developed in three phases in order to mitigate the displacement of the current tenants. Phase I of Heritage Home will be a four-story 50-unit building and six clusters of attached three-story townhouses containing a total of 81-units.

Ms. DeLong next spoke on the Winbrook Housing redevelopment project. Winbrook Housing currently includes five ten-story buildings located near the intersection of South Lexington Avenue and Quarropas Street in White Plains that contain 450 housing units. Ms. DeLong said that the City's zoning now allows for a higher density on the site and that Phase I plans call for 103-units.

Ms. Holland next presented a Matter for Board Action, listed as Item B on the Agenda.

VIII. Matters for Board Action

A. Winbrook Redevelopment: Phase I, City of White Plains – BPL01 Housing Implementation Fund (HIF)

Mr. Buroughs introduced Mr. Salley, the chair of the White Plains Housing Authority. Mr. Salley expressed his gratitude for the Board to consider this funding request. He remarked that, ultimately, 1,100 units in a mixture of market rate and affordable apartments will be

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built on the site. Mr. Salley stated that the closing on the property is in September and that the expectation is for Phase I construction to begin in fall 2014. He noted that the redevelopment plan would reestablish old street patterns and integrate the buildings into downtown White Plains. He invited Ms. Holland to provide details on Phase I of the Winbrook affordable housing redevelopment.

Ms. Holland, accompanied by a PowerPoint slideshow, spoke about the Winbrook Phase I plan for 103 affordable rental apartments on 1.2-acres in White Plains. She said that the old buildings to be redeveloped will be demolished in turn after each new building is completed.

Ms. Holland reported that the 10-story building would have 34 one-bedroom, 44 two-bedroom and 25 three-bedroom apartments, a community room and 23 parking spaces. There will be an apartment for a superintendent. The apartments will be affordable for households earning at or below 50% and up to 60% of Westchester County's Annual Median Income and will remain affordable for a minimum of 50 years.

Ms. Holland noted that the so-sponsors of the development are the White Plains Housing Authority and Jonathan Rose Companies. She said White Plains is requesting \$1,140,000 from the HIF for infrastructure costs towards the \$41 million development. She said that the White Plains Housing Authority is donating the land for the project.

Ms. Holland showed a slide that indicated HUD's income-based rent schedule. The monthly rental range is from \$897 for the one-bedroom to \$1,519 for the three-bedroom apartment. HUD's 2013 income qualifications at 60% AMI vary according to the size of a household and range from \$43,800 for a one-person, to \$62,520 for a four-person, and up to \$72,540 for a six-person household. Ms. DeLong noted that some Section 8 vouchers would subsidize lower incomes.

Ms. Holland, answering a question from Mr. Sullivan, said that there are no market rate units in Phase I but there would be some in future buildings. Ms. O'Connor said that reopening connecting roads to break up the building's seclusion will help with the security of the neighborhood. Mr. Sullivan noted that this project would not count towards the Housing Stipulation, but was consistent with the County's concerns to build and preserve affordable housing stock and its inclination to reconsider how to improve Public Housing. Ms. DeLong noted that the County does fund affordable housing projects for municipalities outside the Housing Stipulation.

Ms. Holland said that the resolution before the board is to support the Phase I infrastructure costs.

Mr. Douglas made a motion to support the request to provide \$1,140,000 in HIF for infrastructure and \$171,000 in soft costs for the Phase I Redevelopment of the Winbrook

Public Housing complex. Mr. Arndt seconded the motion and the board voted to adopt the resolution.

B. Capital Budget Amendment – WD103 County Water District #1 –Alternate Water Supply

Mr. Hoffmeister stated that the U.S. Environmental Protection Agency (EPA) increased the requirements to provide Ultra Violet (UV) treatment to the water supply in 2006. He said it cost \$4.7 million to mechanically provide a redundant water supply connection for the Kensico-Bronx Pipeline in County Water District #1 to send water southbound (Mt. Vernon, Yonkers) and divert some water to the north (White Plains, Scarsdale). He noted that the Kensico Dam has a separate UV plant.

Mr. Hoffmeister invited Ms. D’Agrosa to continue the presentation on the funding for the design, construction management and construction of alternate water supply for the northern portion of County Water District #1. These improvements would facilitate the supply of UV treated water to the northern portion of the District and would bring the entire District into compliance with the EPA’s Long Term 2 Surface Water Treatment Rule.

Ms. D’Agrosa, illustrating her talk with a PowerPoint slideshow, stated that 85% of Westchester County’s residents receive drinking water from the New York City water supply system, primarily from the Catskill and Delaware reservoir systems. She noted that water in Westchester is supplied by a mix of municipalities, private suppliers, and reservoirs and lakes. Ms. D’Agrosa said that filtration avoidance criteria were established in 1989 with the enactment of the Surface Water Treatment Rule. In 2006, the Long Term 2 Surface Water Treatment Rule (LT2 Rule) established the requirement to provide UV treatment by April 2012 to reduce microbial pathogens in drinking water, and defined the penalties for non-compliance.

Ms. D’Agrosa reviewed a schematic representation of the Kensico-Bronx Pipeline and reported that some portions of the county water district are not in compliance with the LT2 Rule. She reported that the Westchester Joint Water Works water district is under a consent order to build filtration. She said that the improvements before the Board would work towards meeting the timelines of the Department of Justice to comply with the LT2 Rule, could significantly reduce the non-compliance penalties and could advance the County Water District #1 project in anticipation of integrating it into the yet-to-be determined terms of a consent decree.

Mr. Lynch mentioned the high, millions-of-dollars expense of supplying drinking water to the New Castle and Pleasantville communities. He moved the item forward for a vote.

A motion to approve the resolution to amend the 2013 Planning Board Report of Capital Project Requests to include the Capital Project WD103 County Water District #1- Alternate

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Water Supply was made by Mr. Schoenfeld, seconded by Mr. Sullivan and approved by the Board.

IX. Matters for Board Information

A. Capital Budget Overview

Mr. Natarelli, illustrating his talk with a PowerPoint slideshow, spoke to the highlights of the proposed 2014 Capital Projects. He said that every year the Planning Board must make recommendations on the proposed Capital Projects in a report to the Westchester County Executive, to the Budget Director and to the Capital Projects Committee.

Mr. Natarelli noted that Westchester is a mature county and so our Capital Projects include restoration and rehabilitation activities. He stated that the net dollars requested for tax appropriations for 2014, which includes improvements, rehabilitation and construction work to County parks, roads, bridges and building projects, is \$107,752,000. Mr. Natarelli said that the County district and non-tax levy appropriations requested for 2014 is \$146,584,000.

He stated that the total Capital Budget appropriation requested is \$273,470,000 and this total is comprised of \$254,336,000 for the County share (tax and non-tax levy) and the non-County share of \$19,134,000.

Mr. Buroughs said that the Planning Board Report considers and evaluates all requests made by all departments. The County Executive then uses the Report to help shape the actual proposed Capital Budget; some requests are likely to drop out.

Mr. Natarelli broke down the 2014 requested amounts into the major program areas of the projects: recreation (\$24,405,000), the WC airport (\$25,545,000), sewer and water (\$123,825,000), buildings and land (\$50,533,000) and roads and bridges (\$37,775,000).

He said that the major proposed projects and programs include:

- Eastview Pumping Station and Transmission Main (\$81.9 million)
- Rehabilitation to various county golf courses (\$4.75 million)
- The North and South County Trailways (\$3.2 million)
- Stipulation for Fair and Affordable Housing (\$7.5 million)
- Rehabilitation of the Ashford Avenue Bridge and access ramp (\$18.65 million)
- Steam bank restoration site work at the County Center (\$2 million)

Mr. Natarelli stated that there are 18,000-acres of parkland in Westchester County. He reviewed the site work projects being requested and broke down the \$3.62 million of the 2014 appropriation requests by project:

- County Center site work (\$2 million)
- George's Island site work (\$2.1 million)
- Lenoir Preserve infrastructure and site work (\$1.1 million)

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- V.E. Macy Park site work (\$2.5 million)
- Muscoot Farm site work (\$1.6 million)
- Glen Island, New Rochelle - design for site work (\$4.1 million)
- Kensico Dam Plaza infrastructure/site work II (\$1.1 million)
- Kingsland Point Park bulkhead replacement (\$3.7 million)

Mr. Natarelli said that \$3.4 million was being requested to rehabilitate, reconstruct or replace dams in Blue Mountain Reservation and \$2.42 million for dams in Mountain Lakes Park. He said that the parks, golf courses, trailways and park buildings are much valued and well used by county residents and provide revenue for the County. He said that to protect these assets, a total of \$4.75 million has been requested:

- \$350,000 to replace the Croton Point Park Cabin
- \$2.5 million to rehabilitate the buildings in Lasdon Park in Yorktown Heights
- \$400,000 for general roof replacement and repair
- \$1.5 million for the Kensico Plaza storage building

Mr. Natarelli said that additional park project requests would include \$1 million for general infrastructure and vehicle replacement and \$100,000 for park-wide tree work. He remarked that the County was looking for a centrally located site to locate a wood chipping facility so that it would be easily accessible for all in the county to use. Mr. Natarelli, referring to the results of a survey taken a few years ago, said that the top recreational activity selected by county residents was biking, hiking and rollerblading on Westchester's trailways, and so it is important to maintain the much valued trailways. He noted that \$3.2 million would be requested for maintaining the infrastructure of the North and South County Trailways.

He said that 50,000 rounds of golf are played each year on the County courses. In the 2014 requests, a total of \$7,775,000 would be asked for golf course improvement projects:

- Building rehabilitation at Maple Moor in White Plains (\$4 million)
- Facility improvements to the Dunwoodie Golf Course in Yonkers (\$3.3 million)
- Improvements to the Maple Moor buildings in White Plains (\$200,000)
- Improvements to the Mohansic Maintenance Facility in Yorktown Hts. (\$350,000)
- Improvements to Hudson Hills in Ossining (\$125,000)

Mr. Natarelli said that the members of the Planning Board are invited to attend the Capital Project Committee meetings that will be held on June 21 and June 24. He said that he would send the draft report to members to review in the next few weeks.

X. Other Business

Ms. Hasbrouck announced that members are welcome to attend the Urban Land Institute meeting on the effects of Superstorm Sandy on June 12.

XI. Adjournment

The meeting adjourned at 10:05 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, July 9, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
Michael Coley for Thomas Lauro, Commissioner, Department of Environmental Facilities
Peter Tartaglia for Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Patricia Chemka for Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

James Arndt (City)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Tracy Corbitt, Principal Planner
Lukas Herbert, Associate Planner
Suzette Lopane, Landscape Architect
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators

The meeting was called to order at 8:07 a.m. by Mr. Lynch.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday, August 6, September 10 and October 1. He noted that due to work, vacation and travel plans the August meeting maybe be problematic. He asked members to report if they

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anticipated that it would be a problem to attend the August meeting.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the June 4, 2013 minutes. None were made.

A motion to approve the June 4, 2013 minutes was made by Mr. Douglas, seconded by Ms. Chemka, and approved by the Board.

IV. Chairman's Remarks

Mr. Lynch moved the meeting forward to the next item on the agenda and asked Mr. Buroughs to report.

V. Commissioner's Remarks

Mr. Buroughs updated the Board on recent actions around the Housing Settlement. He said that the County submitted an action to the court to restrain the withdrawal by the Department of Housing and Urban Development (HUD) of \$7.4 million in FY2011 Community Development Block Grant (CDBG), HOME and ESG funding. HUD withheld the FY2011 funding awarded to Westchester because HUD deemed that the County did not meet its obligations. HUD has stated its intention to reallocate these funds elsewhere.

Mr. Buroughs remarked that on June 13, 2013, the County submitted an updated zoning analysis for five municipalities - the seventh zoning submission to HUD. He said if the approach applied to these five are approved by HUD, the five samples would be the templates used to complete the zoning analysis for the remaining 26 eligible communities.

Mr. Buroughs stated that the County accepted HUD's offer of technical assistance and he and other representatives from the County met from 10:00 a.m. to 5:00 p.m. on July 2, 2013 with nine of HUD's staff to review the five samples of the seventh zoning analysis submission.

He noted that in the course of the technical assistance provided, HUD staff made a reference to a two-family zoning district in Pelham with a population of more diverse racial characteristics than that of a single-family zoning district in Pelham. The conclusions HUD staff drew, without discussing other possible reasons for cause and effect and without considering or examining wider data on this issue, was that the County should recommend that other municipalities add or expand two-family zoning districts as a means to increase the African-American population.

Mr. Douglas said that a multi-family zoned district for housing may turn out to be more integrated. Mr. Buroughs noted that the analyses of all zoning districts in each municipality did not show significant variation of racial or ethnic make-up between districts. Mr. Sullivan

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said that in Boston, multi-family homes tend to populate with many generations of the same family.

Mr. Natarelli said that there is an economic component to this issue. He added that the county offers valuable services, such as parks and trailways, which add a cost to housing, but greatly enrich the community.

Mr. Buroughs said that, because the zoning analysis is part of the Analysis of Impediments to Fair Housing Choice, as required by HUD, that this submission included data on all racial groups, not just African Americans. He noted that in the technical assistance from HUD, HUD commented that the County had included too much data.

Mr. Sullivan noted that HUD moves and changes requirements on the issues of race, class and geography at will, and so because of this “moving target” the issues cannot really be addressed.

Mr. Buroughs reported that July 15 is the agreed upon deadline for a U.S. Department of Justice to file with the court the federal government’s final response to the County’s lawsuit asking the court to forbid HUD from withdrawing the FY2011 CDBG funding awarded to the County. The County must respond and then the judge could decide to dismiss the case or allow it to proceed to a hearing or a trial.

Mr. Buroughs reported that no communication from the Federal Monitor has been received by the County on the substance or process of the zoning code evaluation and affordable housing allocation “Report Cards” which the Monitor sent to eligible communities in March.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Lynch called for a vote to approve the referrals report of May 16, 2013 through June 15, 2013. A motion to do so was made by Mr. Douglas, seconded by Mr. Sullivan; the referrals report was approved by the Board.

Mr. Lynch asked Mr. Herbert to present.

Referrals of Interest

Referral File No.: NOC 13-006 – Brynwood Golf and Country Club, Town of North Castle – Draft Environmental Impact Statement (EIS)

Mr. Herbert, accompanied by a PowerPoint slideshow, spoke about the proposal to renovate the golf course and build residential housing on the 156-acre site of the Brynwood Golf and

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Country Club in North Castle. He noted that the site is zoned two-acre, single family (R-2A); that in 1960 the “membership club” was allowed by special permit and that until 2009 the golf course was named the Canyon Club.

Mr. Herbert said the proposal for the gated community includes renovations and improvements to the golf course, club house and recreational facilities and the construction of 80 condominiums and eight affordable affirmatively furthering fair housing (AFFH) rental units. He noted that, when initially proposed, the number of units requested was 243, was then reduced to 98 units and again reduced to the current total of 88 housing units.

Mr. Herbert said that the plan for the club house is for a complete renovation, a reduction in size from 65,000 to 64,000 square feet, and the addition of eight rooms for employee housing and six guest lodging rooms. The current 178 parking spaces would be retained.

He noted that new swimming pools would be constructed, that the number of tennis courts would be reduced from 14 to six. This reduction and the reworking of some of the open space areas would provide the space for the residential development.

Mr. Herbert reported that the 80-unit* residential development would be on the 14.5-acre “north parcel” and that this would include:

- “Golf Residences” – forty 2-bedroom condominiums in four multi-family buildings, each with 10-units
- “Golf Cottages” – five 4-bedroom 3,200 square foot single-family condominiums
- “Golf Residences” - 24 condominium units in three multi-family buildings; six 2-bedroom and two 3-bedroom units in each building
- “Club Villas” - 14 semi-attached 2,650 square feet 3-bedroom townhouse condominiums in seven buildings

** Slight discrepancy in EIS for the total number of units: 80 or 83?*

Mr. Herbert noted that the total parking spaces allocated for the condominiums would be 169 - two garage spaces per unit, plus nine additional. He said that sidewalks would connect the units to the on-site recreational facilities. Mr. Herbert said that club membership would be required of owners of the market rate condominiums, but membership would not be a requirement for tenants in the rental units.

Mr. Herbert reported that the 9,000 square foot “south parcel” referred to as “Fairway Residence” could be the site of eight affordable AFFH rental units - comprised of one 4-bedroom, one 3-bedroom and six 2-bedroom apartments. He noted that parking for the AFFH units would be located in an underground garage and that each unit would be allotted one garage space, plus an additional ½ space per bedroom.

He noted a lack of clarity in the EIS on the affordable component and said that the possibility of locating the AFFH units off-site at another location was raised. If this is the case, nine AFFH units would be located off site and 88 market rate units would be located on-site.

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Mr. Herbert stated that, in addition to site plan and subdivision approvals, the developer would need to amend the Town Zoning Ordinance to add “golf course community” as a new special permit use for R-2A district; amend the regulations for “membership clubs” to be operated by for-profit entities; amend the comprehensive plan to allow “golf course community” and if test drilling for wells on the site does not pan out, may need to obtain a water district extension.

Mr. Herbert noted that, although the eight units are being offered as AFFH, the town’s affordable housing requirements do not match those stipulated in the county’s Model Zoning Ordinance. He said that the project is consistent with the county Planning Board policies because the project will preserve open space and will provide a range of housing types.

Ms. Hasbrouck noted that traffic was backed up by the site, along Route 22, around the nearby High School’s peak hours. She asked if neighbors can submit comments on the project. Mr. Herbert said that he had received some phone calls from residents and that they had said that they would attend this meeting and submit comments.

Mr. Sullivan stated that water use and conservation is an issue for golf courses and said that grasses and vegetation that minimize the need for water on the greens should be considered. Mr. Herbert said that there was some discussion of recycling and using “grey” water.

Mr. Starr asked about the capacity for the number of club memberships. Mr. Herbert replied that the current membership was in the low 300’s and, although maximum membership is 500, that an increase in the number of members is not anticipated.

Mr. Herbert, answering a question from Ms. Hasbrouck, stated that the location of the driving range would essentially remain where it is.

Mr. Lynch inquired about the timing for the project. Mr. Herbert replied that obtaining the necessary approvals could take some time. Mr. Buroughs noted that the issues around the water district would need to be resolved.

Mr. Douglas stated that the AFFH component should be integrated into the main residential location of the project and not segregated in a separate area. He added that he understood that there may be financial and legal reasons why this cannot be accomplished as the market units will be under condominium ownership. Mr. Lynch noted that the AFFH was situated by the golf course. Mr. Herbert noted that some potential guest rooms that may be planned for this location would have the golf course view.

Mr. Douglas stated that test drillings for water quality standards need to be done early in the review process and before any approvals are considered.

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Answering a question from Mr. Sullivan, Mr. Herbert replied that the “as of right” density would be 49 houses.

Answering a question from Mr. Coley, Mr. Herbert remarked that the population in the 88 residential units would be approximately 200 persons. Mr. Coley noted that the plans called for a centrally located sewer, and said that this may accommodate reverse effluence from the waste water that could be used for golf greens irrigation.

Answering a question from Ms. Hasbrouck, Mr. Herbert said that if the school districts weighted in on this project, their comments would be included in the final EIS.

Mr. Sullivan, commenting on a remark from Mr. Douglas, said that retaining “open space” would be the public benefit of this project. Ms. Hasbrouck noted that Route 22 is widely used by bicyclists. Mr. Douglas said that road improvements along Route 22 by the site, for this purpose, should be looked into.

Mr. Herbert stated that he would draft a letter and circulate it to the board members.

VII. Matters for Action

A. Planning Board Report on the 2014 Capital Project Requests

Mr. Natarelli asked the board members if they had any questions or comments on the report on the 2014 Capital Project Requests that they received for review prior to the meeting.

Mr. Douglas asked if it was safe to postpone the Kingsland Point Park Bulkhead Replacement project in the Village of Sleepy Hollow; if it is “failing,” how critical is the timing of the needed repairs? He inquired if there was an engineering analysis that would clarify whether or not this project could be postponed. Mr. Tartaglia said that he would find out if there was an engineer’s report. Mr. Natarelli stated that the funding was for the design of the project.

Mr. Douglas noted that Dave DeLucia and the Department of Public Works may have information on the “failing” condition of the bulkhead. He asked that an accurate and more detailed description of the “failing” be included in the report so that the timing needed to begin the project can be assessed.

Mr. Natarelli reported that vote of the Planning Board on the Capital Projects Report was needed by September 10. He said that a vote on the report could be taken at the Board’s August 6 meeting or, if need be, at the September 10 meeting.

Mr. Douglas stated that Board relies on the Department of Planning, and staff had, once again, done an excellent job preparing the Capital Project Requests report. Mr. Burroughs said that all the projects included in the report may not make it into the final budget, but that the

Planning Board's input and recommendations helps to shape County Executive Robert P. Astorino's decisions.

Mr. Natarelli noted that, in the past, bus trips to project sites of interest in the county were arranged for members of the Planning Board, and that a "road trip" meeting may be considered.

Mr. Lynch asked that the vote of the Planning Board Report on the 2014 Capital Project Requests be postponed and be placed on agenda of the Planning Board's August meeting so as to allow more time for members to consider the report.

VIII. Matters for Board Discussion

A. Mass Transit Task Force – Update

Mr. Buroughs updated the Board on the actions of the 26-member Mass Transit Task Force. He said that N.Y.S. Governor Andrew Cuomo appointed the Task Force on the insistence of the County Executives of Westchester, Rockland and Putnam counties. They stated that it was imperative that transit considerations in the I-287 corridor and across the new bridge not be put off until some undefined future study. The Task Force was established to identify transit solutions to improve transportation in the I-287 corridor. He said that the Task Force, on which he serves as staff to County Executive Astorino, meets monthly and is to present short, medium and long-term recommendations by December.

Mr. Buroughs, illustrating his presentation with a slideshow, noted that new, alternative transit systems are needed to improve the traffic pattern and promote smart growth along the I-287 transportation corridor. He said the two spans of the new bridge will have a total of eight lanes for automobiles, two lanes dedicated for bus rapid transit (BRT), safety shoulders, and a pedestrian and bicycle lane located on the north span.

Mr. Buroughs said that the BRT system could have dedicated bus stations, limited stops and prepaid fares to speed up the time of a commute. He noted that different stops, both express and local can coexist along the same route. Mr. Buroughs showed examples of BRT located in several states and countries which offered features such as guided busways and elevated structures.

Mr. Buroughs spoke about the key travel markets of Rockland County. He noted that most vehicular trips to the workplace (56,500) are within the county. The second and third highest work destinations from Rockland are to Manhattan (17,800) and to Westchester County (12,100), to locations such as White Plains, Yonkers and the Medical Center in Valhalla.

Mr. Buroughs mentioned some concepts that could be applied in the short-term to improve the operational efficiency of the BRT system for Rockland: targeting key destinations such as White Plains and Yonkers; applying 15-minute headways between departures; limiting the number of stops on a route; regulating the traffic flow entering the highway according to current traffic conditions with ramp metering; and dedicating queue jump lanes and transit signal priority to busses to provide them with the right-of-way from entry ramps into travel lanes. Mr. Buroughs said that these concepts can be in place by 2018 and would improve the speed and the reliability of transit service.

Mr. Buroughs said that two transit routes may be proposed for Rockland's connection to Westchester: Rockland Rapid West - a route from Rockland with a stop at the Nanuet Park-n-Ride that goes along I-287 to a proposed expanded TransCenter in White Plains and then continues to the Westchester County Airport; and Rockland Rapid East - which starts at the Nanuet Park-n-Ride, stops at the Nyack Hospital, crosses the Hudson River and veers from I-287 south along I-87 to the City of Yonkers.

Mr. Buroughs remarked that any connection to the Metro-North Station in Tarrytown would be expensive to realize. He stated that a connection to White Plains should be quicker for commuters wanting to connect to Metro-North.

Mr. Buroughs said that the largest key travel market for Westchester County are the work trips within the county (189,000); the second largest is to Manhattan (82,000) and the third and fourth largest are to the Bronx (23,200); and to Brooklyn and Queens (22,300). The number of work trips to Rockland County is only 7,000.

The BRT routes proposed for Westchester County are BeeRT1, connecting Metro-North in Tarrytown along Route 119 to the County Center and the TransCenter in White Plains; and BeeRT 2, along Westchester Avenue connecting the White Plains TransCenter to Port Chester. BeeRT 3 would connect the Medical Center and Westchester Community College in Valhalla to White Plains and points south, along Routes 22 and 100 and Central Avenue to Yonkers.

Similar concepts to improve operational efficiency, as the ones suggested for Rockland, could be applied, as well as station amenities - offering real time arrival information, off-board fare payment and near-level boarding which aligns the bus floor with the station platform.

Mr. Burroughs remarked that the operations sides – which agency will run the system – will be a separate discussion.

Mr. Sullivan asked whether the BRT busses will offer racks to facilitate the transport of bicycles. Addressing a question from Ms. Hasbrouck, Mr. Burroughs said that Metro-North has been a part of the discussions and will report back next month on how to meet the capacity of increased train use. One suggestion, he said, was using two-level train cars along the Harlem Line.

Mr. Lynch invited Ms. Lopane to present.

IX. Matters for Board Information

A. Dobbs Ferry Riverfront Park and RiverWalk

Ms. Lopane, illustrating her talk with a PowerPoint slideshow, spoke about the design of a section of RiverWalk in Dobbs Ferry Riverfront Park.

She said that the Village of Dobbs Ferry had undertaken shoreline stabilization along the Hudson River along the 7-acre park site. Ms. Lopane stated that construction to stabilize the shoreline in the park was undertaken using funds from a \$2 million grant from the NYS Department of State (DOS) and \$1 million of Village funds.

Ms. Lopane noted that the 46-mile RiverWalk corridor is 50% complete, and that some of the trailway utilizes municipal streets and sidewalks. She said the Dobbs Ferry waterfront park can be accessed from the Croton Aqueduct and from the street in Irvington.

Ms. Lopane pointed out that, historically, steamboats regularly accessed the shore in Dobbs Ferry. She said the river was used as a main source of transportation and remained a popular form of transportation even after railroad service began in 1849. The point along the shore where the steamboats docked was, and still is, known as Willow Point.

Ms. Lopane showed a schematic drawing of the site plan for the three sections of the Riverfront Park: Willow Point, Peninsula and the Active Recreation area.

She said that, at Willow Point, the boat dock would be restored for the use by small boats; that different types of seating areas would be incorporated and have views of the river; that because it is the least windy section of the site, chest game tables would be situated here; and that stairs would connect this area to the beach. Ms. Lopane noted that the tide change is over three feet in this area, and so swimming is not safe. Answering a question from Mr. Lynch, she replied that there will be signage stating that swimming is not allowed.

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In the Peninsula section of the site, flagstone pavement would be installed along the path, there would be lighting to illuminate a performance stage area and a kite shade over the stage would be installed to provide seasonal protection from the sun and rain.

The Active Recreation section will have a playground for children up to age 15, a 6/10 mile walking loop and picnic areas with grills, benches and trash receptacles. The playground will also offer exercise equipment for adult use. There will be a comfort station. A fishing pier will provide access to the water for that pastime.

The project, with a total cost of slightly over \$4 million, is a partnership with the DOS, the Village, the County and a private donor. The RiverWalk design and construction is funded by \$2 million from the County's Legacy Program and more than \$1 million in private donations. The project is out to bid.

Answering a question from Ms. Chemka, Ms. Lopane replied that parking spaces will be set aside for use by persons using the park. Mr. Buroughs noted that this park will be available to all county residents.

X. Other Business

Ms. Chemka reported that on July 17, at 7 p.m. the Department of Public Works and Transportation will hold a public meeting on the Westchester County Airport Master Plan at the Westchester County Center. This meeting will introduce the public and municipalities to the Master Plan process, now in the information-gathering stage. She said that information is on this is published on the County's Web site.

XI. Adjournment

The meeting 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, August 6, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

James Arndt (City)
Dennis Starr (City)

STAFF PRESENT:

Edward Burroughs, Commissioner
Norma Drummond, Deputy Commissioner
Deborah DeLong, Director of Program Development
Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
William Brady, Associate Planner
Tracy Corbitt, Principal Planner
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Meghan Flanagan, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators
Mike Camoia, Office of the County Executive

I. Call to Order

The meeting was called to order at 8:00 a.m. by Mr. Lynch.

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II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday, September 10, October 1 and November 12.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the July 9, 2013 minutes.

Mr. Douglas requested that his statement on page five on the need for test drillings for water supply at the Brynwood Golf and Country Club site be revised to say that he recommend that the testing be done early in the review process, prior to the consideration of approvals. Mr. Buroughs noted that after the July meeting, the applicant for the development advised the County that the water testing had been completed and was found to be satisfactory. He added that the Planning Board response letter included a recommendation that that the site be added to the existing water district and that the use of new wells on the site be avoided. He said that this was consistent with the position of the County Health Department.

A motion to approve the July 9, 2013 minutes, after the modification, was made by Mr. Douglas, seconded by Ms. Hasbrouck and was approved by the Board.

As Mr. Rogan, Mr. Rosen and Mr. Schoenfeld did not attend the July meeting, they abstained from the vote.

IV. Chairman's Remarks

Mr. Lynch moved the meeting forward to the next item on the agenda.

V. Commissioner's Remarks

Mr. Buroughs said he would defer his comments to the agenda item: Housing Settlement Update.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

Mr. Lynch asked for comments, none were made.

Mr. Lynch called for a vote to approve the referrals report of June 16, 2013 through July 15, 2013. A motion to do so was made by Mr. Douglas, seconded by Mr. Schoenfeld; the referrals report was approved by the Board.

VII. Matters for Action

A. Planning Board Report on the 2014 Capital Project Requests

Mr. Natarelli stated that the vote on the Planning Board Report on the 2014 Capital Project Requests (CPR) was held over from the July meeting. He said that most projects are for the rehabilitation and reconstruction of existing facilities. He presented a quick review of some of the projects in the Capital Program. *Note: The (\$) in parenthesis is the dollar amount of the 2014 Capital Project Request.*

- BES13 Fire Training Site Improvements Phase II

Mr. Natarelli stated that the County is responsible for training all fire personnel and that the Burn Simulator Building has deteriorated over time. This CPR will fund the rehabilitation and repair of the Burn Simulator Building and Training Tower at the Grasslands Reservation in Valhalla. (\$1,880,000)

- BIT33 Radio Site Infrastructure

The 2014 Request will fund the rehabilitation and replacement of critical radio site infrastructure including equipment shelters, towers, antennas, generators and security systems. (\$ 325,000) Answering a question from Mr. Sullivan, Mr. Natarelli replied that the County owns some cell towers and leases others; the capital project is for towers owned by the County. He added that the County does lease space on the towers to outside parties.

- B014C Exterior Infrastructure Repairs, White Plains Complex (2011-2015)

This CPR will fund the design and construction of Phase IV of the ongoing improvements to the Michaelian Office Building - the facade repairs and replacement (cornice, parapet walls, lintels and mortar joints) and the repair, replacement and waterproofing of the structural steel. (\$ 2,200,000)

- BSS13 Infrastructure Improvements to Shelter Facilities – Vernon Plaza, Mount Vernon

This CPR will fund the design and the infrastructure improvements (bathroom, hallways, lighting, retaining walls and fencing) to the Vaughn Glanton Employment Residence. Mr. Natarelli noted that the single homeless men who reside at this shelter work 35-hours weekly for the County. (\$900,000)

Mr. Natarelli stated that the Ashford Avenue Bridge is in need of major repairs. He cited the three CPR relating to this important bridge, built in 1950:

- RB01Q Ashford Avenue Bridge over I-87 and Saw Mill River Parkway, Ardsley

This CPR will fund the repair, removal and replacement of the concrete decking, bearings, abutment caps and structural steel of the bridge. (\$7,878,000)

- RB03K Access Ramp to the NB SMRP at Ashford Avenue Bridge, Ardsley

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This CPR will fund the design and construction for the removal of the concrete decking, bearing and abutment caps, and the structural steel repairs. (\$4,010,000)

- RB03R Pier Rehabilitation, Ashford Avenue Bridge, Ardsley/Dobbs Ferry

This CPR will fund the design and construction for the replacement of piers two and four, and the rehabilitation of piers one, three and five. (\$3,500,000)

Mr. Natarelli remarked that there are a number of requests for funding road projects.

- RB146 South Broadway and Post Road, CR 108, White Plains

This CPR will fund the rehabilitation of approximately 0.38 miles of roadway from Main Street to Mamaroneck Avenue and will include milling, resurfacing, joint and crack repair, replacement of sections of concrete curb, replacement/adjustment of utility castings, new traffic loops and new pavement markings. (\$1,320,000) Mr. Natarelli noted that, in proximity to this project's location, there is a mixed use proposal for the Pavilion Mall, and so the timing of this project will need to be coordinated with the City of White Plains. Mr. Buroughs said that the road is now being looked at to see if it could accommodate a Bus Rapid Transit proposal which would route buses along Broadway to Maple Avenue to Bloomingdale Road. If this is feasible, there may be a potential to share the project cost of the BRT and BRT station with the developer.

Mr. Natarelli stated that he had previously highlighted County Parks Projects and now spoke of some.

- RBMO6 Blue Mountain Dams

This CPR would fund the design, repairs and rebuilding of three dams at this park in the City of Peekskill and Town of Cortlandt. (\$34,000)

- RCC10 County Center Site Work

This CPR would fund construction improvements to the parking lots, lighting, walkways, stairs storage and associated infrastructure and landscaping in front of the County Center. (\$2,000,000) Answering a question from Mr. Lynch, Ms. O'Connor said that the County Center is under the jurisdiction of the Department of Parks, Recreation and Conservation.

- RCP12 Croton Point Park Cabin Rehabilitation

This CPR will fund the design for the renovations and repairs to the Tellers Point cabin camping area - the cabins, restrooms and Senasqua lodge. (\$350,000) Ms. O'Connor said that this area of Croton Point Park is rented to the public for events, such as weddings, and facilities are available for overnight camping – both for RV's and tents. She said that the revenue stream is small but that the facilities are extremely popular. She noted that the Clearwater Revival festival is held in the park annually.

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- RGC02 Maple Moor Buildings Rehabilitation

This CPR will fund the construction of a new maintenance facility off the third tee. (\$4,000,000)

- RGMM1 Maple Moor Buildings

This CPR will fund the design for the renovations to the maintenance building and repurpose it for use as a cart storage building. (\$200,000)

- RKD02 Kensico Plaza Storage Building

This CPR will fund the construction of the maintenance building, to preserve and protect equipment currently stored outdoors and exposed to the elements and vandalism, and for the construction of the outdoor storage area and associated site and electrical work at Kensico Dam Plaza. (\$1,500,000)

- RKP02 Kingsland Point Park Bulkhead Replacement

The CPR will fund the design for the rebuilding of the Hudson River Bulkhead along the shoreline. (\$370,000) Mr. Natarelli said that the site may ultimately connect to the General Motors site and that the wall reconstruction will provide a path for RiverWalk. He stated that additional funding will be requested to address the lighthouse.

- RLEN1 Lenoir Preserve Infrastructure/Site Work

This CPR will fund the rehabilitation of the terraced stone retaining walls, steps and pathways of the Preserve in the City of Yonkers. (\$110,000) Mr. Natarelli noted that the building was being utilized for cooking classes. Ms. O'Connor said that the Department of Parks had inherited some mansions through the years and that the upkeep cost is very high. She said that current policy is that the donation of a house or building will not be accepted unless it comes with trust funding for long-term maintenances.

- RPA03 North and South County Trail

This CPR funds the rehabilitation of infrastructure, landscaping and drainage work of 22-miles of the North County Trail - from Eastview to the Putnam County line. (\$3,200,000) Ms. O'Connor noted that the trailways are always cited as the most important feature and the most valued resource in all of Westchester's park surveys of the public.

- A002A Airport Approach Protection

This CPA will remove obstructions to the airport's runway approaches. (\$1,200,000) Mr. Natarelli said that some trees will need to be removed from DEP property and that the County will coordinate with them to achieve this. He said that inadequate tree clearance on some Connecticut land has forced the airport to limit the length of the secondary runway that can be used. If negotiations with Connecticut property owners for permission to trim trees are unsuccessful, the County will continue looking into realigning this impacted runway. Mr. Natarelli reported that the funding for this project, and other airport projects, will be allocated from the federal government and from the capital program reserve fund, comprised of the

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passenger facilities charge (PFC) and other airport revenue sources - which can only be used for airport projects.

- A0099 Airport Natural Gas Pipeline

This CPR provides for the construction of a natural gas pipeline to various airport hangars and buildings to provide increased energy efficiency and eliminate some underground storage tanks. (\$5,090,000)

- A083A – Terminal Systems Upgrade

This CPR will fund the design of improvements to the passenger departure lounge at the County airport. (\$1,000,000)

- A0118 Runway 16/34 Rehabilitation

This CPR will fund the design and the rehabilitation of this runway's pavement. (\$2,000,000)

- A0106 Runway 11/29 Rehabilitation

This CPR will fund the pavement rehabilitation of this runway – at its present location. (\$1,210,000) As he previously stated, Mr. Natarelli repeated that realigning this runway in order to provide adequate clearance for landings is being looked into.

- SW008 Asset Management Program for DEF Facilities

This CPR will fund a study to develop an Asset Management Program for effective capital planning approaches for asset replacement planning and prioritization of programs and projects in future years. (\$250,000)

- SY009 Yonkers Joint WWTP - Odor Control and HVAC Upgrades (Phase III)

This CPR will fund the construction of the replacement of equipment at this Waste Water Treatment Plant (WWTP), odor control, heating and ventilating in the primary and secondary process areas. (\$8,500,000)

- SY019 Yonkers Joint WWTP – Grit Handling Improvements

This CPR will fund improvements to the grit handling facilities at this WWTP. Improving the grit removal will help mitigate wear and abrasion on downstream pumps, pipes and equipment. (\$500,000)

- SY025 Yonkers Joint WWTP – Upgrade of DAF and Related Sludge Handling

Equipment This CPR will fund the Dissolved Air Flotation (DAF) Thickeners and secondary sludge handling equipment. (\$4,000,000) Mr. Lauro said that the sludge undergoes a biological treatment, air bubbles are suspended in the sludge to thicken it, the sludge is placed in a centrifuge to solidify it, and in this solid state it is shipped to a compost facility.

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- SY038 Yonkers Joint WWTP – Engine Replacement and Blower Reconditioning

The Phase I Construction of a multi-phased project to replace two remaining dual-fuel Enterprise engines and blowers with more efficient ADA/natural-gas fired engines and turbo blowers to comply with an emissions reduction order required under NYSDEC Title V. (\$7,100,000)

- WD002 Eastview Pumping Station and Transmission Main(s)

This CPR will fund the construction of the Eastview Pumping Station and Transmission Mains(s) in order to convey ultraviolet (UV) treated water from the NYCDEP UV Treatment Facility at Eastview to benefit County Water districts #1 and #3, and the Westchester Joint Water Works. (\$81,900,000)

A motion to adopt the Planning Board Report on the 2014 Capital Projects Requests dated July 9, 2013 was made by Mr. Douglas, seconded by Mr. Schoenfeld and was approved by the Board.

B. RB03S Fulton Avenue Bridge Span Drives, Power and Control System Upgrades, City of Mount Vernon/Village of Pelham Manor– Capital Budget Amendment (CBA)

Mr. Natarelli noted that this CBA is for funding upgrades to the electrical components of the Fulton Avenue Bridge – the span drives, and the power and control system. (\$6,500,000) Answering a question from Mr. Lynch, Mr. Natarelli stated that the draw bridge needs to be raised to allow barges to pass to the industrial sites along the river. He said that the County owns the bridge and that Westchester would be fined if the bridge is not repaired to allow for boat passage.

Ms. Flanagan, illustrating her talk with PowerPoint slides of the bridge, reported that the CBA funding would be used for the project's design and construction. Mr. Lynch asked what the impact would be to the community if the bridge didn't exist. Mr. Pisco said that it connects the industrial communities on both sides of the bridge and that detours would add ten minutes on to the response time for emergency vehicles.

Ms. Flanagan said that this resolution before the Board would authorize an amendment to the 2013 capital budget to add \$1,200,000 to this new Capital Project, RBO3S for the design and construction management of the bridge repairs. Construction improvements were requested as part of the 2014 Capital Budget.

A motion to approve/accept was made by Mr. Schoenfeld, seconded by Mr. Sullivan and was approved by the Board.

C. BPL50 Fair and Affordable Housing, 54 Hunts Place, Town of New Castle – Capital Budget Amendment

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Ms. Holland noted the development would be located in the hamlet of Chappaqua in the Town of New Castle. She said the Town is no stranger to providing affordable housing; recognizes the need for affordable living options and recently rezoned this site to specifically permit affordable housing. Ms. Holland reported that the Town, in 1993, facilitated AHOME, a nonprofit housing agency, to create 13 Single Residency Occupancy units. In 1996, the Town created 52-units in 26 2-family homes at Stone Creek, and in 2006 the County donated a house to AHOME to repurpose into three affordable units for formerly homeless individuals. This new development would consist of 28 units of affordable Affirmatively Furthering Fair Housing.

The Hunts Place site provides access to existing roads, water, sewers and other infrastructure, and is located within walking distance from the Middle School, several parks and retail establishments, and is 1/4 mile from the Bee-Line Bus Route #19. This site is adjacent to the Saw River Parkway, just 500 feet from the Chappaqua Metro-North Railroad Station, providing easy access to the entire New York City region and its employment opportunities.

Ms. Holland noted that the Developer (Conifer Realty, LLC,) has been working to secure local approvals for almost three-years. In the last two-years, the developer made several project design changes to satisfy local concerns, to ensure that there will be no significant environmental impact and to conform to Town aesthetic standards and to the concerns of the Housing Monitor.

The Metro North train tracks serve as a divider between the commercial downtown and residential areas. NYS DOT recently completed reconstruction on the Route 120 Quaker Street Bridge to provide five-foot wide sidewalks for better pedestrian access. Ms. Holland reported that the Department Of Transportation agreed to work with Conifer to provide access directly from the building to the Quaker Street Bridge so as to allow ready access to the downtown area, significantly reducing the distance residents would be required to walk.

Ms. Holland said that the one four-story elevator building would provide parking on the 1st floor and three stories of 28 residential rental units, a community room, laundry, outdoor terrace, and an onsite management office. She said the apartments would remain affordable for households earning at-or-below 50% and up to 60% of Westchester's Annual Median Income for a minimum of 50 years. Ms. Holland said that, on average, the one-bedroom unit size will be 750 square feet; the two-bedroom and two bath units average size will be 1,025 square feet. She said that these proposed affordable AFFH units are anticipated to constitute 28 eligible units under paragraph 7(a) of the Housing Settlement Agreement.

According to the U.S. Census Bureau American Community Survey data, 2005-2009, the median household income in the Town of New Castle was \$192,503. Residents of this site will attend the Chappaqua School District and Ms. Holland noted that his development will promote economic diversity by providing affordable rental family housing opportunities in a high income community.

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The developer is requesting funds for the property acquisition in the amount of \$1,275, 000 and the Town of New Castle is requesting \$1,550,000 in funding for infrastructure improvements which would include concrete paving and sidewalks, granite curbs, new water mains and sanitary and storm water sewers, lighting and landscaping.

Ms. Holland reported that the Phase I and II Environmental Site Investigations were completed. The results indicated that the site contains some contaminated soil and groundwater. The developer was approved for participation and funding through the New York State Department of Environmental Conservation under the Brownfield's Cleanup Program. Also, the developer will follow design standards to provide appropriate sound proofing to mitigate the train noise

Mr. Schoenfeld said that the footprint of the building will fill the entire 0.34-acre site; that the location is not a good one for housing; and that the site had been zoned industrial and is near an office building, bus garage and the town construction yards. He said there could be conflicts with the Saw Mill River Parkway ramps.

Ms. Holland remarked that on July 25, 2013, a conditional negative declaration was issued by the Town Board pursuant to SEQR and the Town Board is expected to issue site plan approval next month, upon conclusion of the required SEQR timeline. Ms. Holland said that the resolution before the board is to support the use of funds from the Fair and Affordable Housing (FAH) capital project BPL50 for acquisition and infrastructure improvements.

Mr. Schoenfeld asked if the vote on this agenda item could be deferred until after the site approval. Ms. Drummond answered, yes, but it would be preferred to move the item forward today to avoid upcoming time constraints which may restrict the window of opportunity for state funds. She noted that the meeting of the Board of Legislators is scheduled for September 23.

Mr. Schoenfeld stated that many town residents are in opposition to this project. Ms. Drummond noted that the Town and Planning Board did a full review and report on this project and, with adoption of the Conditional Negative Declaration, were in support of it.

Ms. Hasbrook noted that the scale of the project had been greatly reduced from the initially proposed 41 units to the current 28. Ms. Drummond noted that expensive fencing was added to control pedestrian separation from the road's traffic.

Mr. Schoenfeld, answering a question from Mr. Lynch, replied that alternate locations for the project had not been fully explored by the Town. He noted that the emergency services issues, such as fire truck access should be addressed. Mr. Douglas said that the environmental review must have looked into the noise and emergency services issues and a negative declaration was issued. He asked that the approval of the resolution be contingent on the Town's Site Plan approval.

(Note: The vote on this AFFH was postponed and the item "C" returned to for a vote after Matters for Board Information: The Housing Settlement Update.)

A motion to amend the County Planning Board report on the 2013 Capital Project Requests to include the proposed affordable housing development (Chappaqua Station) at 54 Hunts Place in the Town of New Castle as a new component project in Capital Project BPL50 and to provide FAH Bond Funds for land acquisition and infrastructure improvements in an amount not-to-exceed \$2,825,000, was made by Mr. Douglas, seconded by Ms. Hasbrook and was approved by the Board. Mr. Sullivan and Mr. Schoenfeld voted no.

D. Former right-of-way of NYS Route 117, Town of Mt. Pleasant – Disposition of Real Property

Mr. Hoffmeister reported that there are two Dispositions of Real Property before the Board. The first, to Pace University in the Town of Mt. Pleasant, is located north of Route 117 and east of the Taconic State Parkway in the southern portion of the Pace University Campus. The almost one-acre, linear property was appraised at \$20,000. Mr. Hoffmeister stated that the County has no need for this property and its use is limited by the property's narrow linear shape and location. It was a former part of State Highway 520 that was abandoned after NYS relocated route 117 in 2000. Portions of it are used as a driveway to the campus.

A motion to support the proposed conveyance of a quitclaim deed for this property, NYS Route 117, Town of Mt. Pleasant, was made by Mr. Pisco, seconded by Mr. Schoenfeld and approved by the Board.

E. Harrison Drive, Town of Mamaroneck – Disposition of Real Property

Mr. Hoffmeister reviewed the aerial map of the second property for disposition on Harrison Drive in the Town of Mamaroneck. He said that this 1/10-acre parcel was appraised at \$65,000. The County would receive \$68,000 in payment, and this amount included \$3,000 for legal fees. Mr. Hoffmeister said that the property, formerly used by the Department of Environmental Facilities, has no street access, is small in size and irregular in shape, and could not be used by the County. He said that once sold to Larchmont, LLC, the new owner would expand the adjacent Acura car dealership onto this property.

He said a resolution, revised from the draft resolution in the pre-meeting mailing, supporting the proposed conveyance of a quitclaim deed for the Harrison Drive property in the Town of Mamaroneck was before the Board for consideration.

A motion to support this quitclaim deed for disposition of property was made by Ms. Hasbrouck, seconded by Mr. Rogan and was approved by the Board.

VIII. Matters for Board Discussion

A. Westchester County Shared Services – Department of Planning Role

Mr. Lynch asked that, due to time considerations, this agenda item be postponed for the September meeting. He asked Ms. Drummond and Mr. Buroughs to update the Board on the Housing Settlement.

IX. Matters for Board Information

A. Housing Settlement Update

Ms. Drummond reported that 36 housing developments in 20 municipalities are currently in the pipeline for development, and that these developments vary in size, from one unit in Buchanan to multiple units in North Salem. She said that the Department has reviewed 355 potential sites and, aside from Ardsley and Pelham Manor, there were at least three sites looked at in each eligible municipality. She noted that the Department of Planning's work on affordable Affirmatively Furthering Fair Housing (AFFH) units is reported through quarterly reports to the federal Monitor.

As of the end of July 2013, 394 AFFH units have all financing in place, 217 units have building permits - with another four building permits applied for. The 2013 mandated benchmarks are for 300 units with all financing in place and 225 units with building permits. The 2013 benchmark for financing was met a year ahead of schedule.

Ms. Drummond presented the number of housing units for the three categories for development under the Settlement, rental versus home ownership and restricted to seniors. She reported that some units are no-cost inclusionary units developed within market rate projects. She noted that the County was tracking cost projections and, as of this date, the 750 units will be achieved within budget.

As of the end of June, Ms. Drummond said that 122 homes are currently occupied. The occupants have a demographic breakdown of: 60 White, 46 African American and 16 not reporting. She said 22 households identify as Hispanic.

She noted that there are around 60,000 unique visits to the very popular Homeseeker Web page every quarter. The most popular properties on Homeseeker are located in Mount Vernon and New Rochelle.

Ms. Drummond said she was waiting to hear back from the Monitor on his comments on four units in Scarsdale but indicated that communication had been limited. Mr. Buroughs reported that the County has routinely submitted reports and updates to the Monitor but has not received direct responses in months.

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Mr. Lynch remarked that this report on the housing settlement has been helpful, and the Board would benefit from a recap every month.

Mr. Buroughs stated that the 8th zoning analysis, consisting of full reports on ten municipalities, was submitted to HUD on July 23; He said this followed a submission of five municipalities in June that was the subject of a technical assistance session with HUD staff on July 2. He noted that two samples (Ardsley, Pound Ridge) of the July submission were included in the pre-meeting mailing to members. Mr. Buroughs said that the County had been told to expect a response from HUD by the end of July but as of this date had not yet received any comment from HUD on the submission.

Mr. Buroughs reported that the federal Monitor sent a (July 2013) final version of his “report card” on exclusionary zoning for the 31 eligible municipalities, compiled by the Pratt Institute, Graduate Center for Planning and the Environment, and a copy of his Report on Westchester County’s Analysis of Municipal Zoning (July 31, 2012). The Monitor’s concluded that seven municipalities in Westchester have exclusionary zoning: Croton-on-Hudson, Harrison, Lewisboro, Mamaroneck, Ossining, Pelham Manor and Pound Ridge. He said that the other 24 “eligible” communities do not promulgate exclusionary zoning practices.

Mr. Buroughs noted that great emphasis was placed by the Monitor and Pratt on the 2005 Housing Opportunity Commission Allocation Plan (Plan) which identified a number of affordable housing units that should be built in each municipality to address regional affordable housing need. He noted that this Plan was never adopted by the Board of Legislators or any local government. One measure that the Pratt Institute analysis utilized to determine if a municipality is exclusionary was to hypothetically apply the existing zoning code, and extrapolate to determine if the the number of units allocated in the Plan could be built in the acreage currently available that is zoned as-of-right for multi-family development. Mr. Buroughs noted that, if there were not enough zoned land to reach the 2005 HOC Plan’s housing unit numbers for regional need, some municipalities were deemed exclusionary, although others were not even with a shortage.

He noted that the Monitor attempts to tie his assessments of zoning to existing case law but that his conclusions and interpretations differ significantly from the County’s analysis.

Mr. Buroughs remarked that the Monitor wrote that the County has until August 27, 2013 to state the steps it will take to address the “exclusionary” zoning practices of the seven municipalities and that same date was assigned as the deadline to register any objections to the Monitor’s report. He noted that it was odd that the County was to both critique and to implement the Monitor’s report and recommendations by the same deadline.

Mr. Douglas stated that he regrets that the Monitor is using the 2005 HOC Plan as a standard, as it runs contrary to current best planning practices which promote the

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concentration of housing in centers. He said that the Monitor's use of the plan was inconsistent with the Plan's purpose.

Mr. Lynch noted that the meeting has reached the two hour mark and asked that a vote be taken on the Hunt's Point AFFH project. A vote was taken.

X. Other Business

There was no other business.

XI. Adjournment

The meeting adjourned at 10:03 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 1, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Katherine Eisenman, Associate Planner
Paul Gisondo, Associate Planner
Lukas Herbert, Associate Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators

I. Call to Order

The meeting was called to order at 8:10 a.m. by Mr. Lynch.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays, November 12 and December 3.

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III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the August 6, 2013 minutes; none were made. The minutes of the August 6, 2013 meeting were adopted by the Board.

As Mr. Arndt and Mr. Starr did not attend the August meeting, they abstained from the vote.

IV. Chairman's Remarks

Mr. Lynch welcomed members and called on Mr. Buroughs to present his remarks.

V. Commissioner's Remarks

Mr. Buroughs noted that a report, *Progress Report on Housing Settlement Activities*, was included in the mailing to board members and that updates on this topic will be included in future mailings. He reported that the County is ahead of schedule in meeting the numbers needed to meet the Settlement's stipulated benchmark amounts and dates. By the end of 2013 the County is required to have 300 Affirmatively Furthering Fair Housing units with all financing in place; currently 395 units have been financed. The end of the year benchmark for units with building permits in place is 225; the County is at 237 units.

Mr. Buroughs remarked that Sustainable Playland's proposed Improvement Plan for the park was submitted to County Executive and forwarded by him to the Board of Legislators. Ms. O'Connor suggested that, although premature at this point in time, that going forward, representatives from Sustainable Playland could be invited to present at a Planning Board meeting. Mr. Douglas agreed that it would be helpful to schedule Sustainable Playland representatives to speak at a future meeting. Mr. Lynch asked, to better visualize the proposal, could the Board visit Playland Park. Ms. O'Connor said that a visit would be welcomed.

Mr. Buroughs, replying to a question from Mr. Douglas, said that Sustainable Playland Inc. is the preferred developer and that the County has entered an asset management agreement with this non-profit company to operate and manage the park through several zone operators. He noted that SPI had submitted, as required under the agreement, a first year capital improvement plan for the park. Ms. O'Connor noted that the park was segmented into "zones" and different operators would be responsible for managing each.

Mr. Buroughs next briefed the Board on the County's interactions with the housing settlement monitor. He said that the County's September 5 letter response to the monitor's July 31 zoning report expressed the County's exception to Mr. Johnson's conclusion that seven of the county's municipalities have exclusionary zoning policies. The monitor responded by letter dated September 13 and the County responded to that letter on September 20, again noting that the monitor's requests to the County were not "requests for

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information” but rather directives for the County to essentially implement the monitor’s report and to take other actions. The County letters reported on the actions that the County is and would continue to take with regard to working with local municipalities.

Mr. Buroughs stated that the monitor, without advising the County, had arranged to meet with officials from several municipalities to discuss the report. The County attended only one such meeting, in the Town of Ossining, as result of being invited by the town Supervisor. Mr. Buroughs described that meeting which included representatives from HUD, the monitor and his staff, officials from Ossining and the County legislator from the district. A HUD representative stated that because a special permit requirement in Ossining’s zoning code is required for the construction of multi-family units, the code is an impediment to building affordable housing and needs to be revised. The Ossining officials explained the reasons for special permits and stated that the special permit process has consistently resulted in approval for development and so does not impede the building of Affirmatively Furthering Fair Housing units and, therefore, there is no reason to modify their zoning code. The Ossining officials articulated how it makes more sense to see the village and the town as operating as one community and to see the land use pattern in the same way. The monitor’s consultant said he understood that perspective but was legally unable to see things that way. The monitor concluded the meeting by stating, “we will return to our corners and consider what we heard.”

Mr. Buroughs noted that, in August, HUD posted a new Proposed Rule on Affirmatively Furthering Fair Housing online for public comment and that the County had submitted comments. He said that many of the methods in the proposed rule mimicked the types of information and the vast amounts of data that HUD has requested for the numerous County submissions of the zoning analysis. He noted that HUD’s proposed rule would use statistics to standardize the definition of discrimination and that the new process would replace the Analysis of Impediments, which the new rules state has not served its purpose very well.

Mr. Douglas inquired on the status of the \$7.4 million federal grant funding that was being withheld from the County by HUD. Mr. Buroughs reported that the U.S. Court of Appeals denied the County’s request for a temporary restraining order on the redistribution of the grant funds after deciding that HUD’s rules and actions were not reviewable by the courts; therefore, the 2011 grant funds were likely distributed to other communities. The withheld 2012 and 2013 federal grant funds are not yet impacted.

Mr. Buroughs said that the County had not received correspondence from HUD or the monitor recently. He said the County was actively moving forward and building affordable housing.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board.

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Mr. Lynch asked for comments, none were made. He called for a vote to approve the referrals report of July 16, 2013 through August 15, 2013 *and* the referrals report of August 16, 2013 through September 15, 2013.

Mr. Douglas abstained from the vote on DBF 13-003, a 12-unit residential complex by Livingston Development Group in Dobbs Ferry.

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

Referrals of Interest (*presented after referral of interest: OSV 13-003: Hudson Steppe – Draft Environmental Impact Statement, Village of Ossining*)

A. Referral File No. NWC-13-002: SG Chappaqua B, LLC (Chappaqua Crossing) – Final Supplemental Environmental Impact Statement, Town of New Castle

Mr. Herbert, illustrating his presentation with a PowerPoint slide show, said that he first spoke about the draft Supplemental Environmental Impact Statement (SEIS) for the Chappaqua Crossing project at the May meeting of the Planning Board. The review today is on the final SEIS for the project planned for the former 113.7-acre corporate campus of Readers Digest.

Mr. Herbert said that the project, initially approved in 2011, was for 111 residential units - 20 of which would be affordable, and 662,000 square feet of existing office space. He reported that the current proposal would require rezoning to an “Office Park Retail Overlay District” for a 23.9-acre portion of the site. This would add 120,000 square feet of retail space and would retain 542,000 square feet as office space. The proposal for the residential component remains unchanged and would be comprised of 51 flats and 60 townhomes.

Mr. Herbert noted that the final SEIS addressed some, but not all, of the comments made to the town on the draft. He said that the project had evolved piecemeal and that this process created separate zones that lack a mixed-use synergy and a relationship to surrounding land uses and roadways. He noted that reference is made to an alternate “concept sketch” developed by the town’s Planning Board but that this was not included in the final SEIS. He noted that this may indicate that the town’s Planning Board agreed with the County Planning Board’s comments and that these concerns but may be addressed in the site plan review.

Mr. Herbert said that concerns about I & I mitigation for the county sewers and recycling were addressed, but the composting of food waste was not.

The developer stated that the traffic impacts to the Saw Mill River Parkway, Route 117 and Roaring Brook Road, concerns expressed in the County Planning Board’s response letter,

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were already addressed in the draft SEIS. Mr. Buroughs said that the FEIS is a town document and implies the town finds the traffic studies in the draft adequate.

Mr. Herbert reported that the town has a green buildings law and that the developer will conform to this law which is the equivalent of a LEED Silver rating.

Mr. Buroughs, answering a question from Mr. Douglas, stated the County had not received a findings statement from the town. He noted that Department staff is currently preparing a comprehensive plan base study for the Town of New Castle.

B. Referral File No.: OSV 13-003: Hudson Steppe – Draft Environmental Impact Statement, Village of Ossining (*Presented prior to Chappaqua Crossing – Final Supplemental Environmental Impact Statement, Town of New Castle*)

Mr. Herbert reported on the draft Environmental Impact Statement for the Hudson Steppe residential housing project proposed for a 5.9-acre site near to the waterfront and the Metro North train station in the Village of Ossining. He noted in 2009 the site was rezoned to PW-c Central Waterfront. Prior to that year, two separate developments with a total of 111-units were approved for the site.

Mr. Herbert said that the current project combines the two development sites and proposes a differently configured development of 188 multi-family condominium or rental apartments. There would be 75 one-bedroom, 90 two-bedroom and 19 three-bedroom units. Nineteen (10%) of the units would be affordable housing. These would not qualify towards the 750 AFFH units required to be built as stipulated in the housing Settlement as the village is not an “eligible municipality.” The plan calls for 230 parking spaces in an automated garage, which would cut down on the acreage needed for parking. An historic house on the site would be renovated and used for 7,500square feet of office space.

Mr. Herbert noted that the new project utilized the acreage more efficiently and includes many more units. He said that common facilities, such as a pool, are planned and that the train station is a ten minute walk down a flight of stairs. He said that the project is consistent with the policies of *Westchester 2025* in that it provides a range of housing types in a village center.

If the requested special permit for a density bonus is issued, the density of the site increases from 22 to 32 units per acre (111units to 188 units). Mr. Herbert said to be granted a density bonus the applicant must demonstrate that there is a public benefit from the project. Mr. Herbert noted that the “public benefits” being proposed were not obvious and so the referral response letter recommended that the village consider this aspect. He stated that public access to the site was not currently indicated. He said that as drainage and erosion control is planned for James Street, then perhaps a sidewalk could be extended in this area to better connect the neighborhood to the train station and the riverfront.

Mr. Herbert said that the draft did not mention wastewater and sewage mitigation and this needs to be addressed in the final EIS. He remarked that a bus stop is located near the site, so the applicant needs to discuss Bee-Line bus service with the department of Public Works and Transportation. Finally, he noted that the project would employ green technology and would meet the equivalent of the LEED gold standard.

Mr. Douglas and Mr. Lynch stated that this appeared to be a very good proposal. Mr. Burroughs said the referral response letter was positive and included suggestions for revisions that could provide additional public benefits. Mr. Douglas asked if a study of the visual architectural impacts was done. Mr. Herbert noted that this was not addressed at depth in the draft EIS. He said that the buildings, except for the parking structure built into the hillside, would be three stories high. Answering a question from Ms. Hasbrouck, Mr. Herbert said the village did not indicate a preference for either rental or ownership of the units.

VII. Matters for Action

A. Adoption of the 2014 Calendar of Meetings

Mr. Lynch put the adoption of the 2014 calendar of meetings for the Planning Board to a vote. A motion to accept the 2014 Calendar of Meetings was made by Mr. Pisco, seconded by Mr. Rogan and was approved by the Board.

VIII. Matters for Board Discussion

A. Westchester County Shared Services – Department of Planning Role

Prior to showing a PowerPoint presentation on Planning's role, Mr. Brady projected the *Shared Services* video currently posted on the County's Web site. The video acknowledges one of the Department's work programs, the Comprehensive Plan Base Study for the Village of Rye Brook, as one of the many services offered by the County to its municipalities.

Mr. Kenner reported that the 2013 United We Save Shared Municipal Services Expo held on September 26 at the County Center was well attended by elected officials and municipal managers. Representatives from many County departments presented on the services the County provides to municipalities that can save them money. Mr. Brady said that County Executive Robert P. Astorino stopped by to visit all the booths at the Expo. He noted that, at the Expo, the Department of Planning had extensive displays which touched on six of 13 shared services the department provides: Westchester 2025 and the Comprehensive Plan Assistance; Flood Mitigation and the Reconnaissance Plans; Census, Maps and Information; Fair and Affordable Housing; Land Use Planning and Technical Guidance; and the project design and building of the county's Trailways and RiverWalk.

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Mr. Brady noted that representatives from school districts and BOCES attended and a representative from the Housing Action Council participated. He said that demonstrations on the use of the County's HomeSeeker Web pages were given. Mr. Brady reported that the Department of Public Works and Transportation were well represented and displayed trucks and equipment.

Mr. Douglas remarked that the many layers of government can be problematic, so growing shared services - which mesh individual municipal needs with services the county offers, would decrease duplication would increase the benefits to municipalities over the long term. Mr. Burroughs noted that county school districts may be able to reduce their consultant fees by tapping into the data that the County provides.

IX. Matters for Board Information

A. Findings from the Census Bureau's American Community Survey

Mr. Leimbach and Mr. Gisondo presented a PowerPoint slideshow entitled Mapping American Community Survey Data. Mr. Leimbach noted that the Census 2000 short survey, distributed to all households in the United States, was comprised of ten questions. The long form for the 2000 Census contained many more questions and was distributed to one in six households. The 21-page U.S. Census Bureau American Community Survey (ACS) replaced the long form and is distributed to three million households every year. He said that the data is compiled over the years so as to be more statistically reliable. He said that the 2010 census data is available at the Block Level and, compared to the ACS, has a much lower margin of error. He noted that it took a five-year aggregate of ACS data to accurately report at the Block Groups level, which has just become available.

Answering a question from Mr. Sullivan, Mr. Leimbach replied that there is not a large amount of follow up on the ACS surveys, and this is reflected in a lower response rate. He reported that the Census Bureau has a Web site for the public to directly access data, the "American FactFinder 2." On this site, all statistics posted for towns includes their villages.

Mr. Gisondo described three Census geographies: Tract, Block Group and Block. He noted that the Census Tract contains between 1,200 and 8,000 people and is optimal at 4,000 people. There are 223 Census Tracts in Westchester which range in population between 570 and 8,021 with the mean population of 4,265. Mr. Gisondo stated that the department is has now been able to map the new ACS data to the Block Group statistical division, defined to contain 600 to 3,000 people. Westchester County has 705 Block Groups with a population range of 134 to 4,277 and a mean population of 1,348. He remarked that Blocks are statistical areas bounded by visible features such as streets, roads, streams and railroad tracks with the non-physical exception of municipal boundaries. The number of Census Blocks in the county is 15,170 with a mean population of 62.

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Mr. Gisondo showed slides of maps illustrating current census data for housing, annual income and transportation:

- Multi-family housing – county median of 37%
- Two-family housing – county median of 4.9%
- Single-family housing – county median of 48%, in northern Westchester almost 80%
- Rooms per dwelling – county median of 5.5 rooms
- Overcrowded (more than two persons per room) rental housing – 0.3%
- Median home value – \$519,850 (anecdotal, not actual sale price)
- Median household income – \$86,310
- Wealthy households (annual income over \$200,000) – 10.7%, the highest concentration is in Purchase
- Below the poverty level – county median of 4.4 %, highest in urban downtown areas
- Unemployed and seeking work with a county median of 4% (an average of five-years of data)
- Median year structure is built – county median is 1954 (older housing stock is located in the south county and along Metro North train lines)
- Working at home – county median of 3.4% (highest in Katonah and Montrose)
- Commuting to work by train – county median of 10.2%
- Commuting to work by bus – county median of 6%
- Commuting to work by carpool – county median of 5.6%
- Biking to work – county median of 0.11
- Workers with a 90 minute or more commute to work – county median of 3.1%

Mr. Gisondo informed members that all maps are posted on the County Web site.

Mr. Sullivan stated that the information presented should not be isolated and needs to be tapped into and integrated into the broad story. Mr. Rosen noted that the data offered presented an opportunity to improve the county. Mr. Buroughs said that a meeting with the offices of Economic Development and Tourism would be warranted to discuss how this data could be used to assist in their efforts.

Mr. Douglas said that the federal housing monitor has not accepted the overall premises presented in *Patterns* or *Westchester 2025* for County planning policies which note the need for infrastructure and the importance of focusing development in centers. Mr. Buroughs remarked that the Census data presented paints a more accurate picture of the county than a zoning analysis.

B. New Tappan Zee Bridge Update

Mr. Buroughs reported that the piles are being installed for the first span of the new bridge. He said that the anticipated in service date for the first span is December 2016. He reported that the Mass Transit Task Force, on which County Executive Robert P. Astorino serves, holds ongoing meetings and would present its report at the end of the year.

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Mr. Buroughs said that the Visual Quality Panel, on which he serves, is discussing the lighting of the bridge and the design of the shared 12-foot wide bike and pedestrian pathway and its five overlooks. Other topics also being addressed are how to manage visitor traffic and the placement of a Welcome Center on the Tarrytown side of the Hudson River.

X. Other Business

Mr. Douglas reported that he attended a Westchester Municipal Planning Federation seminar held on September 30 in Greenburgh to learn about the changes to the NYS Environmental Quality Review regulations.

XI. Adjournment

The meeting 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, December 3, 2013

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Steven Schoenfeld (Town)
Dennis Starr (City)
Neil Sullivan (City)
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

John Rogan (Village)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Anthony Zaino, Director of Urban Design
Tracey Corbitt, Principal Planner
Robert Lopane, Landscape Architect
William Brady, Associate Planner
Katherine Eisenman, Associate Planner
Lukas Herbert, Associate Planner
Ellen Brief, Program Specialist

GUESTS:

Joseph Kenner, Senior Advisor, Office of the County Executive

I. Call to Order

As Mr. Lynch had communicated that he would arrive late, the meeting was called to order at 8:10 a.m. by Mr. Douglas.

Mr. Buroughs asked Ms. O'Connor to report on the County's emergency operations to assist displaced Metro-North railroad commuters. Due to the first of December train derailment near the Spuyten Duyvil station in the Bronx, railroad service on the Hudson Line had been

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suspended from Tarrytown to Grand Central Terminal. Ms. O'Connor noted that, in order to assist, County Executive Robert P. Astorino announced that Hudson Line commuters would be able to park for free at the Kensico Dam plaza in Valhalla, which is walking distance to the Valhalla train station. She said, due to a capital project in progress, Kensico Plaza was gated, and that a portion of this gate was opened to allow for commuter vehicle parking.

Ms. O'Conner reported that portable lights were installed for this around-the-clock parking operation and that the Department of Parks, Recreation and Conservation staff is working collaboratively with police officers, who are monitoring the plaza. She reported that both asphalt areas, providing well over 300 parking spaces were filled yesterday and that a grassy oval is now being used to provide additional spaces.

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays January 7, February 4 and March 4.

III. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the October 1, 2013 minutes; none were made. A motion to approve the minutes was made by Mr. Arndt and seconded by Mr. Sullivan. The minutes of the October 1, 2013 meeting were adopted by the Board.

IV. Chairman's Remarks

Mr. Douglas made no remarks. Mr. Lynch arrived shortly thereafter to chair the meeting.

V. Commissioner's Remarks

Mr. Buroughs noted that the packet of information members had received in their mailing included the Progress Report on Housing Settlement Activities up to November 15, 2013, that a prior mailing in November included the report for activities up to October 31 plus a map of the Housing Settlement's Affirmatively Furthering Fair Housing pipeline sites as of September 2013. He reported that the County had met all of the Housing Settlement's benchmarks for 2013 and is well on-the-way to meet the benchmarks for 2014. The activities report states that 398 units have financing in place – well above the 300 units required by December 31, 2013.

Mr. Buroughs reported that there has been no recent communication between the Administration and the U.S. Department of Housing and Urban Development (HUD). He reported that a meeting with the federal monitor is scheduled for December 17.

Mr. Douglas acknowledged that the County was meeting the unit number goals agreed to in the Housing Settlement and asked if there was any progress on the other requirement stipulated by HUD – the zoning changes and acceptance of the Analysis of Impediments. Mr. Buroughs noted that the Administration’s July submission was rejected by HUD; they disagreed with the report’s conclusion that there is no exclusionary zoning in Westchester County.

He said that the Monitor had scheduled meetings with several of the seven municipalities which the Monitor’s “report card” rated as having exclusionary zoning, and that the County was invited to a few of these meetings, one in the Town of Ossining and one in the Town of Mamaroneck. Mr. Buroughs said that the Mamaroneck Supervisor made a comprehensive presentation to the Monitor supporting the position that zoning in Mamaroneck is not exclusionary, a position contrary to the Monitor’s findings. The Monitor’s response to the presentation was noncommittal; he said that he would take the meeting’s conversations under advisement.

Mr. Douglas asked about the status of future Community Development Block Grant (CDBG) funding. Mr. Buroughs said a September 2014 deadline loomed, at which time additional funding could be lost.

VI. Referrals

Mr. Lynch asked for comments, none were made. He called for a vote to approve the referrals reports of September 16, 2013 through October 15, 2013, and of October 16, 2013 through November 15, 2013.

A motion to accept both referral reports was made by Mr. Lynch, was seconded by Mr. Schoenfeld and was approved by the Board.

Referrals of Interest

A. Referral File No: MTV 13-002B - Multi-Family Senior Citizen Housing Floating Zone – Draft Generic Environmental Impact Statement, City of Mount Vernon

Mr. Herbert, illustrating his presentation with a PowerPoint slideshow, said the City of Mount Vernon wants to add to its zoning ordinance a new Multi-Family Senior Citizen Housing Floating Zone. He noted that the last significant change to the code was adopted in 1996 and that the 21 districts are zoned either residential or commercial. He said the code does not accommodate mixed use, so there have been a large number of use variance applications: 33 since 2003. Mr. Herbert noted that the City’s comprehensive plan dates from 1968 and that a draft 2011 comprehensive plan has not been adopted.

Mr. Herbert reported that the proposal would delete the current high-density residential multi-family use for seniors zoning (RMF-SC-25) from the ordinance and would rezone sites

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in that district to match the zoning district of the adjacent sites. A new floating zone district, Residential Multi-Family (RMF)-Senior Citizen (SC), would be created and could be applied within any RMF-10, RMF-15, Commercial Business (CB), Downtown Business (DB), Office Business (OB), Neighborhood Business (NB) or Hospital (H) district. The new floating zone district will apply to six of the eight sites currently zoned RMF-SC-25; the remaining two sites will become non-conforming.

The stated intent of the new RMF-SC district is to add more flexibility, permit higher density for senior developments and primarily permit multi-family age-restricted housing, assisted living residences and adult retirement communities. The zoning would also permit accessory uses such as pharmacies; dental offices; medical-care offices; hospitals and nursing schools; medical laboratories and supply stores; public, business or trade schools; business, professional or governmental offices; swimming pools; and basketball and tennis courts.

Mr. Herbert said the Draft Generic Environmental Impact Statement (DGEIS) discusses four potential development sites in three land use study areas; he showed a map indicating the sites. Mr. Herbert remarked that the proposed zoning text changes, which completely delete several sections of the zoning code and insert re-written sections, are confusing, and so it is difficult to assess what the intention of the code is. He said that the section addressing density bonuses for public amenities was not clearly written, was vague and cited a maximum bonus number of 10 additional dwelling units unrelated to the size of the proposed development. He noted that the lack of precision and clarity of the intent of the code extended to the section on "green" standards and strategies. Mr. Herbert noted that the final GEIS is now online.

Mr. Lynch asked how the Planning Board can assist the City with the revision of their zoning code. Mr. Herbert said that, in the past, staff met with the City's planning staff but that changes in the administration and staffing had ended such discussions. He noted that the large number of zoning variances issued by the city is an indication that modifications are needed in the code.

Mr. Douglas noted that in the City of Peekskill there are vacancies in senior housing and asked if Mount Vernon would have a difficult time in keeping the units filled. Ms. O'Connor suggested reaching out to Commissioner Carpenter for information, as she has her hand on the pulse of what is going on in the county's senior community.

Mr. Buroughs stated that he would like to get a sense from members on what course of action to take. Mr. Pisco suggested that the City be invited to present to the Board. Mr. Lynch remarked that the Mount Vernon administration and staff should be made aware that the Planning Board and the Department of Planning are available to assist them in the revision of their zoning code.

B. Referral File No: MTV 13-009 – South Fourth Avenue – East Third Street Urban
Renewal Plan, City of Mount Vernon

Mr. Herbert, illustrating his presentation with a PowerPoint slideshow, described the area of a proposed urban renewal plan, centered on the intersection of South Fourth Avenue and East Third Street. He noted that the somewhat vague objectives of the plan included (1) the elimination and improvement of substandard buildings and other deteriorated and obsolete structures; (2) the development of new mixed-use commercial, office, residential and related uses to create an attractive and visually appealing environment; (3) providing new multi-family ownership and rental housing units in areas accessible to public transit and services; (4) the creation of a strong commercial corridor with mixed-use buildings or structures enhanced by uniform design standards; (5) the overall improvement of streetscape; (6) the creation of jobs; (7) and the removal of impediments to land assemblage to allow for the orderly development of the City.

Mr. Herbert said that the plan states that the City intends to acquire lots via eminent domain. He showed a map that indicated the approximately 48 lots that would be acquired and the five lots that would be transferred to the City. The entire area would be rezoned to a new Urban Renewal (UR)-Planned Urban Development (PUD)-S4 Overlay District and a second UR-PUD-S4-Townhouse Preservation (TP) overlay sub-district. Mr. Herbert stated that a blight study had determined the area was 51% blighted and this allows for the acquisition of parcels by eminent domain. He noted that nine years ago the then Mayor proposed a Hip Hop Museum as a centerpiece for the revitalization of this area.

Mr. Herbert screened a virtual tour he videotaped while riding his bicycle through the area targeted for urban renewal. The video tour revealed a healthy retail shopping area along Fourth Avenue and an industrial area of both active and inactive businesses. Mr. Herbert pointed out a warehouse which is the subject of a recent referral for a proposed auto-parts business. He noted that it was not addressed in the urban renewal plan.

Answering a question from Mr. Lynch, Mr. Herbert said that he had not seen any press coverage of the plan for urban renewal. Mr. Sullivan raised the issue of the possibility of using more attractive clear grates on closed storefronts. Mr. Herbert said that this requirement could be written into the code. Mr. Sullivan asked if a comprehensive transit plan was in place. Mr. Herbert spoke to some inadequacies of transit in the area but that, overall, there was good bus service although some busses do not connect to the train stations.

Mr. Lynch noted that Mount Vernon, at approximately 67,000 persons, was denser in population than White Plains which has a population of about 57,000.

Mr. Herbert said that it was possible that the City would act on the plan in the next month. Mr. Burroughs said he would check on Mount Vernon's timeline for approval.

VII. Matters for Action

A. Election of the Vice Chair of the Planning Board

Mr. Buroughs stated that an annual vote to elect a Vice Chair was specified by the County Charter provisions that govern the Planning Board. Mr. Lynch opened the floor for nominations. Mr. Schoenfeld nominated Mr. Douglas, who currently serves as Vice Chair. Mr. Arndt seconded the motion. Mr. Douglas, who abstained from the vote, was unanimously elected to serve as Vice Chair of the Westchester County Planning Board for the year 2014.

VIII. Matters for Board Discussion

A. Draft Westchester County Planning Board Information Manual, January 2014

Mr. Buroughs noted that a copy of the draft that members had received in last month's mailing was included in the day-of-meeting folders. He reported that the draft included extensive revisions to reflect changes in the Planning Department, work programs and referral process since the last major update of the manual was made in 2001. He requested that members review the report and identify any need for additional clarifications or topics to be included. He said he hoped that the manual could be finalized after further discussion at the January meeting of the board.

IX. Matters for Board Information

A. South County Trailway, NYS Route 119 to Warehouse Lane

Mr. Natarelli described the photos, illustrated in the first PowerPoint slide, of the various stages of construction of the south section of the Westchester County's South County Trailway. He noted that the South section of the trailway begins in The Bronx and continues to the Town of Mount Pleasant. He said that the final $\frac{3}{4}$ -mile missing section is now under design and is located in the Village of Elmsford and Town of Greenburgh running from Route 119 north to Warehouse Lane.

Mr. Natarelli briefly reviewed the six prior construction phases of the project. He remarked on the complicated process of acquiring easements and designing and constructing the trailway throughout its many phases. He noted that some sections of the path abut residential areas and that some residents were not supportive of the trailway's construction in their neighborhood. Commissioner O'Connor noted that many of these residents who initially installed fences along their property lines have overtime realized the value of living near the trailway and have added gates to their fences to allow for easy access to the trail.

Mr. Natarelli then provided details on the "missing link" section. He noted that the railroad right-of-way for this section was not purchased as it traversed an industrial area with environmental concerns for construction. Mr. Natarelli said that alternative easements have been acquired to the west of the former railroad right-of-way. Mr. Natarelli remarked that New York State had planned to build a by-pass road for Route 9A and agreed to build this half-mile "missing link" portion of the Trailway as part of that project. The State project has not advanced over many years and so the County decided it would move ahead on its own.

He said that the option of building an interim route for the trailway through the industrial area and along Route 9A was explored but found this option raised safety issues. Mr. Lopane commented on the several challenges of planning such a temporary route. He stated that there is heavy truck and vehicular traffic.

Mr. Lopane then showed slides of the proposed route which indicated the various easements associated with the section. He remarked that utilizing the floodplain of the Saw Mill River would provide for a safer and more enjoyable route. He said the department is cognizant of the potential environmental impacts and would make sure that the floodplain characteristics would not be adversely impacted. He stated that the riverbank would be stabilized with boulders. Mr. Lopane said that the 3/4-mile section of asphalt path will only be eight feet wide; most of the trailway is ten feet wide. Signage would be designed to alert trail users of the traffic impacts at Route 119. A gate, with a limited-width opening will be constructed by the road crossing so that bicyclists will have to dismount for safety. Mr. Lopane noted that the gate will be designed to open to allow emergency vehicles to pass. Mr. Zaino added that the gate will be the same design that is utilized on other areas of the trailway.

Answering a question from Ms. O'Connor, Mr. Lopane said that construction could begin towards the end of 2014. He noted that this is a complicated section and there are many partners to confer with, including the NYS Department of Transportation and the Department of Environmental Conservation. Mr. Zaino added that bonding is still needed for the project and, due to the location and complexity, this section is more expensive to construct than others.

B. Stormwater Reconnaissance Plans

Mr. Kvinge projected slides, including a map "Status of Municipal Response to Request for Stormwater Information." Cortlandt, Yorktown, Somers, North Salem, Bedford, Pound Ridge, Briarcliff Manor, Rye and Mamaroneck have yet to return the requested data to the County. This data will ultimately be incorporated into the Stormwater Reconnaissance Plans. The County Stormwater Management Law states that reconnaissance plans must compile and evaluate existing information about flood problem areas, provide a list of prioritized projects to be considered for funding based on previous engineering studies or designs, and present recommendations for action.

Mr. Kvinge reported that the plans for the Pocantico and Saw Mill River Watershed, the Bronx River Watershed and the Coastal Long Island Sound Watershed were completed and had been submitted to the County Board of Legislators (BOL). Mr. Kvinge stated that once the plans are adopted by the BOL, the county's municipalities can then petition for funding for any projects included in the approved Stormwater Reconnaissance Plans.

Mr. Kvinge presented an overview of what is included in each plan: an executive summary; a description of the watershed; maps; evaluations of prior studies, ordinances and codes; the criteria for flood mitigation projects; project evaluations, ranking and recommendations; and

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recommended actions. He said that the format is, and will be, fairly consistent throughout all of the plans.

Mr. Kvinge reported that the County is currently working on the Stormwater Reconnaissance Plan for the Peekskill and Haverstraw Bay Watershed and, when this is completed, the last watersheds addressed will be the Inland Long Island Sound and the Croton River.

Mr. Lynch noted that a flood mitigation project in the Village of Pleasantville had a positive effect, as there was less flooding in the area around the Saw Mill River.

Mr. Buroughs noted that the Stormwater Reconnaissance Plans are a joint project of the Department of Planning and the Department of Public Works and Transportation.

Mr. Lynch and Mr. Starr asked if there was any action the Planning Board can take to move the plans before the BOL forward. Mr. Buroughs said that he expected the BOL to take up the matter in the new year.

X. Other Business

No other business was discussed.

XI. Adjournment

The meeting adjourned at 9:50 a.m.