

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, January 7, 2014

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
David Kvinge, Director of Natural Resource Planning
Tracey Corbitt, Principal Planner
William Brady, Associate Planner
Susan Darling, Associate Planner
Katherine Eisenman, Associate Planner
Lukas Herbert, Associate Planner
Meghan Miller, Planner
Ellen Brief, Program Specialist

GUESTS:

Kevin J. Plunkett, Deputy County Executive
Mary Mahon, Director of Real Estate
Joseph Kenner, Senior Advisor, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators
David DeLucia, Department of Parks and Recreation

MINUTES
Westchester County Planning Board
Meeting of January 7, 2013
Page 2

I. Call to Order

As Mr. Lynch had not yet arrived, Mr. Douglas called the meeting to order at 8:00 a.m.

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays February 4, March 4 and April 1.

III. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the December 3, 2013 minutes; none were made. A motion to approve the minutes was made by Mr. Pisco and seconded by Mr. Sullivan. The minutes of the December 3, 2013 meeting were adopted by the Board.

IV. Chairman's Remarks

Mr. Douglas stated that he had no remarks.

Deputy County Executive Kevin J. Plunkett stated that he would like to make a few remarks. He said that he and County Executive Robert P. Astorino wish Planning Board members a happy New Year and thank the members for their volunteer service. He said that it is an honor to work with the County's Commissioners and the Board. He noted that, when serving as the attorney for the Villages of Tarrytown, Irvington and Dobbs Ferry, he saw first-hand the importance and value of the work performed by the Planning Board. He urged members not to hesitate to call if he, George Oros Chief of Staff, or the County Executive can assist them in anyway. He noted that the Planning Board is a valuable resource for all the county's municipalities.

Mr. Lynch, upon arrival, commended the professionalism of board members and the staff of the Department of Planning.

Answering a question from Mr. Sullivan, Mr. Plunkett said that the Department of Social Services and the police work together to keep homeless persons safe, and warm in the winter. He noted that there is an active and aggressive program in place to provide shelter to homeless persons, especially in the extreme cold weather.

Mr. Plunkett said he is hopeful that the recent change in leadership in the Board of Legislators will help to move Capital Projects forward to ensure that County infrastructure is protected and in good shape for the next generation.

V. Commissioner's Remarks

Mr. Buroughs stated that he is eager to learn from members what information they would like presented at Planning Board meetings. He said that this month the Department of Parks, Recreation and Conservation will provide an overview of that department. He suggested that other County departments could make presentations at future meetings.

Mr. Buroughs mentioned that New York State law requires four-credits of training per year for Planning Board officials. He noted that a record of the training must be kept and invited members to report their attendance to any conferences or seminars to the Department.

VI. Referrals

Mr. Lynch invited comments on the referrals report.

Mr. Lauro, commenting on referral PKS 13-003, Zoning Text Amendment: Recycling Facilities in the City of Peekskill, said that removing recycling facilities may make sense from a community standpoint but this site restriction may limit the number of commercial contractors willing to undertake demolition and debris removal, thereby potentially increasing cost to the County. Mr. Douglas remarked that although this referral is a local determination, a comment on this could be added. Mr. Herbert said he will add a comment to a supplemental response letter.

Mr. Pisco said that the Brunswick School Athletic Fields project (CON 13-003) in Greenwich, CT. needs to address any trees or plantings because their growth can potentially impact visibility on the nearby Westchester Airport runways. Mr. Natarelli added that stormwater runoff from the proposed natural turf athletic field into the Blind Brook may cause problems at the airport and downstream in Rye Brook and Rye. Mr. Douglas requested that these two concerns be incorporated into the response. Mr. Buroughs noted that the letter did address these items, but that they were omitted in the referral summary. He said that although New York State law referral requirements do not apply to Connecticut communities, the Town of Greenwich has worked with the County throughout the years to identify issues.

Mr. Plunkett asked if Rye Brook had taken a role in the athletic field project. Mr. Herbert replied that he was unaware of Rye Brook's actions, if any.

Mr. Lynch called for a vote to approve the referrals report. A motion to accept the referral report of November 16 through December 31, 2013 was made by Mr. Schoenfeld was seconded by Mr. Arndt and was approved by the Board.

Referrals of Interest

A. Referral File No. NWC 14-001: Chappaqua Crossing, Retail Overlay District

Preliminary Development Concept Plan, Town of New Castle

Mr. Buroughs, accompanied by a PowerPoint slide show, noted that the Chappaqua Crossing project is proposed for the 113.7-acre corporate campus site formerly occupied by Readers Digest. He said the original approvals and findings for the rezoning to multi-family planned development (MFPD) for 111 residential units (20 affordable) were granted in 2011. The plan at that time called for 662,000 square feet of the existing office building to be used for multiple tenants.

In 2013 a supplemental findings, with the intent to enhance the town's commercial tax base, was added. The office-use square footage was reduced to 542,000, and 120,000 square feet of retail space was added to the mix. This provides for a 36,000-50,000 square foot full-service grocery store and, to mitigate the impact of the new development on existing businesses in the hamlets, a maximum of four 5,000 square foot stores.

Mr. Buroughs, showing two slides comparing the first and the current site proposal, noted that the new site layout is flipped from the original plan. The 40,000 square foot supermarket, initially proposed to be located in the former Readers Digest office building would now provide an anchor for new construction on the south end of the site. The existing office structure is now targeted for the smaller-scale retail use. He reported that this plan is currently before the Town Board and will ultimately go before the Town's Planning Board for approval.

Mr. Lauro, commenting on the red crosshatching on the maps indicating the permeable pavement parking lots, said that for the purposes of stormwater management, the surfaces of the lots must be vacuumed twice a year. Mr. Buroughs said that provisions to enforce this required maintenance will be included in the Board's comments to the Town.

Mr. Schoenfeld, answering a question posed by Ms. Hasbrouck, said that the plan was altered because Whole Foods, the grocery store slated for the site, preferred being located in a separate retail structure and not in the old Readers Digest building. He said that residents supported a supermarket, but the new Town Board may take a broader look on the site's impact on the entire town.

Mr. Plunkett inquired about the agency responsible for the maintenance of the roads. Mr. Buroughs said that they are proposed as private roads and noted that, since there are to be several owners – one for each section of the site – that attorneys would need to address this.

Mr. Sullivan suggested that golf course carts or adult tricycles could be utilized for transportation to connect the neighboring residents from their homes to the retail areas.

Ms. Hasbrouck reported that a DeCicco's grocery store is now located in Armonk in a downtown setting. Mr. Arndt said that it was located in a "town square" style setting and this

is preferable to a “strip mall” design. Mr. Douglas noted that once SEQR findings are adopted it is difficult to make significant changes.

Mr. Douglas asked that a comment about the need for maintenance of the impervious surfaces be added to the comments. Mr. Buroughs said that a letter will be drafted, that the comments will be incorporated and the letter will be circulated to members.

B. Referral File No. HAS 14-001: Saw Mill Lofts – Site Plan, Village of Hastings-on-Hudson

Mr. Herbert, illustrating his presentation with slides, spoke about the plan for three residential buildings, a total of 66-units, on a site located on the opposite side of the Saw Mill River Parkway from the main section of the Village of Hastings-on-Hudson. Two market rate buildings will each be comprised of 27 market rate rental apartments, that in the future may be converted and sold as condominiums. The third building, located between the two market rate apartments, would provide 12-units of one, two and three bedroom (2-units) affordable affirmatively furthering fair housing (AFFH). Landscape burns will be planned to screen the buildings from the street.

The site was previously zoned for Light Industrial use, and the residential structures proposed are designed to visually match the architectural style of nearby commercial/industrial buildings.

A portion of the site, 1.82-acres, will be designated as open space for an undetermined use, maybe a town park. Some of the parking in the plan is allocated for this use. A bridge is proposed to cross the river to connect the site to the trailway along the opposite bank.

Mr. Herbert said the SEQR and Findings Statement are complete, that a site plan hearing is scheduled for February 16 and that he welcomes guidance from the Planning Board on this project.

Mr. Sullivan remarked that it is important that the AFFH units be comparable and that the units are not stigmatized as being different. He suggested integrating the affordable units throughout all the buildings, rather than isolating them in a separate structure, would better accomplish this.

Ms. O’Connor stated that traffic impacts need to be addressed. Mr. Herbert noted that an Environmental Impact Statement (EIS), completed some years ago, addressed this issue and that the traffic impacts were acceptable, as the number of units currently proposed has not changed.

Mr. Lauro noted that the County’s Saw Mill River sewer trunk line was located nearby and that flooding issues need to be addressed. Mr. Herbert stated that the EIS looked into this, and that the building structures are located outside the flood zone.

MINUTES
Westchester County Planning Board
Meeting of January 7, 2013
Page 6

Mr. Lauro said that the bridge must meet the necessary clearance so it does not obstruct the flow of river debris and that a bridge constructed of wood could deteriorate. Mr. Douglas asked that for durability, a steel bridge be recommended.

Mr. Herbert, answering a question from Mr. DeLucia, said the developer would deed the parking area by the open space to the Village to maintain. Mr. Douglas said that it is important to make clear which entity will maintain all of the parking areas. He said that the AFFH parking areas should be designated.

Ms. Corbitt noted that areas in the plan, such as the AFFH building, lacked vehicle access roads. Mr. Pisco said that fire trucks and other emergency vehicles rely on this access.

Mr. Douglas complemented the developer on the ratio of AFFH to market rate units, as it is above the more standard 10%.

Mr. Herbert noted that the signage indicating the public open space area could be made more prominent and Mr. Douglas concurred.

Mr. Herbert said that he would draft a response letter and circulate it to members.

VII. Matters for Action

A. None

VIII. Matters for Board Discussion

A. Westchester County Planning Board Information Manual, January 2014

Mr. Burroughs noted that members received a draft copy of the updated information manual in last month's mailing and that a spiral bound copy of the final version is in the day-of-meeting folders. He said that the policies that guide the Planning Board were included in this version and that the manual will be posted online on the County's website. He invited comments on the manual; none were made.

IX. Matters for Board Information

A. Operations and Facilities of the Department of Parks, Recreation and Conservation

Ms. O'Connor, accompanied by a PowerPoint slideshow, presented an overview of the Westchester County Parks system. She said that Mr. DeLucia would speak to the capital project component. She noted that the County Parks system consists of 50 facilities, 18,000 acres, miles of trailways and 250 full-time employees. She said that staff in 1980 numbered 620, and since 2010 there has been a reduction of 100 staff. The number of Deputy

MINUTES
Westchester County Planning Board
Meeting of January 7, 2013
Page 7

Commissioners has been reduced from three to one. The full-time staff is assisted each year by 1, 200 hourly employees.

Ms. O'Connor said that the Department of Parks has achieved Accreditation, the highest honor a parks department can receive for its excellence in operation and service. She said the mission of the department is to enrich lives and keep the parks safe, clean and affordable, and to preserve the county's natural resources. She noted that there is a full-time wildlife agent that works out of Ward Pound Ridge's Trailside Museum.

She said that the parks provide diverse recreational facilities for education, recreation, entertainment and sports. She cited a few: bicycle Sundays on the Bronx River Parkway (in partnership with *Friends of Parks*); numerous festivals, exhibitions, and shows; golf courses; pools and beaches; fishing and boating; and camping. She noted that the miles of county trailways have consistently been voted the most favored aspect of the parks system by county residents, preferred even to the popular golf courses.

Ms. O'Connor said that Playland Park, a historic landmark, has half-a-million visitors a year and that the annual attendance at the Tibbetts Brook Park pool in the City of Yonkers was 80,000. She said that Playland is open and that the County would be running it until the circumstances are changed.

She remarked that a Capital Project, which has closed areas at that Kensico Dam, would be completed by early June. Mr. DeLucia said that the project will add street lights so the park could be open later into the night to be available for resident use after working hours. He said over 20,000 persons attended the July 4th musical event.

Ms. O'Connor mentioned the many popular events, such as the Battle of the Bands, are held at the Westchester County Center, which is under the jurisdiction of the Department of Parks. She said that over 300 main shows are held annually and that the facility almost always runs "in the black." Mr. DeLucia noted that a Capital Project replaced the chairs in the balcony and that improvements on one parking lot at the County Center were completed, and that work would continue on a front parking lot and the outdoor storage area.

Ms. O'Connor said that stated that six of the County's golf courses are undergoing Capital Improvement projects. She remarked that the collected golf course fees, not tax money, pays for their upkeep.

Ms. O'Connor said that money was allocated for improvements to the fountains and the Veterans Memorial at Lasdon Park in Somers.

She noted that the Bronx River Parkway Reservation is the oldest park in Westchester.

Ms. O'Connor stated that the Department of Parks works to safeguard the environment, and conducts interpretive programs to educate residents and children at summer camps about

biodiversity research and wildlife management. She said that the children's camp held at Muscoot Park, also in Somers, was filled to capacity every year.

She informed the Board about the Official Friends of Westchester County Parks Recreational Guide, a free application from Pocket Ranger with GPS features which allows users to access trail data and which can be download from the Internet from the Apple App Store or Google Play.

Mr. DeLucia stated that the Capital Project programs rehabilitate and protect the park system for future generations. He said that Westchester's parks offer opportunities to the public to participate in a broad array of activities: soccer, hiking, playing fields, cross country skiing and snowshoeing.

B. Comprehensive Plan Base Studies for the Town of New Castle

Mr. Buroughs said the Department of Planning was working diligently on base studies for the Town of New Castle in hopes that it would kick start work on their Comprehensive Plan. He said that feedback on the studies from the town was requested but has not yet been received.

Ms. Corbitt said the New Castle study is Web-based and that the staffs work on the study is 80% complete. She illustrated her talk with a PowerPoint slideshow which included a chart on the project's progress and the status of the "chapters." She said that format for all the municipal base studies are the same and showed an image of the Rye Brook Comprehensive Base Study webpage as an example.

Ms. Corbitt stated that the first chapter, "Introduction," reports the town's history, describes its governmental structure and includes a summary of prior planning studies. The "External Influences" section describes the surrounding communities and regional transportation and other planning initiatives. The "Use of Land" chapter touches on the town's early subdivisions and addresses some large vacant land parcels. A chapter on "Public Facilities" describes the town hall, fire and police stations, the library and the schools. Other chapters include "Infrastructure and Utilities," "Residential Development" and "Current Zoning".

Mr. Brady noted that staff utilizes street photos from *Google Street View* for the studies.

Ms. Corbitt stated that visibility triangles were not included in the town's zoning ordinance. She noted that Roaring Brook road has a high traffic count and therefore many accidents - 600 over three-years. She said snow and ice and visibility are contributing factors, as are drivers distracted by electronic devices. She said that gathering and providing this information to the town may be helpful in reducing accidents.

Ms. Corbitt listed the additional chapters the Department is working on: Population, Characteristics, Transportation, Natural Resources, Open Space, Recreation and Cultural Resources and Build Out.

She said that New Castle will be provided with an open space map, their first.

Ms. Corbitt reported that the departments work would be completed in two months and that input from the town is needed to complete the project.

Mr. Buroughs stressed the importance of receiving feedback from the town in order to determine the base study's usefulness to New Castle. He said that North Castle and White Plains are interested in working with the County on a base study.

Mr. Buroughs said that projects, such as the base studies, which combine the resources of the County and of municipalities, are helpful to both agencies and better advance projects. He cited the transit center in City of White Plains as a possible upcoming area where working together would be advantageous to both. The City recently received a \$1 million grant to study the Metro North station.

C. Housing Settlement Update

Mr. Buroughs noted that the packet of information members had received in their mailing included the Progress Report on Housing Settlement Activities up to December 15, 2013. He said that the County is meeting the benchmark numbers stipulated in the housing settlement. The activities report states that:

- 398 units have financing in place – well above the 300 units required by December 31, 2013, and heading toward the December 31, 2014 benchmark of 450 units
- 367 units have their building permits in place exceeding the December 31, 2013 benchmark of 225 units and the December 31, 2014 benchmark of 350 units

D. Tappan Zee Bridge Project Update

Mr. Buroughs said that the Mass Transit Task Force has not met since November and that he would report back to the Board at a later date, perhaps in February.

X. Other Business

No other business was discussed.

XI. Adjournment

The meeting adjourned at 10:00 a.m.

DRAFT MINUTES OF THE MEETING
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BOARD MEMBERS PRESENT:

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Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (Town)
Dennis Starr (City)
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities
Jay Pisco, Commissioner, Department of Public Works and Transportation

BOARD MEMBERS ABSENT:

Steven Schoenfeld (Town)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

STAFF PRESENT:

Edward Burroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director of Urban Design
Tracey Corbitt, Principal Planner
William Brady, Associate Planner
Katherine Eisenman, Associate Planner
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Meghan Miller, Planner
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Senior Advisor, Government Operations, Office of the County Executive
Naomi Klein, Department of Public Works and Transportation
Westchester Community College:
Pat D'Imperio, CPA, Vice President and Dean of Administrative Services
Dr. Joanne Russell, Vice President and Dean of Academic Affairs
Tony Scordino, Vice President of Information Technology
Dr. Marge Glusker, Vice President and Dean of Continuing Education
Mario Cavalli, Controller and Director of Fiscal Operations
Robert Cirillo, Director of the Physical Plant

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 2

I. Call to Order

Mr. Lynch called the meeting to order at 8:10 a.m.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays, March 4, April 1 and May 6.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the January 7, 2014 minutes; none were made. A motion to approve the minutes was made by Mr. Lynch and seconded by Mr. Arndt. The minutes of the January 7, 2014 meeting were adopted by the Board. Mr. Douglas was not present at the vote to accept the minutes.

IV. Chairman's Remarks

Mr. Lynch welcomed the members, staff and guests and invited the Commissioner to speak.

V. Commissioner's Remarks

Mr. Buroughs welcomed Ms. Sculti, County Executive Robert P. Astorino's original and, beginning today, returning liaison to the Department of Planning and invited her to speak.

Ms. Sculti, on behalf of the County Executive, thanked the Board and Planning staff for their hard work.

Mr. Buroughs invited Ms. Hasbrouck to inform the Board about an opportunity for them to earn the required annual New York State training credits. Ms. Hasbrouck remarked that the Westchester/Fairfield Urban Land Institute will be hosting a panel discussion "Financing Energy Efficiency: Overcoming Barriers & Sizing Opportunities" the evening of February 27, 2014 in White Plains. She invited members to attend the event as her guest. Mr. Lynch asked Ms. Brief to email the flyer of the event to members.

Mr. Buroughs said that, on February 14, 2014, the County Executive will be convening the first of several roundtables on the topic of economic development along the Interstate 287 Corridor and the opportunities offered by a proposed Bus Rapid Transit network. Officials from municipalities located along the corridor were invited to attend. Mr. Buroughs noted that the City of White Plains received a \$1 million grant for a *Multimodal Transportation Redevelopment Project* for the purpose of enhancing the transportation center to serve all modes of travel and of maximizing the area's economic development potential. He said the County supports this project. He noted that the study would look into efficiently connecting

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 3

pedestrian and bicycle riders from the Metro North train station to the County Center. He said that, separately, a studio group of Columbia University graduate planning students are reviewing the BRT plans and should come up with independent recommendations to enhance the BRT planning effort. He noted that the students will conduct a tour of the corridor on Thursday.

VI. Referrals

Mr. Lynch invited comments on the referrals report, none were made. He called for a vote on the referrals report. Mr. Douglas made a motion to approve the referrals report, Mr. Arndt seconded the motion. The referrals report of January 1, 2014 through January 15, 2014 was approved by the Board.

Mr. Lynch asked representatives from Westchester Community College (Agenda item VIII, A and B) to present next.

VII. Matters for Action

A. Capital Project BPL23 Stormwater Management – Various County Facilities, the Mamaroneck River in Saxon Woods County Park, Stream Bank Stabilization

After the WCC presentation was completed Mr. Lynch invited Mr. Natarelli and Mr. Zaino to speak on the stormwater management projects requesting Capital Project appropriations.

Mr. Natarelli noted the two types of Capital Projects: (1) those with a specific location and project description stipulated and (2) those that are available to fund a defined category of capital projects. The funds for the two Capital Projects before the Board today were already appropriated under the category of stormwater management project. The action before the Board today is to approve the specific projects at specific locations.

Mr. Natarelli said that 90% of the design for BPL23 is completed and that bonding construction of the project is the next step. Mr. Zaino, illustrating his talk with PowerPoint slides, said that funds for BPL23 would be used for Phase II of the project. He said that Phase I, which addressed the removal of invasive species, riverbank stabilization and re-landscaping along the Mamaroneck River to the north of Phase II, had been completed. Mr. Zaino showed a slide which highlighted the location in the County's Saxon Woods Park at which these best practices, to limit the effects of storm events and water erosion, would be applied. He showed slides illustrating the progress of the Phase I project, which also served as an illustration of what to expect with the second phase. Mr. Zaino said that the County submitted an application to fund the second phase but was not awarded a grant.

Mr. Buroughs mentioned the U.S. Army Corp of Engineers study on Mamaroneck-Sheldrake River stormwater projects and said that staff would present an overview of their General Reevaluation Report at the March meeting.

B. Capital Project BPL40 Stormwater Management – Various County Facilities II, the Bronx River at Harney Road, Stream Bank Stabilization

Mr. Zaino, illustrated his talk on the Bronx River stormwater management project, located south of the Harney Road bridge and on the County-owned Bronx River Parkway Reservation in the town of Eastchester and the city of Yonkers, with slides. He said that river sediment would be removed and relocated, the river would be widened and the riverbank would be regraded to maximize water flow. Mr. Zaino said that water flow and velocity would be diverted to the center of the stream to prevent erosion of the streambank. He stated as many trees as is possible would be retained.

Answering a question from Ms. Sculti, Mr. Zaino replied that the completed project would require little maintenance, only some debris removal as the bolder vanes work well.

Mr. Natarelli remarked that the next project to be designed will be along the Bronx River by Garth Woods.

Mr. Lynch read the resolutions and moved both for a vote. Resolution BPL23 was seconded by Mr. Douglas; Resolution BPL40 was seconded by Mr. Arndt. No objections were voiced; both resolutions were approved by the Board.

C. FY 2009-2013 Consolidated Plan for the Westchester Urban County Consortium – Amendment to include a FY 2014 Action Plan

Ms. Drummond said the County is preparing to submit an application to the federal government to amend the FY 2009-2013 Consolidated Plan with a FY 2014 Action Plan. She stated that regulations allow for a one-year extension to synch the timeframe of the County Consolidated Plan with the terms of the Cooperation Agreements of member municipalities, and that the Department of Housing and Urban Development (HUD) had approved this extension on Friday.

Ms. Drummond stated that March 15 is the deadline for a timely submission. She said that the FY 2014 Action Plan would be funded by Community Development Block Grants (\$4,160,843+/-), HOME funds (\$887,978+/-) and Emergency Solutions Grants (\$285,660+/-).

Ms. Drummond reported that for FY 2012-2014, Bronxville, Larchmont, Mamaroneck Town and Tuckahoe had opted out of the Westchester Urban County Consortium, leaving a total of 36 municipalities. Mount Pleasant is not a member. She noted that Westchester's four largest cities (Mount Vernon, New Rochelle, White Plains and Yonkers) have entitlement status (50,000 populations) and apply directly to HUD for funding.

Ms. Drummond noted that 2014 is the 39th year of the County's participation in this program. She said that the FY 2014 budget of \$4,160,843 is comprised of administrative and operating

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 5

expenses (\$354,606), rehabilitation program expenses (\$158,966), a 10% Affirmatively Furthering Fair Housing (AFFH) set-aside (\$400,000), project grants (\$3,185,032) plus design services (\$462,239). Ms. Drummond said that the priorities for funding (affordable housing, investment in sustainable communities and opportunities for youth) were based on those in the current Consolidated Plan but project status has been updated for timing and project readiness. Also recommended are some prior 2011 funded projects which lost funding when HUD retracted grants.

Ms. Drummond remarked that many aspects are considered when evaluating the merit of a project - including the project costs, if other funding is in place and the results of a cost benefit analysis. The applicant's qualifications are also considered - their previous grant experience, their progress developing affordable housing and the completeness of their application.

Ms. Drummond stated that the public comment period for the Consolidated Plan opened with a public hearing on January 9 and will close on February 13. She said the Community Development Advisory Group meets on February 10, the Board of Legislators will review and vote in February or March and the deadline for the submission to HUD is March 15.

Ms. Drummond remarked that the department is waiting on direction on how to proceed with the application process for the FY 2015-2017. She noted that Greenburgh - if the municipality can get two villages onboard - is eligible to apply independently for grants. However the application process is a lot of work for a limited dollar return.

Mr. Rosen noted that communities such as Port Chester and Peekskill, non-eligible AFFH communities as stipulated in the Housing Settlement, can be adversely impacted by the loss of CDBG funding. Mr. Douglas asked if the grant money could be shifted to these communities - the most in need. Ms. Drummond noted that this was largely already the case, for in FY 2012-2014 much of the grant funding went to projects in the seven ineligible municipalities.

Mr. Lynch read the resolution to approve the amendment to extend the FY 2009-2013 Consolidated Plan for the Westchester Urban County Consortium for one year and to support the recommended goals and funding for the FY 2014 Action Plan. Mr. Lynch called for a vote; Mr. Douglas seconded his motion. There were no objections voiced; the resolution passed.

VIII. Matters for Board Discussion

A. Westchester Community College – 2014-2015 Proposed Capital Budget

Mr. Buroughs noted that Westchester Community College (WVC) is on a different calendar cycle from the County Capital Budget cycle. He said that the items presented today would be

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 6

incorporated by Planning staff into a Planning Board Report that will be presented to the board for a vote at the March meeting.

Mr. D'Imperio introduced the WCC staff members present and invited Ms. Russell to speak. He said that the presentation addresses three areas: (1) the three projects with funding requests in the 2014/2015 fiscal year; (2) an update on satellite campus locations; and (3) an overview of the 2012 Master Plan. Mr. Cirillo navigated through the PowerPoint slides illustrating the presentation.

Ms. Russell spoke about the five-year cycle of funding requests for technology replacements and upgrades for faculty, staff and administrators. The off-campus upgrades (WCC-75) would total \$506,000 (*\$100,000 for 2014-2015*) and would be used to replace computer equipment, to enhance wireless access at the extension centers and to convert existing classrooms to Smart Classrooms. The on-campus technology upgrades (WCC-76) would total \$5,484,000 (*\$1,042,000 for 2014-2015*) and would be used to fund the purchase of computer equipment and peripherals, and to fund technology initiatives to enhance services.

Ms. Russell next spoke about the third project's funding request (WCC-80) - a total \$375,000 (*\$75,000 for 2014-2015*) for planning feasibility studies. In the past funds allocated were used to form the 2007 Campus-Wide Security Master Plan and, going forward, a new General Environmental Impact Statement will need to be developed.

Ms. Russell next informed the Board about WCC's satellite campuses.

- The Ossining Extension Center offers classes specializing in the life sciences and health care. Located in the Arcadian Shopping Center it offers career training for health care professionals: certified nurse assistants, phlebotomists, patient care technicians, etc.; and continuing professional education for teachers, nurses, caregivers, and funeral directors.
- The Mount Vernon Extension Center offers credit classes in Business and Entrepreneurship, non-credit classes in English as a Second Language and in other personal enrichment areas. Located at 17 South 5th Avenue, enrollment continues to rise at a steady pace.
- The Peeckskill Extension Center, the first of the WCC satellite campuses, celebrates its 20th anniversary this year. It serves 3,000 students a year. The center's keystone programs are digital filmmaking, and digital art and design.
- The Center for the Arts merged with WCC in 1980. Located in the Westchester County Center in White Plains it offers credit and non-credit courses in the visual and digital arts, design photography, and crafts media. It serves an average of 4,000 credit and 950 non-credit students per year.
- The Yonkers Extension Center, in the Cross County Shopping Center, opened in 2001. It serves approximately 1,000 students per semester and offers a variety of credit classes in business, computer technology, English, math, psychology, sociology and criminal justice.

B. Westchester Community College – Facilities Master Plan 2013

Mr. D’Imperio offered an overview of the three components of the 2012 Master Plan for WCC:

- Major construction on four buildings: Technology (\$26.5 million), Health Science (\$14.7 million), Classroom (\$28.5 million) and the Administration building (\$8.3 million) for a total of \$78 million.
- Site Development to realign, resurface and repave the parking lots; for new lighting; and for stormwater and sewer work (\$8.5 million).
- Infrastructure Improvements totaling \$19.5 million for energy saving improvements such as new windows, and roof replacement on campus buildings.

Answering a question from Mr. Lynch, Mr. D’Imperio replied that the college strives towards sustainable practices and that the campus’ Gateway building earned Gold LEED Certification. He reported that N.Y. State government contributes 50% towards expenditures and that Federal Grant money was also applied towards LEED projects.

Mr. D’Imperio said that WCC studies the enrollment trends and scheduling issues that impact future development projects such as parking spaces. Answering a question from Mr. Lynch, Mr. D’Imperio replied that WCC has a safety and security plan in place, and works with outside consultants and the County police department on security issues. Ms. Sculti remarked that this plan is in synch with the County Executive’s Safer Communities Initiative. Mr. Lynch inquired about plans for vocational and trade school programs. Ms. Russell stated that the college works closely with BOCES to transition students into a WCC’s Associate or a Certificate degree.

Mr. Lynch thanked WCC for their presentation and moved the meeting to agenda item VII, Capital Project BPL23 Stormwater Management.

IX. Matters for Board Information

A. Overview of the Bee-Line System

Ms. Klein, illustrating her talk with a PowerPoint slideshow, spoke of the history Westchester’s Bee-Line bus system. She remarked that the use of buses replaced trolleys in the 1940’s. The system was comprised of 26 private companies in 1952 and these companies, overtime, went out of business. She noted that the Westchester County Transit Department was formed in 1970. She said that the business model of the Bee-Line system is that of a public-private partnership - with coordinated fares and routes. Currently Liberty Lines is the major private operator.

Ms. Klein stated the Bee-Line mission: to facilitate the efficient and economical movement of people through a balanced and environmentally sensitive transportation system. She noted

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 8

that in 2012 the bus system served a population of 961,670 and the system services an area of 450 square miles. The 329 bus fleet traveling over 59 routes and can stop at one of the 3,300 bus stops and/or 323 bus shelters. Ms. Klein noted that the number of passengers had increased to 32.4 million in 2013, from 32.1 million in 2012. The average daily ridership is 107,000. The Bee-Line is the second largest bus system in the state.

Mr. Lynch noted the high percentage ratio of ridership to population. Mr. Buroughs noted that Rockland County's TZ Express bus system accommodates 700 persons a day. He said the scale of each county's bus system is an important consideration and can impact the Mass Transit Task Force transit recommendations.

Ms. Klein reviewed the various types of routes the Bee-Line buses travel: local, express, shuttles to the Metro North train station, loops to the office parks along the I-287 corridor, the BxM4c to midtown Manhattan, connecting to Putnam County and the Bronx subway and bus routes, and summer service to Playland Park.

She presented a vehicle inventory - a breakdown of the types and number of buses: 60-foot articulated buses (78), 40-foot standard buses (203), 30-foot buses (21), and commuter coaches (27). Ms. Klein noted that the Bee-Line's storage and maintenance facilities are located in Yonkers, Valhalla, and at the major transit centers of White Plains and New Rochelle.

She cited examples of the type and amount of Capital Project allocations for the replacement and rehabilitation of the Bee-Line's facilities and equipment: \$0.9 million for in-ground lifts to facilitate repair work, \$1.25 million for a dynamometer; \$0.1 million for a paint booth air system – for health and safety, \$4.5 million for bus wash, and \$12 million to replace 30-foot buses that have reached the end of their usefulness.

Answering a question from Mr. Buroughs, Ms. Klein said that 12 years is the useful life of a bus. Answering a question from Mr. Star, she replied that the Bee-Line buses do not accept credit cards payment; the Bee-Line follows the lead of the MTA, accepts the MetroCard and has done so since 2007. Ms. Klein remarked that passengers can transfer for free between Bee-Line buses, and to the MTA buses and subways. Ms. Hasbrouck asked if the replacement buses are energy efficient. Ms. Klein said that the County follows federal government's regulations on this and noted that the hybrid buses of the fleet utilize ultra-low sulfur diesel fuel.

Ms. Klein stated \$115 million is allocated for the bus service in the 2014 budget. She said that the system anticipates \$49 million in revenue from the fares collected - a fair box recovery ratio of 30-35%. The balance of funding is from the County, federal and state governments. The revenue to support the Bee-Line system varies from year to year; generally aside from the 35% in passenger fares, the system receives 45% from N.Y. State, 10% from the federal government, and 10% from County tax levy and advertizing revenue.

MINUTES
Westchester County Planning Board
Meeting of February 4, 2013
Page 9

Ms. Klein said that a comprehensive survey is undertaken every three years. From 2010 to 2013 the gender makeup of the Bee-Line customer has remained almost the same. In 2013, 61% of the customers were female, 39% male. She reported that the age range of their customer base leans towards the young. In 2013: 11% of the passengers were under 20-years, 27% were 20-29 years old, 21% were 30-39 years, 17% were 40-49 years old, 15% were 50-59 years, and 9% were age 60 or older. The ethnicity of passengers in 2013 was 45% African American, 34% Hispanic, 13% White, 4% of Asian descent, 3% other, and 1% Native American. Ms. Klein noted the breakdown of the 2013 annual income level of the Bee-Line customer: 22% earn less than \$10,000, 29% earn \$10,000-\$24,999, 27% earn \$25,000-\$49,000, 12% earn \$50,000-\$74,999, 6% earn \$75,000-\$99,999 and 5% earn over \$100,000. She said that persons in lower income brackets may not own a car and are dependent on public transportation.

She noted that bus system is a strong economic engine in the county - 69% of the customer base takes the bus to get to their place of employment. The second highest ridership is from customers traveling to school: 12%.

Ms. Klein noted that the County offers a Paratransit service to the 5,000 subscribers within $\frac{3}{4}$ miles of a fixed route. She said that 89 vehicles make about 850-900 trips each day. Ms. Sculti remarked that the County Executive's successful initiative to provide taxi service, at an average of \$8 a trip, rather than use the more expensive Paratransit vehicle, has saved many dollars. The County Executive would like to expand this program county-wide.

Mr. Buroughs said that the younger generation, the predominant users of mass transit, may not own a car or have an alternative transit choice. He stated that the challenge is to increase the number of persons who have a choice – persons who own cars – to utilize mass transit. He thanked Ms. Klein for her presentation to the Planning Board.

X. Other Business

No other business was discussed.

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, March 4, 2014

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
John Rogan (Village)
Mark Rosen (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:

James Arndt (City)
Steven Schoenfeld (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Tracey Corbitt, Principal Planner
William Brady, Associate Planner
Lukas Herbert, Associate Planner
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Senior Advisor, Government Operations, Office of the County Executive
Christopher Crane, Legislative Counsel, Board of Legislators

I. Call to Order

Mr. Lynch called the meeting to order at 8:05 a.m.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesdays, April 1, May 6 and June 3.

MINUTES
Westchester County Planning Board
Meeting of March 4, 2013
Page 2

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the February 4, 2014 minutes; none were made.

A motion to approve the minutes was made by Mr. Douglas and seconded by Mr. Pisco. The minutes of the February 4, 2014 meeting were adopted by the Board. Mr. Sullivan and Ms. O'Connor abstained from the vote; they were unable to attend the February 4, 2014 meeting.

IV. Chairman's Remarks

Mr. Lynch stated that he valued the commitment and time of the board members. He requested members to notify Mr. Buroughs or Ms. Brief if they are unable to attend a scheduled meeting so that the number of attendees could be tracked to determine if a quorum would be reached to conduct a vote on action items.

V. Commissioner's Remarks

Mr. Buroughs said he would update the Board on the Mass Transit Task Force later in the meeting, as this topic is scheduled as a *Matter for Board Information*.

VI. Referrals

Mr. Lynch invited comments on the referrals report. Ms. Hasbrouck asked why the referral for Saw Mill Lofts in Hastings-on-Hudson (HAS 14-001) was again being addressed. This amended site plan proposes a 66-unit residential development (including 12 affirmatively furthering fair housing units) on a 7.45-acre parcel along the west side of the Saw Mill River Road (route 9A). Mr. Buroughs said that staff had met with the applicant - at the applicant's request - to discuss the items addressed in the County Planning Board's referral response letter to the Village. A key point was the need to protect the County's trunk sewer line which traverses the site. The applicant detailed steps to be taken to provide protection and advised staff about the Village's position on certain site plan features. As a result, it was determined that it would be appropriate to send a follow-up letter to the Village to update the comments based on the discussion at this meeting.

Mr. Lauro noted that another housing project in Rye has a sewer line running through the site. The developer has proposed to change the pipe's route which will alter the sewer district that several properties are connected to. He said that inflow and infiltration rates will be calculated only for the new development site. Mr. Buroughs noted that the County owns the land proposed for this new affordable housing development on Theodore Fremd Avenue.

Mr. Douglas inquired about the implications for switching sewer districts. Mr. Lauro said that both the old and new sewer district are part of the the Long Island Sound drainage basin and so subject to the same upgrade requirements. He said that revenue is being drawn from

MINUTES
Westchester County Planning Board
Meeting of March 4, 2013
Page 3

all Long Island Sound districts for necessary capital projects. Mr. Lauro reported that the local community must adopt legislation to change a local district and then petition the County Board of Legislators to make the change in the County districts. The action is reviewed by the Department of Environmental Facilities and the Law Department drafts the documentation.

Mr. Lynch called for a vote on the referrals report. Mr. Douglas made a motion to approve the referrals report; Mr. Lauro seconded the motion. The referrals report of January 16, 2014 through February 15, 2014 was approved by the Board.

Mr. Lynch asked Mr. Herbert to present next.

Referrals of Interest

- A. Referral File No: GRB 14-003 – Landmark at Eastview Zoning Text and Map Amendments, Land Use Plan, Final Environmental Impact Statement; Town of Greenburgh

Mr. Herbert illustrated his presentation with a PowerPoint slideshow. He noted that a draft Environmental Impact Statement (EIS) for this site was reviewed in 202 and that this review is of the final EIS.

He reviewed the zoning history of the site: in the 1950s Union Carbide constructed several buildings and the remainder of site was zoned for Office Business; in the 1980s, when Union Carbide left, portions of site were rezoned to Multi Family; in the 1990s, a development master plan proposed 1,000 to 2,000 senior housing units and retail space; in 2000, there was a EIS review for a Madison Square Garden (MSG) training facility and 320,000 square feet of office space; both were constructed. In 2007, the proposal for the site called for 446 senior housing units; in 2011, the development proposal was for retail space; in 2013, the draft EIS called for two big-box retail stores, a hotel and other commercial floor area.

Mr. Herbert showed an aerial view slide which illustrated the 100.17-acre site's proximity to (1) the 15.9-acre MSG facility, (2) the bio-medical use building parcel on 63.93-acres, (3) the 34.63-acre biomedical offices in Mount Pleasant; (4) the Home Depot on a 19.67-acre parcel and (4) 31.91-acre of vacant parcels.

Mr. Herbert stated that the draft EIS included two proposals. The Primary Alternative - the preferred proposal includes 286,000 square feet of retail space, 352,000 square feet of biomedical office/lab space, 142,000 square feet of commercial recreational uses and 55.67 acres of open space. The other proposal includes 60.17-acres of open space, 415,200 square feet of retail space and a 110-room hotel. In both draft proposals the environmentally sensitive central area of the site, mostly wetlands, would be preserved as open space. Mr. Herbert noted that the County Planning Board had commented that both alternatives were not

consistent with the Board's policies as described in *Westchester 2025/Plan Together* and in *Patterns for Westchester*.

Mr. Herbert noted that this final EIS proposal was a generic "Land Use Plan." It includes a "Technology Node" with space for supporting retail shops and a hotel. He said that the plans are not specifically defined but any buildout would be limited by the regulations in the new Planned Economic Development (PED) zoning district.

Mr. Herbert reported that the plan calls for two phases. The first, in the eastern portion of the site, would allow up to 300,000 square feet of commercial space, retail space, a restaurant or a hotel, daycare or other services to support the "Technology Node." The second phase, in the western part of the site, would allow up to 1,000,000 square feet of office, laboratory, and buildings to support the technology cluster and could also include education, meeting or training facilities. Mr. Herbert said that due to the generic nature of the final EIS, future site-specific concerns would need to be addressed in the site plan review process. Mr. Burroughs noted that the plan is unusual as the property owner appears to be asking for generic approval of a shopping list of uses that can then be marketing to all types of developers.

Mr. Herbert reviewed the regulations for PED zoning and cited some of the many permitted uses allowed - buildings used for: research and development or education and training, office space, retail, restaurants, daycare facilities, for hotels and conference centers - and by special permit: cabarets, clinics or light manufacturing. He noted that only one large format store with direct access to Route 100C/9A would be permitted. Mr. Herbert cited additional PED regulations that would control development. Some controls he listed were: a 100-acre site minimum, a 40%- acre minimum of open space and a maximum six-story building height. Individual site plans would require 80% impervious surface, 15-20 foot parking setbacks and a 24 foot road width. A requirement for 30% building coverage could be increased if structured parking would be part of the design.

Mr. Herbert noted the approvals required to move this proposal forward include a zoning text and map amendment to establish the PED district, approval by the Town Board of the Land Use Plans followed by approval of a site plan.

Mr. Herbert reported that the comments voiced in the initial scoping were addressed in the EIS, including increased sewage flows, inflow and infiltration mitigation, recycling, food composting and impacts to County Road 303.

He remarked that strengthening the site as a research and development hub is a positive feature. However, the retail uses would continue to be located outside of an existing center with limited access to transit. The building of structured parking is mentioned as a way to reduce land disturbance, but no details are given beyond stating parking could be constructed in this manner if it is economically feasible. Mr. Herbert noted that the site has low visibility from the roads and complicated access routes, conditions which are not usually appropriate for large-scale retail.

Mr. Herbert said that the final EIS contained limited discussion of a long proposed bypass for Route 9A to route traffic away from the Village of Elmsford. Some of the earlier bypass alternatives had utilized the subject site. He said that the applicant had contacted NYS DOT and was told that the bypass project would now end at Warehouse Lane, south of the site. He said that Bee-Line Route 27 serves the site during morning and afternoon peak hours and once the site is developed, a change in travel demands may necessitate additional busses. The transit issue and connections to nearby trailways will need to be addressed in the site plan review process.

Answering a question from Mr. Starr, Mr. Herbert said that the area of wetlands to be filled is proposed to be mitigated by creation of wetlands elsewhere on the site. Answering a question from Mr. Pisco, Mr. Natarelli said that Regeneron Pharmaceuticals, Inc. has expanded and is likely to further. Ms. Sculti said that different biotech companies can be located near each other as, rather than compete, they often complement each other.

Mr. Herbert said that, depending on the actual use of the site, a supplemental EIS may be needed. Mr. Douglas noted that the approval of a generic EIS could clear the way for fast-track approval of a development project.

Ms. O'Connor remarked on the heavy traffic along Grasslands Road, and the potential danger to the pedestrians walking along it. Mr. Natarelli mentioned that, due to funding cutbacks, a plan by New York State to widen this road is no longer being considered. Mr. Douglas asked if the Board wanted to comment on the traffic condition. Mr. Herbert stated that he would further review the traffic issue in the plan.

Mr. Lynch stated that the Board could reserve the right to comment at a later date, that no comment letter needs to be sent at this time; the minutes of this meeting will suffice.

Mr. Lynch invited Mr. Natarelli to present.

VII. Matters for Action

A. 2014/2015 Westchester Community College Capital Project Requests – Adoption of Planning Board Report

Mr. Natarelli stated that Westchester Community College (WCC) presented the College's 2014/2015 capital project requests to the Board at the February meeting. The Planning Board annually reviews the proposed capital projects and prepares a report on the physical impacts of the projects with recommendations that is submitted to the County Executive, the Budget Director and the Board of Legislators. The report analyzes, evaluates and ranks the requested projects.

MINUTES
Westchester County Planning Board
Meeting of March 4, 2013
Page 6

Mr. Natarelli invited questions from members on the annual Planning Board report, prepared by Planning staff, which they had received via e-mail prior to the meeting. He stated that included in the mailing for review was a draft resolution for the adoption of the Planning Board Report.

Mr. Lynch read the resolution and called for a vote. Mr. Douglas moved the motion forward, Ms. Hasbrouck seconded. The resolution for the Planning Board to adopt the Planning Board Report on the WCC 2014/2015 Capital Project Requests was unanimously approved by the Board.

B. Westchester Community College 2012 Facilities Master Plan – Approval of Planning Board Advisory Comments

Mr. Natarelli stated that WCC presented the new 2012 Facilities Master Plan at the February meeting. This plan will become the basis for future capital project requests. Based on the Board's discussion, Planning staff drafted a memorandum listing comments on the Master Plan that could be sent to WCC for consideration as the plan is finalized.

The memo recommends: a study of existing utilities (electricity, sewer and water) to assess demand and supply; a review of campus parking and public transportation; inclusion when feasible of green technologies; an increase in basic general education courses offered at Extension Sites; development of a comprehensive stormwater management plan; drafting of a landscape master plan to assess tree plantings and pedestrian circulation; and a study of food waste management.

Mr. Natarelli noted that WCC, in looking at the potential need for additional parking, will consider structured parking over existing parking lots, the scheduling of classes to minimize the need for more parking spaces, and the expansion of satellite campuses to reduce student parking needs at the Valhalla Campus. He stated that WCC had planned parking well; the campus was pedestrian friendly.

Ms. O'Connor noted that it was not safe for pedestrians to walk along Route 100C near the campus and asked if there were plans for sidewalks or bike paths. Mr. Natarelli said that the Department of Planning is looking into ways to connect the campus to the trailway system, with a potential route along 100C. Mr. Burroughs noted that New York State owns the road and it is not under the college's jurisdiction. Ms. O'Connor suggested that a bus stop be added closer to the school and the nursing home so as to reduce the length that pedestrians must walk along the heavily trafficked roadway. Mr. Natarelli said that a conversation with the County bus system planners will be needed. Mr. Lynch remarked that changing the bus stop locations could help correct the problem. Mr. Sullivan asked if WCC offered shuttle busses. Mr. Douglas asked if there was a shuttle from campus to the Valhalla Metro-North train station. It was discussed that such service was probably not provided.

Mr. Lauro suggested that WCC apply for a grant to fund a demonstration study of a food compost-gas fueled shuttle bus. Mr. Natarelli said that he would convey members' comments on transportation to WCC. Mr. Lynch requested that the comments on bus transportation be added to the memo.

Mr. Lynch then read and called for a vote on the draft resolution for the County Planning Board to adopt the comments and recommendations included in the memo to the college on the WCC 2012 Facilities Master Plan. Mr. Lauro made the motion, Mr. Sullivan seconded it. The resolution was unanimously approved by the Board.

Mr. Lynch invited Commissioner Lauro to present an overview of the County's Department of Environmental Facilities.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

A. Overview of the Department of Environmental Facilities

Mr. Lauro, accompanied by a PowerPoint slideshow, noted that the three divisions of the department encompassed wastewater (45%), water (10%) and solid waste (45%). He said that the department continually checks and evaluates all its actions and plans in order to continually improve service. He remarked that the department maintains many permits, is highly regulated and remains in compliance with numerous regulations.

Mr. Lauro said that DEF has seven wastewater treatment plants, 43 pump stations, two overflow retention facilities and 200 miles of County-owned sewer trunk lines. He said that there are 13 sewer districts: Blind Brook in Rye, Bronx Valley, Central Yonkers, Hutchinson, Mamaroneck which encompasses White Plains, New Rochelle, North Yonkers, Ossining, Peekskill, Port Chester, Saw Mill, South Yonkers and the Upper Bronx. He said that Yonkers has a million gallons per day rate (87 MGD) rate that is double the MGD of the other six plants combined. Mr. Lauro noted that all 13 sewer districts are individual taxing districts and that the capital costs are not consolidated - they remain with the individual districts. He said that, in 2012, expenditures were \$94,776,723; 47,048,500,000 gallons were treated and that this was equivalent to five flushes for one penny.

Mr. Lauro noted that in 2008 the Long Island Nitrogen Consent Order was renegotiated to limit upgrades to just two of the four Long Island district wastewater treatment plants – Mamaroneck (\$55 million) and New Rochelle (\$321 million) and that this negotiation avoided \$338 million in capital expenditures. He said the upgraded New Rochelle plant was up-and-running in July 2013. Mr. Lauro said that the date for reaching the final nitrogen limits has been moved to 2017.

MINUTES
Westchester County Planning Board
Meeting of March 4, 2013
Page 8

Mr. Lauro reviewed the department's 2014 sewer and water capital projects and projected costs. He reported that the total bonding requests, including a prior appropriation of around \$60 million, is approximately \$54 million.

Mr. Lauro stated that there are four County water districts, two of which are operated by DEF and that one district, Amawalk, had been sold to the Northern Westchester Joint Waterworks to operate. Water district #1 - includes the Kensico Dam Facility (Yonkers, Mt. Vernon, White Plains, Scarsdale) has 14 miles of water mains; district #3 (Mt. Pleasant, Greenburgh) has 12.7 miles of mains. The water districts have two chemical feed facilities, two pumping stations - Heaven and Greenburg; and two facilities are planned for ultra violet disinfection.

Mr. Lauro noted that the approximately \$35 million Capital Project CWD#1, allocated by a 2012 Capital Budget Amendment, will fund the design for a distribution and pumping station, near the NYC Ultra Violet (UV) treatment facility in Eastview.

Mr. Lauro reported on the Solid Waste Division of DEF – which addresses solid waste and recyclables management and includes four transfer stations (White Plains, Mt. Vernon, Yonkers, Northern Tier), a household material recovery facility, an organic yard waste transfer facility and a recycling collection service that services the 36 county municipalities in the refuse disposal district. Municipalities out of the district pay a fee.

Mr. Lauro noted that three of the county transfer stations collect an approximate annual total of 350,000 tons of waste for processing by the Refuse Energy Systems Company (RESCO) in Peekskill. He stated that Westchester has one of the highest, 52%, recycling rates in the state and that the County has special collections for hazardous and chemical waste at the Valhalla Campus - which includes electronic devices and computers. He noted that prescription drug waste is also accepted at the Valhalla Campus facility on the first Tuesday of the month. He remarked that food waste is the next big trend in recycling.

Mr. Lauro reported that the Yonkers' Materials Recovery Facility, which last year processed more than 70,000 tons of recyclables, saved the County over \$4 million in disposal and transportation costs in 2013. He said that the County contracts with City Carting of Westchester - they market and sell the collected recyclables. He noted that 80% of the revenue from City Carting's sales is deposited into the Residential Disposal District (RDD). In 2013, revenue from recyclable sales totaled almost \$5.4 million.

He noted that the County's mobile shredding truck is so popular with residents that a second was added.

Mr. Lauro reported that the DEF provides for recycling enforcement and that the department's two inspectors issued 203 violations in 2013. He said that the department educates the public about recycling and offers tours of the Household Material Recovery Center at the Valhalla Campus; in 2013 there were over 3,000 visitors. DEF also offers

educational seminars for municipal sanitation departments and donates recycled furniture to Treasure Hunt (operated by a nonprofit agency) – which offers household and office items to residents for free.

Mr. Lauro entertained questions from the Board and replied that, in a room with pickers, ferrous materials are separated from glass recyclables with magnets, that plastics type one through seven are accepted by the County, that the medical waste that is collected is burned by RESCO and that the hard drives of recycled computers are shredded. He noted that 35 tons of boat shrink wrap was recycled in 2013, and that this material sold at \$110 a ton.

Answering a question from Mr. Douglas, Mr. Lauro said that the department is looking into a pilot project for recycling food waste.

Mr. Lynch thanked Mr. Lauro for his great presentation and asked Mr. Natarelli and Mr. Kvinge to present.

B. Mamaroneck-Sheldrake River - U.S. Army Corp of Engineers General Reevaluation Report, Locally Preferred Project

Mr. Natarelli said he wanted to bring members up-to-date on the U.S. Army Corps of Engineers (Army Corps) work on a stormwater management study of the Mamaroneck-Sheldrake rivers basin. He noted that a number of years ago the Army Corps authored a feasibility study which detailed an expensive plan to mitigate flooding in the Village of Mamaroneck that featured construction of a long, and expensive, diversion tunnel from the Sheldrake River to the Long Island Sound. Mr. Kvinge said that the General Reevaluation study, which contains a detailed analysis of alternative projects, was initiated in 2010. He said that there was a need to reevaluate the initial findings because environmental requirements had changed in the 20 years since the report was written and that an up-to-date document is needed for Congress to authorize appropriations for the construction of a project.

Mr. Kvinge said that the NYS Department of Environmental Conservation, the Village of Mamaroneck and the County have recently agreed on a preferred alternative that will include channel improvements (including stream bank stabilization and replacement of retaining walls) and bridge modifications along a medium-length stretch of the both rivers. The Army Corps selected a “small plan” alternative which would impact a smaller length of the river.

Mr. Kvinge noted that a “large plan” alternative would be more costly with only a few additional buildings being removed from the impacts of flooding. With the “medium plan,” 33 buildings would remain in the floodplain; with the “large plan,” 17 would remain.

Mr. Buroughs said that the “medium plan” alternative, estimated at \$60 million, was selected because it has the best cost-benefit ratio and would be the most cost effective. He said that the partners on this would like to finalize the details on the preferred alternative and have the Army Corps present it to congress next year. Mr. Buroughs noted that both the cost of the

MINUTES
Westchester County Planning Board
Meeting of March 4, 2013
Page 10

study (\$6.5 million) and the implementation would be shared. Mr. Kvinge stated that the cost of the study was split 65% (federal) - 35% (local) and that the 35% is shared by the state and the County. Mr. Natarelli noted that the division of costs was complicated; he said that if a bridge needs to be replaced, it would be a local cost; if demolished a federal cost. Land acquisition, if necessary, would be a local cost. Mr. Douglas noted that demolishing a bridge may create a dead-end a street. Mr. Natarelli said the Village did not oppose some dead-ending of roads to save costs.

Mr. Buroughs remarked that, after decades of study, a plan is almost in place.

C. Update: Mass Transit Task Force

Mr. Douglas, acting as chair as Mr. Lynch had left to attend another meeting, requested that, because of time constraints, Mr. Buroughs present his update on the Mass Transit Task Force at the April meeting of the Planning Board. Mr. Buroughs agreed.

X. Other Business

No other business was discussed.

XI. Adjournment

Mr. Lauro made a motion to adjourn the meeting; Mr. Pisco seconded. 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
Friday, May 2, 2014

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Neil Sullivan (City)
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:

John Rogan (Village)
Dennis Starr (City)
Vacant (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Mary Mahon, Director of Real Estate
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Robert Lopane, Landscape Architect
William Brady, Associate Planner
Edward Hoffmeister, Associate Planner
Lukas Herbert, Associate Planner
Meghan Miller, Planner
Kay Eisenman, Planner
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Senior Advisor, Government Operations, Office of the County Executive

I. Call to Order

Mr. Douglas called the meeting to order at 8:10 a.m.

II. Meeting Dates

MINUTES
Westchester County Planning Board
Meeting of May 2, 2014
Page 2

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday, June 3, July 8 and August 5.

Mr. Buroughs remarked that, to give the Board the opportunity to see the Westchester County Airport, the July 8 Planning Board meeting could be held in the Airport's conference room. Ms. Chemka noted that the conference room is located in the main terminal, that parking would be complimentary and that a tour of the airport – a County facility, could be arranged.

Mr. Douglas noted that the consensus in the room was for approval of the change in venue for the July 8 meeting.

Ms. O'Connor invited the Board to meet at Playland Park on another date - to familiarize the Board members with this County facility.

III. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the March 4 minutes; none were made. A motion to approve the minutes was made by Mr. Douglas and seconded by Mr. Sullivan. The minutes of the March 4, 2014 meeting were adopted by the Board. Mr. Arndt abstained from the vote; he was unable to attend the March meeting.

IV. Chairman's Remarks

Mr. Douglas noted the increase in the number of referrals to the Planning Board, and suspected that this increase may mean the beginning of the end of the economic recession.

V. Commissioner's Remarks

Mr. Buroughs informed members that the Westchester Municipal Planning Federation's annual awards program and dinner is scheduled for June 5 at The Castle at Manhattanville College. He said that members will soon receive an email invitation to the event and that the dinner is complimentary for County Planning Board members.

VI. Referrals

Mr. Douglas invited comments on the referrals report of February 16, 2014 to March 15, 2014. No comments were made.

Mr. Douglas called for a vote on the referrals report. Mr. Sullivan made a motion to approve the referrals report; Mr. Lauro seconded the motion. The referrals report of February 16, 2014 to March 15, 2014 was approved by the Board.

Mr. Douglas then invited comments on the referrals report of March 16, 2014 to April 15, 2014. None were made. Mr. Douglas called for a vote on the referrals report. Mr. Arndt made

a motion to approve the referrals report; Mr. Lauro seconded the motion. The referrals report of March 16, 2014 to April 15, 2014 was approved by the Board.

Mr. Douglas invited Mr. Natarelli and Mr. Lauro to present.

VII. Matters for Action

A. Capital Project WD103 – County Water District #1 Alternate Water Supply 2014 –
Amendment of Planning Board Report on 2014 Capital Project Requests

Mr. Natarelli said that, after introductory remarks, he would turn the discussion over to Mr. Lauro. Mr. Natarelli noted that this proposed amendment to the Report on the 2014 Capital Project Requests would enhance the Orchard Street and Central Avenue pump stations in White Plains. It would allow for Ultra Violet (UV) treatment of the water to destroy microbial pathogens in order to bring the water quality into compliance with the U.S. Environmental Protection Agency's 2006 Long Term 2 Enhanced Surface Water Treatment Rule. The treated water would supply the northern section of the Kensico-Bronx pipeline - providing UV treated water to White Plains and Scarsdale; it is connected so as to supply the southern section of the District in an emergency.

Mr. Natarelli noted that the Planning Board was being asked to again review this project because the new proposal differs in physical impact from the project reviewed by the Planning Board in the 2013 Capital Budget. That project used the Crisfield Street pump in Yonkers to back-feed water to Scarsdale and White Plains.

Mr. Lauro referred to three slides of schematic diagrams of the Water District #1 project which illustrated (1) the existing operation, (2) the back-feed operation and (3) the current proposal before the Board. He said that the four-foot diameter pipeline was purchased by the County in 1964. He noted that North Castle, although not in District #1, pays for the water it receives. He stated that the Kensico-Bronx pipeline separates into two segments; the southern section serves Mount Vernon and Yonkers.

Mr. Lauro noted that although the Delaware Aqueduct Shaft #22, which supplies 90% of the water to Mount Vernon and 48% of the water to the City of Yonkers, has both chemical and UV protection, there is a concern that the City of New York could take it out of service to make repairs. He noted that the cost of the project has almost doubled to \$9.21 million, but that once completed there will be a permanent supply of UV treated water to the entire Water District #1.

Mr. Arndt asked about the size and physical location on the improvements. Mr. Lauro said that the Orchard Street Pumping Station is on the City's property, that the pump station is pre-manufactured and would be delivered in two pieces by trailers, would be one-story high with a pitched roof, and that there would be a choice of siding. Mr. Natarelli said that the

MINUTES
Westchester County Planning Board
Meeting of May 2, 2014
Page 4

Department of Planning staff would work with the Department of Environmental Facilities on landscaping.

Mr. Douglas moved the resolution to a vote. Mr. Sullivan made the motion to approve the resolution; Mr. Rosen seconded it. The resolution to amend the Planning Board Report on the 2014 Capital Project Requests to include the report for Capital Project WD103 County Water District #1 – Alternate Water Supply was unanimously approved.

Mr. Burroughs asked that the order of the agenda be modified - that Matters for Board Action item C and D be addressed prior to Item B.

B. Danforth Avenue Property, Village of Dobbs Ferry – Property Disposition Quitclaim Deed (*After Matters for Board Action, Item D*)

Mr. Natarelli showed a slide of an aerial view of the 4.4 acre property on Danforth Avenue in Dobbs Ferry. He noted that the parcel was acquired by the County in 1920 and was declared surplus property in 1960. The Westchester County Board of Supervisors, in 1963, authorized the transfer of the deed for the property to the Village for \$1 with restrictions that stated the property must always be used for park and recreational purposes.

Mr. Natarelli noted that the parcel is located near the River Town Square development proposal and that the parcel provides a buffer from the Saw Mill River Parkway. He said that the property was removed from the County's real estate inventory but there is no record that the deed was transferred to the Village. The Village is requesting a deed be provided. He said that the terms and conditions – to use the land in perpetuity as parkland - would remain the same.

Answering a question from Ms. O'Connor, Mr. Natarelli stated that the park would be used for passive recreation and trailways, and that the site plan for the River Town Square project is an independent matter.

Mr. Natarelli said that a copy of the resolution was included in the packet mailed to members. Mr. Lynch called for a vote on the resolution to support the conveyance of a quitclaim deed for the Danforth Avenue property in the Village of Dobbs Ferry under the same terms and conditions as authorized by the County Board of Supervisors in 1963. Mr. Sullivan made the motion, Mr. Arndt seconded it. The resolution was unanimously approved by the Board.

Mr. Natarelli spoke next on Capital Project RB169.

C. Capital Project RB169 – Bridge & Road Urgent Rehabilitation Program (2014-2018) – Amendment of Planning Board Report on 2014 Capital Project Requests

Mr. Natarelli said that the severe winter weather had taken its toll on County roads, that their condition had deteriorated and that the road repairs needed - more extensive than pothole

repair work - would consist of milling and resurfacing the roadways. He stated that the appropriation requested to maintain the County's infrastructure would add \$5 million to this year's budget and \$5 million into each of the next four years, until year 2018. He said that an extensive list of the roads requiring repair was included in the report which members had received in their packets.

Mr. Natarelli invited comments from Ms. Chemka. Ms. Chemka said that roads would need to be milled a couple of inches - to an even surface - and then repaved.

Answering a question from Mr. Sullivan about newer, more long-lasting materials available for repaving, Mr. Natarelli said that reinforced concrete is sometimes used. Mr. Lauro stated that the Department of Environmental Conservation restricted the use of some materials, as rainfall caused chemical leaching into the waterways.

Mr. Douglas commented that road deterioration, due to winter's adverse weather conditions, had impacted the entire state. He said that the longevity of asphalt is lower now, and municipalities can no longer rely on a 10-year life cycle for a paved road.

Mr. Lynch, who joined the meeting, called for a vote on the resolution to amend the Westchester County Planning Board Report on the 2014 Capital Project Requests to include the report on new Capital Project RB169 – Bridge & Road Urgent Rehabilitation Program (2014-2018). Mr. Arndt made the motion, Ms. O'Connor seconded it. The resolution was unanimously approved by the Board.

Mr. Lynch invited Mr. Buroughs and Ms. Drummond to present next.

D. Capital Project BPL31 – Community Housing Infrastructure Investment Program (CHIIP) – Amendment of Planning Board Report on 2014 Capital Project Requests

Mr. Buroughs reported that Westchester County Executive Robert P. Astorino is requesting that \$5 million be set aside in the 2014 Capital Budget to fund local physical infrastructure projects originally proposed to be funded under the Community Development Block Grant (CDBG) program. The applications have already been submitted. This funding would replace the funding that was rescinded or withheld by the U.S. Department of Housing and Urban Development (HUD) due to the dispute over the Analysis of Impediments.

Ms. Drummond noted that May 7 was the deadline HUD designated for the 2013 CDBG \$2.2 million grant funding to be rescinded. She said that the existing Urban County Council Consortium is recommended to be kept in place to review and make recommendations on applications. Grants would be limited to municipalities with the highest percentage of low-to-moderate income populations, excluding municipalities that receive HUD funds directly.

Mr. Buroughs noted that Capital Project does not allocate funds for specific projects and that further action will be required to approve funding for eligible projects, similar to the Housing Implementation Fund and the Legacy Program.

Board members commented that this is an excellent approach to get important infrastructure projects implemented in Westchester communities. Mr. Lynch called for a vote on the resolution. Mr. Douglas made the motion to approve, Mr. Sullivan seconded it. The resolution to amend the Planning Board Report on the 2014 Capital Project Requests to include the report for the new Capital Project BPL31 – Community Housing Infrastructure Investment Program (CHIIP) was unanimously adopted.

Mr. Natarelli next presented on Action Item A, Danforth Avenue Property, Village of Dobbs Ferry – Property Disposition Quitclaim Deed.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

A. Tarrytown – Kensico Trailway Alternate Route Study

Mr. Buroughs said that the idea to connect the many north-south trailways – such as the Old Croton Aqueduct, North/South County Trailways, RiverWalk and the Bronx River Pathway – with an east-west trailway has been discussed for many years. He said that the County had retained a consultant to scope out potential trail routings and problems and issues with the routes.

Mr. Natarelli projected slides of the existing and proposed trailway alternatives. He said that all the existing trailways run north and south and that an east-to-west connection, the Tarrytown-Kensico Trailway, was envisioned. He remarked that the original choice for a connecting route would begin at the Bronx River Pathway and would run from Kensico Dam Plaza along Route 100 and 100C - as a shoulder could be created along the road – past Westchester Community College and the Valhalla Campus at Grasslands – to connect to the North and South County Trailways and continue towards Tarrytown to connect to the Old Croton Aqueduct Historic Trailway. However, implementation of this route is dependent on the NYS Department of Transportation rebuilding Route 100 and 100C; he added that DOT no longer has plans to rebuild these roads making the consideration of alternative routes a necessity. He noted that there are only three locations where a trail can cross the Sprain Brook Parkway and this fact shaped the routings.

Mr. Natarelli said that, in late May, Department of Planning staff and the consultants met with municipal officials and stakeholders to show them the alternative routes and seek their input. He said that a spreadsheet was developed to assess and rate each potential trail segment

according to a variety of criteria, such as ease of ride and links to destination. He added that the trailway may be implemented in sections and that additional links can be added in the future, including the original plan if NYS rebuilds the state roads.

Ms. O'Connor said that road by the college is hazardous for pedestrians. Mr. Lynch remarked that vehicular traffic on a shared road could be dangerous for bikers, and cited Sunday bicycle use along Route 22 as an example. Mr. Douglas noted that the creation of a loop route around the Grasslands Campus would be welcome.

Mr. Burroughs said that two open houses will be scheduled soon to share the plans with other interest groups and seek more input.

B. Overview of the 2015 Capital Budget

Mr. Burroughs asked that the Overview of the 2015 Capital Budget be moved to the June meeting. Mr. Natarelli remarked that he received the budget yesterday, so reporting in June would allow for a comprehensive review.

Mr. Burroughs presented next and updated the Board on the Mass Transit Task Force.

C. Update: Mass Transit Task Force

Mr. Burroughs reported that Westchester County Executive Robert P. Astorino had served on the Task Force and recently has held roundtables with various groups of community and business leaders to identify connections with opportunities for economic development.

Mr. Burroughs mentioned that he presented on *The New Tappan Zee Bridge and New Transit - Opportunities for Planning and Economic Development* at a seminar of the WMPF Land Use Training Institute's held at Pace University in White Plains on March 20. The presentation included an update on the new bridge project, transit proposals and highlighted what communities can do to take advantage of this investment.

Mr. Burroughs, highlighting his presentation with a PowerPoint slideshow, said that both spans of the new bridge are scheduled for completion in 2018, and that penalties are in place if the bridge's construction schedule is not met. He said that the scheduled completion date of the first span (westbound) of the bridge is December 2016. Once that span is completed, the old Tappan Zee Bridge (TZB) will be torn down and the landings for the second span will be completed at the locations of the current bridge landings.

He noted that the new bridge design has a much gentler slope than the old TZB and will be built just north of the existing bridge. Initially there will be eight lanes on the first span - four in each direction. Once the second span is completed (April 2018), a shared pedestrian and bicycle lane will be created on the first span, including five pedestrian overlooks (belvederes). Four lanes would then be designated for westbound traffic on the first span;

MINUTES
Westchester County Planning Board
Meeting of May 2, 2014
Page 8

there would also be an additional emergency access shoulder. The second span would accommodate the southbound traffic. Each bridge will have a separate lane for bus rapid transit. Mr. Buroughs said that parking and a visitor's center is to be provided on the Westchester County side of the bridge; there will be more land available as the toll booths are to be removed to allow for all electronic tolling.

Mr. Buroughs stated that the Task Force released its report in February 2014 with a short-term objective of having seven regional BRT routes in place by the April 2018 completion date. (Spring Valley to Tarrytown and to Yonkers; Suffern, Tarrytown, Valhalla, Port Chester and the Bronx to White Plains.) He reported that, currently, no funding is in place to implement the recommendations for Bus Rapid Transit (BRT) but that the proposed plan would provide much more service within Westchester, including north-south service linking Yonkers and the Grasslands Campus. He said that the routes would all intersect in White Plains and that the City of White Plains received a \$1 million grant to study the future of the transportation center around the Metro-North Railroad station. He remarked that proposed BRT improvements include: ramp metering along I-287, special timing for traffic lights, some sections of dedicated bus lanes and special stations.

Mr. Buroughs reported that 13, 000 workers commute from the south (Yonkers, Mt. Vernon, New Rochelle) to central Westchester County; White Plains is their major destination. Ms. Chemka said that many county residents work in Westchester and utilize the Bee-Line bus system to travel to the South Westchester Executive Park in Yonkers. Mr. Buroughs noted that employing BRT provides an opportunity to re-invent the currently auto-dependent I-287 corridor which offers sites with vacant office space and existing infrastructure which could be redeveloped for mixed-use. He noted that the I-287 corridor, with available sites to develop, is already zoned for high-density and could support medical, residential, recreational and hospitality industries.

Mr. Buroughs mentioned demographic trends which could tie into the I-287 corridor's development: the millennial generation prefers to live in walkable, downtown-like settings with public transportation access; a large growth in childless households; and an increase in single-person households. Mr. Buroughs noted that community support and collaboration on projects would help propel higher density development forward and allow BRT to tie into smart land use. Mr. Buroughs said that BRT offers an opportunity to integrate and improve existing Bee-Line bus service.

X. Other Business

No other business was discussed.

XI. Adjournment

The meeting adjourned at 9:30 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, June 5, 2014

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
Louis Vetrone 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:

James Arndt (City)
John Rogan (Village)
Mark Rosen (Town)
Vacant (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
William Brady, Associate Planner
Tracey Corbitt, Associate Planner
Edward Hoffmeister, Associate Planner
Lukas Herbert, Associate Planner
Meghan Miller, Planner
Kay Eisenman, Planner
Ellen Brief, Program Specialist

GUESTS:

Christine Sculti, Senior Advisor, Government Operations, Office of the County Executive
Chris Cane, Legislative Counsel, Board of Legislators
Scott Donnelly, Department of Public Works

I. Call to Order

Mr. Lynch called the meeting to order at 8:10 a.m.

MINUTES
Westchester County Planning Board
Meeting of June 5, 2014
Page 2

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday, July 8, August 5 and September 9. He stated that the July meeting will be held in the conference room at the County Airport.

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the May 2 minutes. Mr. Douglas noted that, on page two, the word June should read July. Mr. Douglas made a motion to approve the minutes after the correction; it was seconded by Mr. Sullivan. The minutes of the May 2, 2014 meeting were adopted by the Board.

Mr. Starr abstained from the vote as he was unable to attend the May meeting.

IV. Chairman's Remarks

Mr. Lynch asked members if the airport location for the July meeting was acceptable; it was. Ms. Chemka said that members should park in the County airport garage and bring their ticket to the meeting to be validated for free parking.

V. Commissioner's Remarks

Mr. Buroughs reminded members that the Westchester Municipal Planning Federation's Annual Awards Program and Dinner is on June 5 at Reid Castle on the Manhattanville College campus. He said that the Planning Board members are welcome to attend the dinner, that there is a tour of Maya Lin's renovation of an old stone chapel into a LEED compliant environmental center and of the A. Berman Student Center, built to a LEED Gold standard.

Mr. Buroughs reported that the Monitor for the Housing Settlement has proposed, at the suggestion of the chair of the County Board of Legislators, that he conduct a zoning analysis that would replace the County's zoning analysis. He said that the administration would object to this proposal. He also reported that a brief was filed by the County last Friday to the US Court of Appeals as part of the continuing dispute over HUD's withholding of Community Development Block Grant (CDBG) funding to the County. Answering a question from Mr. Douglas about the next deadline for CDBG funding, Mr. Buroughs noted that the County has submitted the Action Plan for FY 2014 funding but would not participate in the next three-year cycle.

Mr. Buroughs informed members that a vote on the Planning Board Report on the 2015 Capital Project Requests would likely be scheduled for the July meeting. He mentioned that, in the past, if no action items were scheduled for a vote at the August meeting, this meeting could be cancelled.

MINUTES
Westchester County Planning Board
Meeting of June 5, 2014
Page 3

VI. Referrals

Mr. Lynch invited comments on the referrals report of April 16, 2014 to May 15, 2014. No comments were made.

Mr. Lynch called for a vote on the referrals report. Mr. Douglas made a motion to approve the referrals report; Mr. Sullivan seconded the motion. The referrals report of April 16, 2014 to May 15, 2014 was approved by the Board.

Referrals of Interest

A. Referral File No: NWC 14-002B – Rosehill, Draft Scoping Document – Town of New Castle

Mr. Buroughs mentioned that a referral for this project's site had been presented to the Board in February, but because of significant changes it was being presented again.

Mr. Herbert, accompanied by a PowerPoint slide show, spoke about the Rosehill draft scoping document and zoning text and map amendments for this Town of New Castle referral. He said that "The Spa at New Castle" - the initial proposal for the 96-acre site - was for a resort complex which included a 34-suite hotel, 50 condominium units and a 4,500 sq ft restaurant. The current proposal, "Rosehill", includes 60 condominium units, an indoor/outdoor pool, a fitness center, a 75-seat movie-theater, tennis courts and hiking trails. Mr. Herbert remarked that the new referral did not stipulate whether the "clubhouse" amenities would be made available to the public. Mr. Herbert said that the plans called for retaining a central portion of the existing Chapel Building and for knocking down its two wings and building in their stead two new residential wings. A "Unique Property Preservation Floating District" would need to be created in the zoning code to allow for this. In addition, two new buildings would be constructed. The common amenities and two apartments would be located in the Estate Building. There would be a total of 60-units with 150 at-grade parking spaces – some located under each building. He said that trees would be removed to allow for a wildflower meadow which would also serve as a septic field.

Mr. Herbert said that some of the comments made in the February 10, 2014 referral letter addressing "The Spa at New Castle" were dealt with in the "Rosehill" project. Mr. Herbert noted that the remaining issues that were not addressed include affordable housing, composting and applying green building technology to project.

Mr. Herbert, answering a question from Mr. Sullivan, said that the Environmental Impact Statement would address the impacts of the water table on the development and the development planned to utilize water from wells. Answering a question from Mr. Lynch, Mr. Herbert stated that the units would be sold at the market rate.

MINUTES
Westchester County Planning Board
Meeting of June 5, 2014
Page 4

Mr. Burroughs noted that the Town's zoning code requires 10% affordable housing and that the luxury marketing of the estate may raise the question of whether the affordable units should be located on another site. He noted that this is a topic that the Town would have to address.

Answering Mr. Douglas' question, Mr. Herbert stated that the development is planned as a gated community, which could complicate the access of the development's trails to the public. However, it was noted that there are park land or conservancy lands nearby that could be connected. Members suggested that this possibility should be mentioned in the referral response letter. Mr. Herbert, answering a question from Ms. Hasbrouck, said that the "Rosehill" site is located in the Bedford school district.

B. Referral File No: RYB 14-004 – Village of Rye Brook Comprehensive Plan

Mr. Brady, illustrating his talk with a PowerPoint slideshow, spoke about the Village of Rye Brook's Comprehensive Plan. He remarked that the Department of Planning prepared "Base Studies" for the Village in 2012, and that the Village had used this work - comprised of maps and data on population, open space, topography, land use, etc., and a parcel build-out analysis - as the foundation for their Draft Comprehensive Plan. The Village, after receiving the County's study, retained a consultant to conduct public outreach and to draft the plan.

Mr. Brady said that the Base Study's build-out analysis highlighted the potential for 200 plus residential units to be developed on the Blind Brook Country Club property. He said the Plan presented the issue of whether this parcel should be rezoned for a lower development density or if the build-out, as allowed in the current zoning code, should stand.

Mr. Brady stated that the Village is considering creating a "Village Center Overlay District" which would permit more flexibility and also impart design guidelines. Answering a question from Ms. Hasbrouck, Mr. Brady said that the Rye Ridge Shopping Center is considered the Downtown.

He said that there were many parks located in the Village and that the draft said that these could better connect to the campuses of Purchase College and PepsiCo. Mr. Brady remarked that the draft stated that the acquisition of the Town of Rye's Crawford Park and the construction of a new community recreation center should be explored. The purchase of a nearby residence in order to utilize its acreage for parking spaces and the building of a new ball field were recommended for Garibaldi Park.

Mr. Brady reported that the draft Plan recommends that transportation improvements, such as roundabouts for the King Street/Hutchison River Parkway interchange, be discussed with the Town of Greenwich and NYS Department of Transportation, that talks with the County continue on mitigating the noise and air quality impacts of the airport and that discussion be held on expanding bus routes to serve the King Street corridor.

The draft plan notes the potential for affordable housing development in the mixed-use commercial districts and encourages affordable housing development by offering unit density bonuses in exchange for providing affordable housing units. The code also considers multifamily housing as-of-right.

Mr. Brady said that the draft Comprehensive Plan revisits zoning districting to clarify regulations and non-conforming uses. It also proposes an increase of the Floor Area Ratio in Planned Unit Development Zones. He noted that zoning change recommendations for the Village Center would include reducing front yard setbacks, would limit residential units and office space to the upper floor of mixed-use buildings and considers an overlay zone with advisory design guidelines. Mr. Brady said that the draft considers moving the municipal yard of the Department of Public Works so that the current site can be developed.

He said that Planning staff recommends that the referral response letter to the Village express support for the zoning clarifications, the flexibility in the office park districts, the creation of mixed-use zoning for the downtown area, the discussion with the County on new bus and vehicle transportation routes and the Village's efforts to expand opportunities for affordable housing. Ms. Chemka recommended that the letter suggest the Village use the Airport Advisory Board as a forum to discuss the airport's operations. Mr. Buroughs said that staff would draft a letter and circulate it to members for comment before submitting it to the Village.

Mr. Herbert reported that there is a 90-day moratorium on development in place to allow the Village time to adopt the Comprehensive Plan.

VII. Matters for Action

- A. Capital Project RGI05 –Seawall Reconstruction Glen Island County Park, City of New Rochelle – Amendment of Planning Board Report on 2014 Capital Project Requests

Ms. Miller showed aerial view slides of Glen Island County Park and a slide that illustrated the current dilapidated condition of the seawall. Mr. Natarelli noted that the seawall was damaged by Super Storm Sandy. Although this reconstruction project is eligible for FEMA funds, the County's Budget Department requested that a Capital Budget Amendment be submitted because the FEMA funds would be through reimbursement at a future date. The \$7,900,000 requested in RG105 will fund repairs to the seawall surrounding the park, pavilions flanking the beach and portions of adjacent sidewalk.

Ms. Miller said that the existing seawalls and bulkhead were installed in the 1920s at the time Glen Island Park became a public park. She said that the seawall protects Glen Island Park from costal storms, flooding and wave action. Recent storms such as Irene and Sandy had caused extensive damage to the seawall and park facilities. Ms. O'Connor described how the Glen Island Harbor Club had been severely damaged by Sandy and how it was quickly repaired.

MINUTES
Westchester County Planning Board
Meeting of June 5, 2014
Page 6

Mr. Douglas asked that the FEMA reimbursement be added to the wording of the resolution. This was agreed to by members. Mr. Lynch read the resolution.

Mr. Douglas made a motion (after the agreed to modification) to approve the resolution to amend the Planning Board Report on the 2014 Capital Project Requests to include the report on new Capital Project RG105 Glen Island Seawall Reconstruction. The motion was seconded by Mr. Starr and unanimously approved by the Board.

B. Capital Project B0109 – Salt Storage Shed, Valhalla Campus, Town of Mount Pleasant – Amendment of Planning Board Report on 2014 Capital Project Requests

Mr. Hoffmeister noted that the currently used salt shed is located at Lake Street in Harrison. He stated that the weather conditions this winter - the cold temperatures, and the many accumulated inches of snow and ice - necessitated an increase of the amount of salt needed for the roadway safety. A larger storage area, one that could contain a year's worth of salt is needed. The current salt shed location is too small to allow for this expansion and so the plan calls for moving the location of the County salt storage shed to the Public Works Operations area of the Valhalla Campus in the Town of Mount Pleasant.

Mr. Hoffmeister said that the plans include a stormwater management plan and tree removals. He remarked that a tree removal permit for this project will be presented to the Board at a later date. Mr. Hoffmeister introduced Mr. Donnelly of the Department of Public Works and said he could answer members' questions.

Answering a question from Mr. Douglas, Mr. Donnelly said that the proposed building is 42 feet high, but given the height of the trees and the elevation change, little of the building would be visible from the Sprain Brook Parkway, except in the winter months. Mr. Natarelli stated that there is a large enough buffer to conceal the building in summer. Mr. Hoffmeister remarked that mostly deciduous trees are planned to be removed.

Mr. Starr asked if a report, with the breakdown of the costs for the building and those for the site, was available, as he thought the cost was high for an empty building - \$1.6 million for the foundation and site work. Mr. Donnelly stated that the project was complicated because of the need for a concrete curtain wall. Because of the site's proximity to a creek, a deep foundation was needed, extending eight feet below the surface. He said that this substantially added to the cost. Mr. Donnelly said that two salt brine tanks will need to be relocated and electrical work will be needed for the move.

Mr. Lynch read the resolution. Mr. Sullivan made the motion to approve the resolution to amend the Planning Board Report on the 2014 Capital Project requests to include the report for the Capital Project B0109 Salt Storage Shed, Valhalla Campus. Ms. Hasbrouck seconded the motion, and the resolution was unanimously approved.

Mr. Starr noted that the funding amount was an estimate and asked if a report would be issued, when the project is completed, on the actual amounts spent. He said it would be interesting to track the accuracy of the estimated amounts of projects. Mr. Natarelli said that if a project comes in under budget, the funding sometimes is proposed to be used for additional related work. He added that it is only when the Capital Budget closes out that the final figures are known.

VIII. Matters for Board Discussion

A. Draft Planning Board Report on the 2015 Capital Project Requests

Mr. Natarelli, illustrating his talk with a PowerPoint slideshow, said he would like to bring members up-to-date on the highlights of the 2015 Capital Budget projects requests that have been made by County departments. He noted that members would be making their recommendations and would vote on the 2015 Planning Board report on the physical impacts of these requests at the July meeting. He said he would disseminate a memo and report for members to review prior to this meeting. He noted that holding the July meeting at the airport is timely, as there are several large projects proposed for the airport.

He reported that the total requested 2015 appropriation is \$272,527,000, resulting in a tax levy of \$134,777,000. He noted that this includes buildings, roads, parkways and public safety. Mr. Burroughs remarked that the project requests presented today go through an extensive screening process and not all may be recommended by the County Executive to move forward in 2015.

Mr. Natarelli noted the four major project request areas: recreation for \$45.205 million, the county airport for \$91.715 million (\$77.596 million of which is a non-county share), sewer and water for \$38.735 million and buildings and land for \$ 54.119 million.

Mr. Natarelli said that the \$5 million proposed for BPL31, the Community Housing Infrastructure Investment Program, would assist municipalities with the highest concentration of low-to-moderate income populations that have lost HUD funding for projects that were to be funded by Community Development Block Grant funds. Ms. Sculti noted that County Executive Robert P. Astorino announced this initiative in the recent State of the County Address.

Mr. Natarelli said that a \$2.75 million request is for B0045 Putnam Right of Way and the South County Trailway. These funds would be used to complete a connecting 3,335 foot long asphalt pedestrian and bicycle link between Warehouse Lane in Greenburgh and Route 119 in Elmsford. He noted that the trailways are consistently cited as the most valued County amenity by residents.

Mr. Natarelli highlighted the 2015 budget requests for other proposed projects:

MINUTES

Westchester County Planning Board

Meeting of June 5, 2014

Page 8

- RBRO4 Bronx River Reservation - \$6.2 million for a paved pathway along the Bronx River Reservation from Midland Avenue in Bronxville to the north end of the Oak Street Loop in Yonkers.
- Funding for upgrades to the Emergency Services areas at the Grasslands Reservation:
 - BES14 Equipment Storage Building - \$815,000 for the design, construction and site work of a storage building to house, clean and maintain DES deployable emergency equipment.
 - BES15 FTC Instructor and Locker Room Facilities Addition - \$690,000 to fund the design, construction and site work of a two-level building for firefighter instructors and student locker rooms, restrooms, showers, offices, storage, a fitness space and meeting rooms.

Mr. Natarelli noted that space to expand at the Grasslands Reservation is limited. He mentioned that a Master Plan for Grasslands was done around 15-year ago and that it may be time to do another that, in particular, examines the need for expansion in the emergency services quadrant. He said that the County provides training for all fire departments at the Grasslands first responder's facility.

Mr. Buroughs remarked that the capital budget requests for the county airport would be addressed at next month's meeting to be held at the airport. Ms. Chemka remarked that because the window for construction is narrow, a request to move \$19 million of A069A (aircraft deicing system implementation) from the 2015 budget into the 2014 budget is being made.

Mr. Natarelli invited Mr. Vetrone to speak next on the Department of Environmental Facilities (DEF) Capital Projects requests. Mr. Vetrone said that in order to achieve the NYS Department of Environmental Conservation's Beyond Waste goal to reduce pounds per day (PPD) of waste to 0.6 lbs. by 2030 creative solutions to remove food waste from the solid waste stream are needed in Westchester County (currently at 3.72 PPD). The Food Waste pilot program (H-MRF) in Valhalla is working towards achieving this goal. He said that food waste comprises between 14-30% of the U.S. solid waste stream. In the summer of 2013, the County's DEF processed about 10,000 lbs. of food waste collected from the Westchester County Medical Center. Mr. Vetrone noted some of the hurdles the County is encountering. He stated that because there is no single sanitation district in the county, collection is a complex process and the County must team-up with many municipalities.

Mr. Vetrone remarked that a comprehensive study is underway to examine the feasibility of food waste pilot programs - including an anaerobic digestion process which would utilize excess capacity at plants in the Cities of Yonkers and Peekskill and the utilization of in-vessel composting at the H-MRF in Valhalla. Mr. Vetrone noted that food waste has three times the methane production potential as bio-solids. He said that natural gas, one of the cleanest burning alternative fuels, is comprised mostly of methane and that more than 94% of natural gas used in the country is produced in the United States. He mentioned that on Earth Day, in May, County Executive Astorino announced the county's use of a compressed natural gas

MINUTES
Westchester County Planning Board
Meeting of June 5, 2014
Page 9

(CNG) powered Mobile Paper Shredder Truck, the first such truck in the nation. Mr. Vetrone said the County is working with the City of White Plains to execute an Inter Municipal Agreement: the County would purchase two compressors to increase the capacity of the City's Brockway Place yard CNG filling station, and the County would then have access to fill CNG vehicles. He stated that another goal is to locate a CNG filling station at the thruway transfer station. The first step, to design and install a small skid based system - with the ability to expand when needed, would cost \$1.8 million.

Mr. Lynch asked if efforts have been made to connect with Putnam County on CNG issues. Mr. Vetrone replied there has and there continues to be exploration around the need and location for a Hudson Valley regional site.

IX. Matters for Board Information

None

X. Other Business

No other business was discussed.

XI. Adjournment

The meeting adjourned at 10:15 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Westchester County Airport
Terminal Building Conference Room, 2nd Floor
White Plains, New York
Tuesday, July 8, 2014

BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (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:

John Rogan (Village)
Mark Rosen (Town)
Dennis Starr (City)
Vacant (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director of Urban Design
Edward Hoffmeister, Associate Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Government Operations, Office of the County Executive
Christopher Cane, Legislative Counsel, Board of Legislators
Patricia Chemka, Deputy Commissioner, Department of Public Works and Transportation
Peter Scherrer, Manager, Westchester County Airport
Stephen Ferguson, Assistant Manager, Westchester County Airport

I. Call to Order

Mr. Lynch called the meeting to order at 8:07 a.m.

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 5 (if necessary), September 9 and October

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 2

III. Adoption of Minutes

Mr. Lynch solicited corrections and changes on the June 3 minutes; none were made. Mr. Douglas made a motion to approve the minutes; it was seconded by Mr. Sullivan. The minutes of the June 3, 2014 meeting were adopted by the Board.

Mr. Arndt abstained from the vote as he was unable to attend the June meeting.

IV. Chairman's Remarks

Mr. Lynch, referencing the stormy weather on July 3, asked Ms. O' Connor about the holiday fireworks celebration that had been scheduled for that evening at the Kensico Dam Plaza in Valhalla. Ms. O'Conner noted that County Executive Robert P. Astorino attended and was also at the Plaza for a ribbon-cutting ceremony for the new lighting at the plaza. She stated that the County provides a free, family-day, celebration with a Dee-Jay, and a band playing patriotic music into the late evening. She said that around 20,000 persons attend the event. Ms. O'Connor stated that, by 9:30 p.m., due to lightning in the vicinity and the concern for public safety, a decision to cancel the fireworks was necessary. Many persons in attendance expressed disappointment. She said that due to the scale of the fireworks set-up and the need to arrange extensive security, due to event's proximity to the dam and drinking water supply, it is not possible to accommodate a "rain date." She remarked that in addition to the County, the program sponsors, Friends of Parks and First Niagara Bank were disappointed at the outcome of the event, which had a \$60,000 budget.

Mr. Lynch invited Mr. Buroughs to speak next.

V. Commissioner's Remarks

Mr. Buroughs thanked Mr. Scherrer, the airport manager, for hosting the Planning Board meeting at the Terminal Building. He introduced and welcomed Ms. Eileen Mildemberger, Senior Advisor of Government Operations for the Office of the County Executive, who is the newly appointed liaison to the Board and to the Department of Planning.

Mr. Buroughs updated members on the Housing Settlement. He said that the department staff is once again working on producing extensive additional demographic information, maps and tables to fulfill a request for this data made by the federal monitor. He noted that this work has once again forced the Department to set aside previously scheduled work for what will be several weeks.

VI. Referrals

Mr. Lynch invited comments on the referrals report of May 16, 2014 to June 15, 2014. No

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 3

comments were made. Mr. Lynch called for a vote on the referrals report. Mr. Lauro made a motion to approve the referrals report; Ms. O'Connor seconded the motion. The referrals report of May 16, 2014 to June 15, 2014 was approved by the Board.

VII. Matters for Action

A. Capital Project A069A, Aircraft Deicing System Implementation - Amendment of the Planning Board Report on the 2014 Capital Project Requests

Mr. Hoffmeister noted that the report and resolution for Capital Project A069A was included in the mailing members had received. He said that this \$19 million project is the second part of Capital Project A069 and will allow for the continuation of the design and construction of the deicing collection pad at the airport's main terminal ramp and would provide a collection system that would pump the deicing fluid into two large tanks in the storage area for trucks to receive, cart away and dispose of.

Answering a question from Mr. Lynch, Mr. Scherrer said that, when concentrated, the deicing fluid can be recycled to make paint. Answering a question from Mr. Arndt, Mr. Scherrer said that each tank has a 5,000 gallons capacity. He said that stormwater is also collected. Mr. Natarelli noted that there is an underground testing area which monitors the concentration of the deicing chemicals in the liquid collected. When a certain concentration level is reached, the fluid is guided into the tanks. Stormwater that does not show evidence of concentrations of deicing fluid is directed to the Blind Brook.

Mr. Arndt asked for a description of the route the trucks hauling the deicing fluids take. Mr. Scherrer replied that it was likely I-287. He said the trucks do not utilize local roads and do not transport if the roads are icy or snow covered.

Answering a question from Mr. Douglas, Ms. Chemka said that the funds for this project would be allocated from the Passenger Facility Charges and that no County money would be used. She also discussed the tie sensitivity of the work as it can only be performed in between late spring and early fall. Mr. Natarelli said this is why the CBA is required so as to advance the design work to be ready to construct in spring 2015.

Mr. Lynch read the resolution and moved it for a vote. Mr. Douglas seconded the motion. The resolution to amend the Planning Board Report on the 2014 Capital Project Requests to include the report for new capital project A069A Aircraft Deicing System Implementation was unanimously adopted.

Action Item C, Capital Project BES05 Department of Emergency Services Main Facility Rehabilitation was presented next.

B. Tree Permit, Capital Project B0109 – Salt Storage Shed, Valhalla Campus, Town of Mount Pleasant

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 4

(Presented after Action Item D, Planning Board Report on the 2015 Capital Project Requests)

Mr. Natarelli, accompanied by a PowerPoint slideshow which included an aerial view of the site and schematic drawings indicating the location, species and caliber of the trees proposed for removal, and for replacement in the mitigation plan, spoke about the tree permit for the site of the proposed Salt Storage Shed and related construction on the Valhalla Campus. He noted that the design of the stormwater detention basin had been reconfigured so as to allow for fewer trees to be removed. He said that Planning staff found this revised plan to be satisfactory. Mr. Natarelli reported that 11 trees would be removed.

Mr. Buroughs advised the Board that, aside from actions in County parks, any trees of a certain minimum size or quantity proposed to be removed from County property require Planning Board review and approval of a tree removal permit.

Answering a question from Mr. Douglas about the count of the trees slated for removal, Mr. Zaino said that the tree replacement did not match the tree removal caliper-to-caliper, but more trees would be planted than would be removed. Mr. Zaino said that native vegetation would be planted to enhance the slopes on the site.

Mr. Lynch read the resolution. Mr. Douglas made a motion to approve the resolution; Mr. Sullivan seconded it. The resolution to approve the Westchester County Department of Planning's issuance of the tree removal permit for the Salt Storage Shed project at the Valhalla Campus was adopted.

- C. Capital Project BES05 Department of Emergency Services Main Facility Rehabilitation, Valhalla Campus at Grasslands – Amendment of the Planning Board Report on the 2014 Capital Project Requests
(Presented after Action Item A, Capital Project A069A - Aircraft Deicing System Implementation)

Mr. Hoffmeister said that funding for refurbishing the Department of Emergency Services Main Facility Rehabilitation at the Grasslands Valhalla Campus is included in the Capital Budget. He said that the plans for the project have changed - from expanding and adding a second story to allowing for exterior and interior renovations and rehabilitation. The change in scope of the physical improvements necessitates a CBA.

Mr. Lauro said that a location the middle of the building (now storage bays) would be utilized as classrooms. Mr. Hoffmeister remarked that new restrooms are included in the renovation plans. He stated that the draft resolution previously sent to Board members has been revised to modify the description of the project and that the revised resolution is included in the day-of-meeting folders.

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 5

Mr. Lynch read pertinent sections of the resolution. Mr. Douglas made a motion to approve the resolution; Mr. Sullivan seconded it. The resolution to amend the Planning Board Report on the 2014 Capital Project Requests to include the report on the revised Capital Project BES05 Main Facility Rehabilitation was unanimously adopted.

D. Planning Board Report on the 2015 Capital Project Requests

Mr. Lynch inquired if Grasslands in Valhalla has a conference room in which to host a Planning Board meeting. He noted that funding is being considered for facilities at Grasslands and, therefore, a tour of Grasslands would be informative and would allow Board members to become familiar with County facilities on this property. He invited Mr. Natarelli to speak on the draft Planning Board Report on the 2015 Capital Project Requests.

Mr. Natarelli agreed that it would be worthwhile for members to tour the Grasslands Reservation. He noted that members had been mailed a hardcopy of the draft Report two weeks prior to the meeting. Illustrating his talk with a PowerPoint slideshow, Mr. Natarelli reviewed additional highlights of the proposed Capital Budget to supplement the broad overview of 2015 Capital Budget Requests presented at the June 5 meeting. He noted that Capital Project A069A Aircraft Deicing System Implementation was addressed earlier in the meeting.

Mr. Natarelli spoke about the proposed Capital Project Requests for the Westchester County Airport. Capital Project A083A and A083B would allocate \$36 million to address upgrades to the Terminal Building. He said that, after 9/11, additional building space for security operations was needed and that this had added to congested conditions in the building. Mr. Natarelli reported that these projects would expand the post-security passenger departure lounge, allow for redoing the first floor restrooms and add a terminal building elevator. He said that the proposed renovations will be coordinated to reduce the timeframe.

Mr. Natarelli described Capital Project Requests: A0118 Runway 16/34 Runway Rehabilitation - which would allocate funds for repaving the main runway; Capital Project A0116 Backflow Preventer Facility and Water Supply Improvements - which would replace water mains and include other refurbishments and improvements; and Capital Project A0102 Snow Equipment Storage Building - which would allow for the design of this needed support building. He said that the exact location for this storage building, at the north end of the Airport, was yet to be determined.

Mr. Natarelli said that detailed presentations on the Capital Project Requests for the Department of Environmental Facilities were made at the June meeting. He invited questions from the Board.

Mr. Douglas inquired about the status of the project to raise the level of and protect generators, which was implemented after damage to equipment caused by Super Storm Sandy. Mr. Lauro said that a vulnerability consultant had collected data and would be issuing

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 6

a report which would then be assessed and the priority of the needed projects would be determined. Mr. Lauro stated that the cost of the projects would be reimbursed through FEMA funds.

Mr. Lynch read pertinent sections of the resolution. Mr. Arndt made the motion to approve; Mr. Sullivan seconded the motion. The resolution to adopt the Planning Board Report on the 2015 Capital Project Requests as amended by the comments contained in the minutes of the Planning Board's July 8, 2014 meeting was approved.

VIII. Matters for Board Discussion

None

IX. Matters for Board Information

A. County Airport, Brief Overview

Mr. Scherrer introduced Mr. Ferguson, Assistant Manager of the County Airport. Illustrating his talk with a PowerPoint slideshow, Mr. Scherrer presented an overview on the County Airport. He reported that the airport is 703 acres in size, was dedicated in 1945, has 18 aircraft hangars, 85 corporate based jets and employs 1,400 fulltime staff. He said that the airport is one of 66 small hub airports in the United States. In 2010, the small hub airports provided for 420 landings and takeoffs per day and serviced 63 million passengers – a number that is expected to increase to 80 million by 2020. In 2012, the Westchester County Airport provided enplanement and deplanement for 1,794,451 passengers.

He said that commercial aviation is limited by the airport's size - there are only four gates. Mr. Scherrer stated that the airport is economically successful, and surpasses McArthur Airport in Long Island. The County airport generates \$735 million in economic activity. Mr. Scherrer said that for the year 2014 the annual airport budget is \$47.3 million, Capital Project Funding is \$24.5 million, rental revenue is \$17.1 million and concession revenue is \$10.7 million. The annual real estate taxes - generated by tenants, is \$5.4 million. He said that overseas air traffic is about 6%-8% of the total. The airport is now a global operation through its corporate-based flights, with the largest growth markets in China, Asia, Latin America and the Middle East.

Answering a question from Mr. Lynch, Mr. Scherrer said that the largest jet landing at the airport today is a Jet Blue Airline A320 plane. He remarked that a well appointed 737 corporate jet transports GE's officers.

Mr. Scherrer reported that light general aviation, with 186 aircraft based at the airport, accounts for approximately 34% of the total operations. Corporate aviation, with 138 aircraft based at the airport comprises 45% of the total operations and is the "bread and butter" of airport operations. He stated that there are 11 corporate hangars at the airport. He said that

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 7

middle managers and technical equipment are transported, often to smaller airports located in remote areas, and that the airport meets senior management's needs to travel globally.

Mr. Scherrer reported that the airport has environmental programs in place that address stormwater, groundwater, noise abatement and air quality and is committed to comply with all laws, regulations and requirements addressing environmental protection. The airport follows the International Organization for Standardizations 14001 certified Airport Environmental Management System and its voluntary standards which are designed to help manage, measure, improve, and communicate to the public the environmental components of the airport's operations.

Mr. Scherrer spoke about the Wildlife Hazard Management at the Airport. He said that there were 10 reports of birds striking aircraft in 2013. The airport engages the services of a wildlife biologist who monitors the wildlife population, disperses and, as a last resort, lethally removes hazardous wildlife from the airport grounds. In 2013 only 0.23% of wildlife was lethally removed. Mr. Scherrer said that first attempts are made to eliminate food sources and grazing areas. A fence line helps to keep turkeys, foxes and coyotes off the grounds.

Mr. Scherrer stated that mass casualty drills are conducted every two years, which is more frequent than the federal government's requirement of every three years. Drills must be based on the largest plane at the airport. The last drill on May 3 enlisted the services of 155 persons simulating an emergency situation. A debriefing is held after the drill to assess how to improve the emergency response.

B. Optional guided tour of the Westchester County Airport
(Prior to the tour some Other Business was discussed.)

The bus tour of the airport began at 9:20 a.m. and emphasized some of the projects included in the Capital Budget Requests. Some highlights of the tour included: hanger B, built in 1954; the 1988 IBM hanger; the Interlaken's hanger; the PepsiCo, J.P. Morgan, City Group and Net Jets hangers; the maintenance facility; the current outdoor snow vehicle storage area; and the deicing collection field and storage tanks.

X. Other Business
(Discussed prior to the airport bus tour.)

Ms. O'Connor asked for a status update on the County-funded AFFH housing development located across the street from Macy Park in the Village of Ardsley. Mr. Zaino said that the Village built a headwall, added two 36 inch pipes and a manhole to slow down water flow. He said that all stormwater to be generated on the housing site will be managed on the site.

Ms. O'Connor mentioned a recent article in the Journal News which spoke to the inability of the Department of Parks to accept donations of estates and gardens to the County due to the high cost of maintaining these properties and the lack of funds to do so. She cited the house

MINUTES
Westchester County Planning Board
Meeting of July 8, 2014
Page 8

and grounds of the Mearstead property in Bedford as an example of an estate with high maintenance needs.

XI. Adjournment

The meeting adjourned at approximately 10:10 a.m., after the bus tour was completed and Board members returned to the Terminal Building conference room.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, August 5, 2014

BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
Louis Vetrone for Thomas Lauro, Commissioner, Department of Environmental Facilities
David DeLucia for 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)
John Rogan (Village)
Mark Rosen (Town)
Vacant (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Deborah DeLong, Director of Program Development II
Lawrence Kelly, Program Administrator
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Christopher Cane, Legislative Counsel, Board of Legislators
Rose Noonan, Executive Director Housing Action Council
Bruce Lozito, Consultant, GDC

I. Call to Order

Mr. Douglas called the meeting to order at 8:07 a.m.

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 2

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday September 9, Tuesday October 7 and, due to the Election Day holiday, on Wednesday November 5.

III. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the July 8 minutes; none were made.

Mr. Arndt made a motion to approve the minutes; it was seconded by Ms. Hasbrouck. The minutes of the July 8, 2014 meeting were adopted by the Board. Mr. Starr abstained from the vote as he was unable to attend the July meeting.

IV. Chairman's Remarks

Mr. Douglas stated that he had no remarks and invited Mr. Buroughs to speak.

V. Commissioner's Remarks

Mr. Buroughs said that the Planning Board meeting at the County Airport was successful and the tour afterwards excellent. He thanked Commissioner Pisco for making the arrangements.

He reported that the work program of the department staff has again been monopolized by the fulfilling of requests for data made by the federal housing monitor. He stated that the time-consuming task of compiling the many data tables and producing over 300 maps was underway. He noted that some of the requested information, such as reporting on population of group quarters, involves numbers are so small that the maps show little useful data.

VI. Referrals

Mr. Douglas invited comments on the referrals report of June 16, 2014 to July 15, 2014. No comments were made.

Mr. Douglas called for a vote on the referrals report. Mr. Starr made a motion to approve the referrals report; Mr. Arndt seconded the motion. The referrals report of June 16, 2014 to July 15, 2014 was approved by the Board.

Referrals of Interest

A. Referral File No.: SOM 14-003 – Somers Realty Planned Hamlet Phase 3 and Avalon Somers - Subdivision and Site Plan Applications, Town of Somers

Mr. Buroughs, illustrating his report with a PowerPoint slide presentation, spoke about the subdivision and site plan applications for the Somers Realty Planned Hamlet Phase 3 and

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 3

Avalon Somers. He pointed out that the 80-acre site is located on the south side of US Route 6, next to the Somers Commons Shopping Center in the northwest section of the Town of Somers. He noted that the Master Plan for Somers Realty Planned Hamlet was approved in 2009. At that time, the site was added to the County's Peekskill Sewer District. He stated that Phase 1 of the planned hamlet, the 75 affordable senior apartments of The Mews at Baldwin Place is completed. The Mews at Baldwin Place Phase 2, 75-units of affordable AFFH senior housing is currently under construction. Mr. Buroughs mentioned that the Phase I units are not included as eligible units under the Housing Settlement as the site plan for this phase was approved prior to the signing of the agreement. He said that the affordable units of the second phase and in the proposed Avalon Somers development will be included in the count.

Phase III, a three-lot subdivision plan, proposes residential housing serviced by private internal roadways on lot 2a, a village green on lot 3b and open space for lot 3c. An additional two lots remain available to be used for future phases of the master plan.

Mr. Buroughs said that the site plan for Avalon Somers calls for 152 rental apartments (62 one-bedroom, 66 two-bedroom and 24 three-bedroom units) which includes 23-units of affordable apartments. The plans indicate a large recreation building, a playscape, a pool and a large area of open space. Mr. Buroughs stated that the site plan is in keeping with the principles of Westchester 2025 as it is walkable, includes 23-units of affordable housing that will not require a public subsidy and preserves open space. He noted that questions of who will own and maintain the village green remain unanswered. He said that mitigation for an increase in sewage flow through Infiltration and Inflow projects may not be practical as the area is served by new sewage infrastructure. A request to include green building technology and bicycle parking would be included in the referral response letter.

Answering a question from Mr. Starr, Mr. Buroughs said that Avalon would own and maintain the development's internal roadways, but the main roads would be offered to dedication to the Town. Mr. Starr asked if a request could be made for the main road to be maintained by Avalon. It was noted that this would be decided by the Town.

B. Referral File No.: WHP 14-006 – Urstadt Biddle Properties Rezoning – Draft Generic Environmental Impact Statement (EIS), City of White Plains

Mr. Buroughs next spoke about the Draft Generic Environmental Impact Statement for the Urstadt Biddle Properties Rezoning in the City of White Plains.

Mr. Buroughs reported that the 3.5-acres site at the intersection of South Broadway and East Post Road in the City, once occupied by Alexander's department store, was redeveloped and zoned as an enclosed mall (B6) which contained several big box stores but is now largely vacant. The application is only for a zoning change to a central business district (CB-3) and does not include any site plans - only a concept of what hypothetically could be built. He said the draft generic EIS is currently before the City Council.

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 4

Mr. Buroughs reported that the applicant's proposed conceptual site plan states that the site could include 550 rental apartments in three buildings (including affordable housing); a 180-room hotel; 140,000 square feet of retail and restaurant space; 15,000 square feet of office space; and a 55,000 square foot health, fitness and wellness facility. He said that the draft generic EIS describes this as a maximum build-out under the proposed rezoning and that actual development could be less.

He said the rezoning is consistent with the principles of Westchester 2025, as the downtown site is appropriate for higher density and high rise buildings. He remarked that alterations to County roads would require DPWT approval. He noted that the City should consider future development plans in relationship to future Buss Rapid Transit lines along Broadway and Maple Avenue as well as potential BRT station configuration options.

Mr. Natarelli, answering a question about parking from Mr. Starr, said that some parking could be located underground and other above ground. Mr. Douglas noted that the zoning change would maximize the value of the property. Mr. Pisco commented that the proposed roundabout would not provide an adequate radius to accommodate the turning of buses. Mr. Buroughs said that the referral response will state that if a roundabout is considered, that the final generic EIS should address vehicular capacity and the turning requirements of trucks and buses as well as the crossing of pedestrians. Mr. Sullivan said that the skyline view should be considered when designing the buildings.

Mr. Buroughs said that a generic EIS is intended to facilitate the review process when a specific development application is made. However, if the physical configuration of the future development plan differs in major ways from the generic concept, the City may need to require additional studies. In any event, he said that this site will again come before the Planning Board.

He said that the referral response will recommend that the final generic EIS address Inflow and Infiltration mitigation for the increase in sewage flows and discuss relationship to the New York City Department of Environmental Protection's management program for County Water District #1.

VII. Matters for Action

A. BPL50 Fair and Affordable Housing & BPL01 Housing Implementation Fund – 184
Farragut Avenue, Village of Hastings-on-Hudson

Mr. Kelly, illustrating his talk with a PowerPoint slideshow, spoke about the proposed project to construct an affordable ownership single-family 1,400 square foot home with an affordable 700 square foot one-bedroom accessory rental apartment in the Village of Hastings-on-Hudson. He said that the home would be located on Farragut Avenue, close to Bee Line bus service that links to Metro North and close to the Middle and High Schools. Mr. Kelly noted that the two units will be eligible towards the 750 units stipulated under the Housing

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 5

Settlement. Mr. Kelly remarked that the site's half-acre single lot, located in a residential area, needed subdivision approval to create two lots. An existing house on the site will remain on one of the two lots. He said the new house would be two stories high.

Mr. Kelly said that the estimated sales price of the house will be \$320,000 and it will be sold to an eligible household with an annual income at-or-below 80% of Westchester's Annual Median Income (AMI). The accessory apartment will be rented to families who qualify at-or-below 50% AMI. He said both units will remain "affordable" for 50 years.

Mr. Kelly informed the board on the project's financing. He said that \$125,000 Fair and Affordable Housing (FAH) Funds would be used for the site's acquisition and that this price was supported in the appraisal. He said that \$120,000 for site work, such as paving and sewer connections, and would also be funded from BPL50, bringing the FAH total funding to \$245,000. In addition, \$50,000 in HOME funds would be tapped bringing the total County contribution to \$295,000.

Mr. Kelly, answering a question from Mr. Douglas, said that the subdivision was approved by the Village. Ms. Noonan stated that the developer received a special permit for the accessory apartment. Answering a question from Mr. Sullivan, Mr. Kelly said that he had no information on the neighbors' opinions about this proposal. Ms. Noonan said that one neighbor had inquired on how close the new building would be to their home.

Mr. Starr spoke about the difference between the market value of a home and the value of affordable units. He noted that the cost of developing the affordable home was greater than what it would be sold for. Ms. DeLong said that this was the only way the County is able to build affordable housing in Westchester. Answering a concern from Mr. Starr about the possibility of not finding a buyer, Ms. Noonan noted that there are more applicants to purchase affordable single family homes than there are available homes. She said that the owner would have an opportunity to interview the tenant about landlord-tenant issues before a tenant is selected.

Mr. Douglas called for a vote. Mr. Arndt made a motion to amend the County Planning Board Report on Capital Projects to include the proposed affordable housing development at 184 Farragut Avenue in the Village of Hastings-on-Hudson as a new project in Capital Project BPL50. Ms. Hasbrouck seconded, the motion and the resolution was approved. Mr. Sullivan voted no.

**B. BPL50 Fair and Affordable Housing – Saw Mill Lofts, 425 Saw Mill River Rd –
Village of Hastings-on-Hudson**

Mr. Kelly, illustrating his talk with a PowerPoint slideshow, spoke about the proposed project in the Village of Hastings-on-Hudson. Mr. Burroughs noted that local municipal approvals are in place before a housing project is brought before the Board.

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 6

Mr. Kelly said that the 12 affordable rental apartments are part of the Saw Mill Lofts 66-unit mixed income rental apartment complex comprised of three two-story buildings with 126 parking spaces. The seven-acre site is located along the Saw Mill River Parkway, along Route 9 and opposite the South County Trailway. He said the 12 affordable units would be located in the center building and would contain one 485 square foot studio apartment, four 680-700 square foot one-bedroom apartments, five 890-950 square foot two-bedroom apartments and two 1,120 square foot three-bedroom apartments. The apartments will be affordable to families at-or-below 50% and 60% AMI and will remain affordable for 50 years. The 12 affordable apartments will be eligible under the Housing Settlement. He said that \$720,000 from the FAH fund would be allocated for the land acquisition of the one-acre parcel for the affordable units and \$446,000 for site work. He stated that the net rent, which includes a utility allowance, is linked to the HOME program's rates.

Mr. Kelly reported that the acreage would be subdivided into four parcels, 1.82- acres of which would be dedicated open space. He said a pedestrian bridge is planned to connect the property across the Saw Mill River to the South County Trailway and that the market-rate units would be required to fund the construction and maintenance of the bridge. Parking for public access the bridge and trailway would be provided.

Mr. Sullivan asked where tenants would live if they can only afford \$500-\$600 a month rent. Mr. Kelly said that the only option is public housing or housing that is heavily subsidized by a 9% tax credits; only a small pool of developers can get this subsidy.

Answering a question from Ms. Hasbrouck, Mr. Kelly stated that a trash disposal receptacle is not planned to be located at the affordable housing building. Mr. DeLucia said that strategic posting of the bike racks and signage is key to letting the public know they are able to park and to access the trailway. Mr. Lozito noted that the majority of the parking for residents is located under the buildings. He said that in the declaration of covenants and restrictions, the maintenance costs for the public areas are "maxed-out" for the affordable building, and that the majority of the maintenance costs will be paid for by the tenants in the two market rate buildings.

Mr. Kelly said that the closing is anticipated for mid-November and that construction should begin by the end of the year.

Mr. Douglas moved the item forward for a vote. Mr. Arndt moved that the County Planning Board amend its report on the 2014 Capital Project Requests to include the proposed affordable Saw Mill Lofts housing development, located at 425 Saw Mill River Road in the Village of Hastings-on-Hudson, as a new project in Capital Project BPL50. Ms. Hasbrouck seconded the motion. The resolution passed by a vote of seven to one. Mr. Sullivan voted no.

C. Capital Project RB169 – Bridge and Road Urgent Rehabilitation Program, Revised
Capital Budget Amendment (CBA)

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 7

Mr. Natarelli stated that the report for Capital Project RB169 revised CBA, and the schedule “A” listings of the locations of the urgent bridge and road work requested, was included in the Board’s day-of-meeting folders. He noted that any duplication of projects listed in schedule “A” would be removed if already part of another capital project. He stated that the Board had reviewed and supported the project with Resolution 14-06 at the May 2, 2014 meeting. He restated that this additional work was deemed necessary due to the unforeseen deterioration of the roads and bridges caused by severe weather this past winter. The project provides for the rehabilitation of additional county bridges and roads, would include the milling and asphalt resurfacing of the roads and the installation of reflectorized pavement markings. The bridge work would include joint replacement, bearing and steel structure rehabilitation, and concrete, sidewalk, curb and railing replacement.

Answering a question from Mr. Sullivan, Mr. Pisco stated that more economical non-asphalt products for paving the roads had been tried and tested, but did not prove as solid and consistent as the traditional material. Answering a question from Mr. Arndt, Mr. Pisco said that road damage occurs due to the changes in temperature – when ice on the roads melts, the water seeps into cracks in the roads, refreezes and expands to crack them further. Mr. Starr stated that concrete is a more long lasting material than asphalt, but has a long curing time and is more expensive. Mr. Pisco noted that concrete was the surface used on County bus stop pads. Answering a question from Mr. Starr, Mr. Pisco said that four contractors would be retained to work on the projects simultaneously so that the roadwork is completed prior to winter. Answering a question from Ms. Hasbrouck, Mr. Pisco said that two road inspectors visited the 140 miles of county roads and compiled the list of roads needing repair. He noted that only 0.5% of Westchester’s roadways are owned by the County.

Mr. Starr made a motion to amend the Planning Board Report on the 2014 Capital Project Requests to include the revised report on new Capital Project RB169 Bridge and Road Urgent Rehabilitation Program (2014-2018). Mr. Arndt seconded the motion; the resolution was unanimously approved.

VIII. Matters for Board Discussion

None

IX. Matters for Board Information

A. Stormwater Reconnaissance Plans – Update

Mr. Kvinge presented the Board with a brief update on the status of the Stormwater Reconnaissance Plans (Plans). He briefly described the 2011 Stormwater Management Law which formalized a program for the County to partner with municipalities to provide funding assistance for flood mitigation or flood damage reduction projects approved by the Board of Legislators.

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 8

Mr. Kvinge reported that five Plans, prepared by the County departments of Planning and Public Works and Transportation, were completed for the six major drainage basins. The Plans brought together summaries of past flood studies and the recommendations for actions and data on flood prone areas provided to the County by municipalities. The Stormwater Advisory Board comprised of community leaders and experts with specific knowledge of Westchester County flood issues, assisted in the evaluation of flood mitigation proposals. Mr. Kvinge stated that four Plans (Peekskill and Haverstraw Bay, Pocantico and Saw Mill River, Coastal Long Island Sound, and Bronx River) were approved by the County Board of Legislators. The Inland Long Island Sound and Croton River basins were combined into one Plan and still need to be approved.

He said that once the Plan was approved, a cover letter, a brochure that describes the program and an application was sent to each municipality. Mr. Buroughs noted that included in each letter is an invitation to meet with County staff to discuss the application process and what is involved. Mr. Kvinge added that the law provides for two phases of funding: design and construction.

Answering a question from Mr. Starr, Mr. Buroughs stated that the County can only invest money on land that it has an interest in, therefore unless an easement is provided, work cannot be funded on private property.

Mr. Kvinge stated that only three communities had not responded to the Department's request for information: the Village of Briarcliff Manor, the Town of Bedford and the City of Rye.

B. Hazard Mitigation Plan – Status Update

Mr. Kvinge said that 36-38 municipalities are working on access annexes, a component of their Hazard Mitigation Plan to evaluate environmental and pandemic hazards. These will list and assess the municipality's hazard risk and develop a strategy to address the hazard. Once the plan is approved by the Federal Emergency Management Agency (FEMA) the community is eligible for FEMA funding. Mr. Kvinge stated that a consultant, Tetra Tech, was enlisted to review the access annexes and prepare a report for the County. Mr. Buroughs noted that to be eligible to receive FEMA grant funding a comprehensive plan is required.

Answering a question from Mr. Sullivan, Mr. Kvinge stated that earthquakes and wildfires are considered hazards and maps of earthquake fault lines were included along with the other maps.

X. Other Business

Mr. Douglas noted that there was no other business.

MINUTES
Westchester County Planning Board
Meeting of August 5, 2014
Page 9

XI. Adjournment

Mr. Douglas requested a motion to adjournment. Mr. Arndt made the motion; Ms. Hasbrouck seconded it. The meeting adjourned at 9:45 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Conference Room A, Office of the County Executive
Michaelian Office Building
White Plains, New York
Tuesday, September 9, 2014

PLANNING BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Mark Rosen (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

PLANNING BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)
John Rogan (Village)
Vacant (Town)

TRANSPORTATION BOARD MEMBERS PRESENT:

Nathan Edwers
Drew Fixell
Stephen Trusa

STAFF PRESENT:

Kevin Plunkett, Deputy County Executive
George Oros, Chief of Staff
William Mooney, Director of Economic Development
Christine Sculti, Assistant to the County Executive for Government Operations
Eileen Mildenberger, Senior Advisor, Office of the County Executive
Edward Burroughs, Commissioner of Planning
Norma Drummond, Deputy Commissioner of Planning
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Deborah DeLong, Director of Program Development II
Anthony Zaino, Director of Design, Department of Planning
Naomi Klein, Director of Planning, Transportation
Lukas Herbert, Associate Planner
Craig Lader, Associate Planner, Transportation
Meghan Miller, Planner

MINUTES
Westchester County Planning Board
Meeting of September 9, 2014
Page 2

GUESTS:

Christopher Crane, Legislative Counsel, Board of Legislators
Gerry Bogacz, Director of Planning, NYMTC
Jan Kahn, NYMTC
Christopher Meyer, Liberty Lines
Gerhald Schwalbe, Divney Tung Schwalbe
Tom Murphy, Liberty Lines
Murray Bodin
Tom Durkin

I. Call to Order

Mr. Douglas called the joint meeting of the Planning Board and Transportation Board to order at 8:10 a.m.

Deputy County Executive Plunkett asked all present to identify themselves for the benefit of everyone. He then thanked the board members and department staff for the work that is accomplished by the boards. He provided a public commendation on behalf of County Executive Astorino on the dedication of those involved. Mr. Plunkett asked if there were any questions or concerns from the boards to the administration and suggestions of ways to help.

Mr. Sullivan suggested investigating alternative road materials for future repaving projects. Mr. Plunkett stated that the Board of Legislators approved the capital project for urgent road rehabilitation the previous night. He said that this project was proposed by the County Executive in his State of the County speech last spring.

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday October 7, Wednesday November 5, and Tuesday December 2. Mr. Starr suggested moving the Wednesday November 5 meeting to the following day, Thursday November 6. Mr. Douglas will advise Chair Lynch of this request.

The Transportation Board will next meet on October 24 in Mount Vernon.

III. Chairman's Remarks

Mr. Douglas noted that the Planning Board had several items that, due to time constraints, required action at this meeting. He said that he would try to move through them quickly for the benefit of the Transportation Board members so as to move to the presentations of common interest to both boards.

MINUTES
Westchester County Planning Board
Meeting of September 9, 2014
Page 3

IV. Commissioners' Remarks

Mr. Buroughs mentioned that he is a non-voting member of the Transportation Board and that the Commissioner of Public Works and Transportation is a voting member of the Planning Board as are the Commissioner of Environmental Facilities and the Commissioner of Parks, Recreation and Conservation, indicating that there is significant coordination among the boards and County departments at the staff level.

Mr. Plunkett advised everyone that the federal Housing Monitor issued his preliminary analysis on the presence of exclusionary zoning in the county's 31 municipalities "eligible" under the Housing Settlement based on a "Huntington test." Previously, the Planning Department determined there was no evidence of exclusionary zoning under this test and under the "Berenson test." The Monitor determined that six communities "may" have exclusionary zoning - Harrison, Lewisboro, Larchmont, Pelham Manor, Rye Brook, and North Castle. He said that the Department of Planning will review the report.

Mr. Buroughs asked if Mr. Pisco or Ms. Klein would like to make remarks regarding the Transportation Board. Ms. Klein gave an overview of the board's duties – transportation planning, overseeing the Bee Line Bus System and route and schedule changes as well as a review of the operations of the County airport.

V. Matters for Planning Board Action

A. Adoption of Minutes

Mr. Douglas solicited corrections and changes on the August 5 minutes; none were made.

Mr. Rosen made a motion to approve the minutes; it was seconded by Ms. Hasbrouck. The minutes of the August 5, 2014 meeting were adopted by the Board.

B. Referrals

Mr. Douglas invited comments on the referrals report of July 16, 2014 to August 15, 2014. No comments were made.

Mr. Douglas called for a vote on the referrals report. Ms. O'Connor made a motion to approve the referrals report; Mr. Starr seconded the motion. The referrals report of July 16, 2014 to August 15, 2014 was approved by the Board.

C. BPL50 Fair and Affordable Housing & BPL01 Housing Implementation Fund – Thorton Hill, Parcel B, 10-Lot Subdivision, Town of Ossining – Amendment of Planning Board Report on 2014 Capital Project Requests

MINUTES
Westchester County Planning Board
Meeting of September 9, 2014
Page 4

Ms. DeLong presented the proposed development to both boards noting that the area in question is within a “7C” area under the Housing Settlement. She said the proposal is for the County to acquire an approved and uncompleted 10-lot subdivision that has been foreclosed on by the Town of Ossining. After acquisition, the County will issue a Request for Qualifications to identify a potential developer who would acquire the land from the County, complete the subdivision infrastructure and construct 10 affordable single-family homes that would affirmatively further fair housing and be eligible units under the Housing Settlement. Each home would be sold for approximately \$220,000 and available to those at or below 80% of the county average median income. Additional funding is available through the Neighborhood Stabilization Program (NSP) at about \$92,000 per unit.

The site is close to Route 9A, within a residential area and near St. Augustine Cemetery. The location is also close to the villages of Croton, Briarcliff and Ossining with access to the Express bus between Peekskill and White Plains. Mr. Arndt asked if the bus stop is close by. Ms. DeLong stated that the bus stop is about one mile away. Mr. Sullivan questioned a figure in the presentation relating to income of 4-person households. Ms. DeLong apologized, noting that it was a typo. Mr. Edwers discussed affordability and noted that these units are targeted to the working class and people who can carry a mortgage.

Ms. DeLong asked if there were any other questions about the project. Mr. Fixell asked about the income guidelines based on the County’s area median income (AMI). Ms. DeLong explained to those present that the maximum income threshold at 80% AMI for home ownership is \$83,000 for a family of four. She also stated that total development would cost about \$4.22 million, however this is only an estimate until developers come with actual bids.

Mr. Plunkett gave an overview of the project – the County will get 10 units towards the Housing Settlement. It will cost, in County subsidy, about \$97,000 per unit for construction, infrastructure and acquisition, which is \$52,000 alone.

Mr. Trusa and Mr. Oros discussed the use of tax incentives for developers.

Mr. Douglas asked how the property previously failed. Ms. DeLong explained that the previous owner sold the property to a developer and that deal fell through. There were taxes owed. Six units were built and sold; the remaining 10 lots were put up for auction by the Town to recover the taxes. Ms. Hasbrouck noted that the previous six units that were built were not affordable. Ms. DeLong agreed and said the affordable units to be built will try to match in appearance the existing market-rate units.

Mr. Douglas asked if there were any further questions. Seeing none, Mr. Douglas called for a vote. Mr. Arndt made a motion to amend the 2014 County Planning Board Report on Capital Projects to include the proposed affordable housing development at Thorton Hill, Parcel B, 10-Lot Subdivision, Town of Ossining as a new project in Capital Project BPL50. Ms. Rosen seconded the motion. The resolution was approved. Mr. Sullivan voted no.

MINUTES
Westchester County Planning Board
Meeting of September 9, 2014
Page 5

D. Tree Removal Permit North Parking Lot Improvements Project, Westchester Medical Center

Mr. Buroughs explained to the Transportation Board the County tree removal law and the need for review and mitigation via a permit process. He said that the Planning Board reviews tree removals on County-owned general purpose land and that the County Parks Board reviews tree removals on County parklands.

Mr. Natarelli gave an introduction for the project to remove trees at Westchester Medical Center and a brief overview of the site plan. The Medical Center proposes to reconfigure and expand parking lots to allow for more spaces. Trees need to be removed to expand parking. Mr. Zaino went into more detail stating that the project will remove 39 trees, to be mitigated with the planting of 91 trees to enhance the buffer between the road and parking lots. Mr. Natarelli noted that the land is owned by the County and leased to the Medical Center, this necessitating the permit request.

Mr. Schwalbe, a consultant on the project, stated that there will be 0.9 acre of new impervious surface, that circulation will be improved, that the existing helipad will be replaced with parking and that some pavement will be pervious asphalt. He noted that rain gardens will be installed for stormwater management and that the project will be completed in phases. Mr. Natarelli agreed that the project should improve stormwater control and quality by reducing discharge volume downstream and filtering stormwater.

Mr. Starr questioned which items shown on the plan are to be removed, which are to be installed and is there a list of new trees and the species? Mr. Zaino stated that yes there was a removal and planting list and pointed to it on the site plan.

Mr. Sullivan asked if there was a tree removal program for sick/dead/dying trees. Ms. O'Connor stated that the Parks Department has a program in place to remove unhealthy trees and also invasive plants.

Mr. Douglas asked if there was a motion on the resolution to approve the tree removal permit. Mr. Starr moved to approve, seconded by Mr. Arndt. All members approved.

VI. Matters for Board Information

A. Plan 2040: the Regional Transportation Plan – New York Metropolitan Transportation Council (NYMTC)

Mr. Bogacz described NYMTC is a regional agency that is a collaborative effort with representation from New York City, the four suburban counties in New York State, the state Department of Transportation and the Metropolitan Transportation Agency. He said that the organization is required for the region to be eligible to obtain federal transportation funds. He then gave an introduction to the plan and introduced Mr. Kahn. He said that, under federal

MINUTES
Westchester County Planning Board
Meeting of September 9, 2014
Page 6

requirements, NYMTC must prepare a new regional plan every four years. The plan identifies growth and travel patterns and, based on those studies describes future transportation needs. He noted that the need for public transportation will continue to rise substantially. He then presented a PowerPoint review of the new plan.

Mr. Plunkett asked what the funding amount is from the federal government. Ms. Klein stated that about \$1 million is provided annually to Westchester for the planning program and approximately \$10 million annually from the federal government for bus operations. Mr. Pisco stated that there an additional \$45 to 50 million is provided by New York State for the Bee-Line bus system.

Mr. Trusa asked if the counties in NYMTC bid together to purchase equipment in bulk (i.e. buses). Mr. Bogacz stated that this has been done in the past and will be explored in the future. Mr. Trusa stated that NYMTC and the counties need to look at sharing cost and services. Mr. Edwers asked how the migration patterns and the 2040 forecast play out. Mr. Bogacz stated that NYMTC does look at migration patterns, current versus future demands and needs, trends, etc. When looking at population growth and impacts on transportation (housing, transit, employment) there is a 33% increase predicted in the next 25 years for transit ridership (rail and bus). Mr. Edwers asked for more details on how the forecasts are reached to which Mr. Bogacz provided an explanation.

Mr. Trusa asked if light rail can be added to the Tappan Zee Project. Ms. Klein stated that the new bridge will be built to accommodate rail in the future. Mr. Douglas asked if the study looked at Bus Rapid Transit. Mr. Bogacz answered that it did not.

Mr. Edwers noted that density is an issue. It increases demand but also requires new investment in infrastructure.

Mr. Trusa mentioned parking regulations, transit hubs and parking garages and noted that we need to address improved parking in relation to public transit options.

Mr. Bogacz noted that there is a requirement by the federal regulations that the regional plan be “fiscal constrained” – that the plan show how the proposed improvements will be financed. He noted that it is difficult to do this for a 25-year plan but it is done. He explained how so much of the total funds must be set aside to maintain the huge existing transportation infrastructure. Mr. Rosen noted that there is a need to look at new funding sources and other means of revenue generation.

Mr. Douglas thanked Mr. Bogacz on behalf of both boards for his detailed and informative presentation. He acknowledged how difficult it must be to pull this plan together and balance so many interests, needs and modes of transportation.

B. Overview of Westchester County Department of Public Works and Transportation

Mr. Pisco began the overview of the department stating that Public Works and Transportation were merged into one department in 2010. The Department currently has a staff of 259 with an approximate \$119 million annual operating budget. He then detailed the several divisions of the department utilizing a PowerPoint presentation. Mr. Pisco indicated that the County owns only about 4% of all roads within the county for which it is responsible for maintenance; for most segments, DPWT has agreements with local municipalities to conduct maintenance and repair, including snow removal.

Mr. Pisco gave an overview of the airport indicating its size and runways. The airport has an approximate operating budget of \$47 million. He stated that the Bee Line Bus System is also operated through DPWT, working under a contract with bus operators Liberty Lines and PTLA. The system provides services to more than 32 million riders per year on 329 buses. The bus system has an operating budget of \$117 million (with about \$36 million of that from the County tax levy).

Mr. Pisco described how projects are developed and designed through DPWT and its coordination with all County departments. Capital projects usually range between \$90-180 million per year.

VII. Matters for Board Discussion

Due to time constraints, Mr. Buroughs suggested that the final agenda item, "Changing Land Use in Areas Not Serve by Transit," be rescheduled for presentation and discussion at a future meeting of each board. He noted that the point of the presentation was to highlight the difficulties of providing transit service to the sites of many recent development proposals where the land use is changing from ones traditionally reliant on an auto-access to ones, such as retail, where employers may depend on transit-access. He noted that Mr. Herbert has prepared a PowerPoint presentation that illustrates examples.

At this point, several members of both boards expressed appreciation for the joint meeting and recommended that such meetings be scheduled on a more regular basis.

Deputy County Executive Plunkett recognized Mr. Bodin, noting that he wished to speak. Mr. Bodin provided brief comments.

VIII. Adjournment

Mr. Douglas requested a motion to adjournment. Mr. Lauro made the motion; Mr. Pisco seconded it. The meeting adjourned at 10:00 a.m.

DRAFT MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 7, 2014

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Patty Chemka, Deputy Commissioner, Department of Public Works and Transportation

PLANNING BOARD MEMBERS ABSENT:

James Arndt (City)
Mark Rosen (Town)
John Rogan (Village)
Vacant (Town)
Thomas Lauro, Commissioner, Department of Environmental Facilities

STAFF PRESENT:

Edward Buroughs, AICP, Commissioner of Planning
Patrick Natarelli, Chief Planner
Tracey Corbitt, Principal Planner
Lukas Herbert, Associate Planner
Meghan Miller, Planner

GUESTS:

Dante Daly, Fiscal Director, Board of Legislators
Christopher Crane, Legislative Counsel, Board of Legislators

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:07 a.m.

II. Meeting Dates

Mr. Lynch noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Wednesday November 5 and Tuesday December 2.

MINUTES
Westchester County Planning Board
Meeting of October 7, 2014
Page 2

Mr. Starr suggested moving the Wednesday November 5 meeting to the following day, Thursday November 6. Mr. Lynch requested that Board members be polled to determine their availability.

III. Adoption of Minutes

Mr. Lynch asked Board members if there were any changes to the minutes from the September meeting.

Ms. Chemka stated corrections to names of Liberty Lines representatives. She also stated that the funding provided for the BeeLine bus system is a combination of federal and state funding. She will provide the suggested corrections. Mr. Buroughs recommended that action on the minutes be held over to the next meeting so that they can be revised.

IV. Chairman's Remarks

Mr. Lynch noted that he would contact the County Executive's Office to see if the vacant seat on the board could be filled in the near future. Ms. Hasbrouck asked if the vacancies were in a town, village or city. Mr. Lynch replied that the vacancy is for a resident of a town.

V. Commissioners' Remarks

Mr. Buroughs introduced Mr. Crane and Mr. Daly to the board. Mr. Crane gave a brief background of Mr. Daly, stating he was from New York City, and newly appointed as the Fiscal Director for the Board of Legislators.

VI. Referrals

Mr. Lynch invited comments on the referrals report of August 16, 2014 to September 15, 2014. No comments were made.

Mr. Lynch called for a vote on the referrals report. Mr. Douglas made a motion to approve the referrals report; Ms. Hasbrouck seconded the motion. The referrals report of August 16, 2014 to September 15, 2014 was approved by the Board.

VII. Matters for Planning Board Action

A. 2015 Calendar of Monthly Planning Board Meetings

Mr. Lynch asked if there were any comments on the meetings calendar. Mr. Starr noted that the September meeting date would fall before Labor Day and that might be a problem. It was decided that revisions may be considered closer to the actual meeting date. The board acted to approve the 2015 calendar.

MINUTES
Westchester County Planning Board
Meeting of October 7, 2014
Page 3

Mr. Lynch asked what the County's policy was on attendance for members. Mr. Crane recalled that a board member could be removed after missing three meetings without cause. He said he would provide Mr. Buroughs with the actual policy text.

B. Tree Removal Permit – Pedestrian Pathway, New York Medical College (NYMC), Valhalla Campus at Grasslands Reservation

Mr. Lynch noted that the board had considered a tree removal permit at Grasslands during the September meeting. Mr. Buroughs said that the September request was from the Westchester Medical Center and that this month's request is from the New York Medical College.

Mr. Natarelli presented background information on the Medical College's ownership and recent expansion activities. He detailed the site layout and building locations on the Valhalla Campus and along Route 9A. He said that the Medical College placed a biotech facility at the former American Health Foundation Building and that the College recently purchased the former Bloomingdale's building and adjacent office building on Route 9A to further their expansion plans. The office building contains about 250,000 square feet. He said that many college offices have been moved there from facilities on the Valhalla Campus. He also said that the college plans to open a Physician's Assistant school and a dental school in the office building. The former Bloomingdale's building was intended to be a recreation facility for students and faculty but is currently being leased to Verizon.

Mr. Natarelli said that the College now wants to provide improved links between all of its buildings, in particular is the construction of a new pedestrian path between the basic sciences building and student housing to the biotech building. The route of the pathway will cut westerly across County property from the basic sciences building to an existing bus stop on Hammond House Road. The path will then turn south to the biotech building. The college has requested an easement from the County for the construction of the pathway. Mr. Natarelli said that along Hammond House Road, seven trees (4 under 6" DBH and 3 over 24" DBH) including tulip, maple, and oak trees are proposed to be removed. Thirty replacement trees would be planted along the pathway on County property and on the proposed easement area. He said that the Department's landscape architects have reviewed the plans and the site and have found the replacement plan to be satisfactory.

Mr. Douglas stated it would be helpful to see a master plan for the college so as to be better able to understand the long-term vision for growth and capital improvements. Mr. Natarelli stated that Planning has suggested that the college provide such a plan but it has not done so. Mr. Starr asked what the paving material of the path would be. Mr. Natarelli said the path will be asphalt. Mr. Buroughs asked if there would be any bus stop improvements made. Mr. Natarelli said, yes, there will be striping and signage and warning lights for the pedestrian crossing of Hammond House Road at the bus stops.

Ms. Chemka said that her office may be able to work with the college to further the bus stop improvements and install a bus shelter. She then asked who will be maintaining the pathway

MINUTES
Westchester County Planning Board
Meeting of October 7, 2014
Page 4

and bus stop, including snow removal. Mr. Natarelli stated that there is an agreement with the college that the college will maintain the improvements within the easement area. He also indicated that the college is responsible for the success of the new plantings for two years.

Mr. Lynch noted that there is a resolution for the Board's recommendation of approval of the tree permit and asked if there was a motion to approve the resolution. Mr. Douglas made a motion to approve. Mr. Starr seconded the motion. All approved.

VIII. Matters for Board Discussion

A. Comprehensive Plan Base Studies for the Town of New Castle

Ms. Corbitt began with an introduction of the base studies process utilizing a PowerPoint presentation. The point of the base studies is to present factual information to the town with the intention that the data will identify specific areas that should be studied further or considered through alternatives for the future. She also detailed a rare occurrence in that, at the request of a property owner, the municipal boundary was changed so as to move 4.3 acres of land from the Village of Pleasantville to the Town of New Castle, necessitating the creation of new town base maps.

After Ms. Corbitt summarized the land use pattern in New Castle, Mr. Sullivan asked what is the difference between open space versus vacant land. Ms. Corbitt stated that vacant land is land that has not been developed while open space includes dedicated parkland, lands that have restrictions that would prevent or limit future development and lands that have an open space character but could be developed, such as some golf courses.

Mr. Lynch asked how "underdeveloped" land such as the parking lots near the Chappaqua train station could be developed. Ms. Corbitt said that many options are available for the town to consider including structured parking. Ms. Hasbrouck suggested that a parking structure may make sense on the land to the west of the town hall.

Ms. Corbitt described the history of the Kisco Park neighborhood presenting maps showing the subdivision of the area in the early 1900s without regard for physical features. She noted that many small tax lots still exist but are not developable. Mr. Douglas inquired as to how to get out of the "paper streets and paper lots" issue. Ms. Corbitt stated that the town may want to consider designated land as open space, changing zoning requirements, creating easements, as examples. Mr. Burroughs said that some towns have re-drawn tax maps so as to consolidate contiguous lots in common ownership.

Mr. Sullivan asked if the high-tension power lines at Millwood can be buried, but Ms. Corbitt stated that it would be extremely expensive to do so.

A discussion over population growth and affordability for current or future residents ensued with the board members and department staff. Mr. Sullivan asked if the affordability

MINUTES
Westchester County Planning Board
Meeting of October 7, 2014
Page 5

standards based on AMI were by municipality. Ms. Corbitt explained that the 80% AMI number used for developing, renting or selling affordable housing is based on the countywide figure, which is lower than that of the town.

Mr. Douglas asked what is the source of the traffic data in the report. Ms. Corbitt replied that the numbers came from the County Department of Public Works and Transportation and NYS DOT.

B. Zoning Analysis by Federal Housing Monitor

Mr. Buroughs stated that the Huntington Analysis prepared by the Monitor was reviewed by Planning Department staff and that technical comments pointing out the flaws and inconsistencies in the report were sent on September 24 to the Monitor. He cited as an example the Monitor's exclusion of townhouses from the definition of multifamily housing. By including townhomes, the percentage of multi-family housing in some municipalities jumps significantly, in Lewisboro from 4% multi-family to 15% multi-family. He also noted that the Monitor counted only occupied residential units which also results in a distorted and inaccurate presentation of housing facts. He noted that the text of the report is very selective in which data are discussed for individual municipalities and lacks consistency in its approach by not presenting the same application of an analysis to each municipality. He noted that the report does not contain any description of methodology applied in the analysis. He also said that much of the analysis is based on American Community Survey data from the U.S. Census Bureau, some of which has a very large margin of error which makes it useless for this type of analysis. Mr. Buroughs stated that HUD also found problems with the Monitor's report similar to the county's comments.

Mr. Starr asked what the next steps are if HUD rejected the report. Mr. Buroughs stated that the County continues to build affordable housing units regardless of the Monitor's or HUD's findings on zoning. He said that a case is pending in the US Court of Appeals regarding HUD's actions that the County argues have been arbitrary. Mr. Sullivan stated that the County has no authority on local zoning and so he questioned how it would ever be possible to "fulfill the responsibility" that HUD demands about zoning under the housing settlement. Mr. Buroughs stated that there are over 150 action items in the County's action plan that HUD rejected and that reviewing zoning was just one. He said the County if taking the other actions.

Ms. O'Connor stated that the County is continues to build and find residents for affordable housing. Mr. Buroughs stated that 41% of all recent residential housing building permits issued in the 31 "eligible" municipalities have been for affordable housing units supported by the County. He said that all target numbers continue to be met and that the final units needed to reach the financing on place target are now before the Board of Legislators for approval.

Mr. Douglas stated that most HUD money was being spent in the lowest-income communities, which are now being penalized by HUD's cutting of the county funding. Mr.

MINUTES
Westchester County Planning Board
Meeting of October 7, 2014
Page 6

Boroughs added that HUD has cut off funding for unrelated programs as well, such as funds for lead paint removal.

Mr. Daly asked if we can find an alternate process to resolve the situation with the HUD funds and to identify acceptable locations for affordable units. Mr. Boroughs explained that the Settlement identified eligible communities but does not establish other locational criteria as both HUD and the Monitor continue to infer. As for speeding of the process, he said that is dependent on the local municipal approval process and actions of developers.

Mr. Lynch asked Mr. Daly about the situation with New York City affordable units. Many of them have different entrances and amenities than the market-rate units in the same apartment buildings. Mr. Daly stated that is a good question to ask HUD and the Monitor. Mr. Daly asked if HUD was doing this to any other region or county in the country. Mr. Lynch stated that he was not aware of this happening elsewhere.

C. Proposal for Sing Sing Historic Prison Museum

Mr. Lynch said that, due to the time of day, the board would see the presentation at a future meeting.

IX. Matters for Board Information

Mr. Lynch asked if there were any questions from the board. Ms. O'Connor told the board that Route 100 has been paved but it is still dangerous for people walking between Westchester Community College and the nearest bus stop. Mr. Natarelli explained that a safe route is currently being discussed as part of the Tarrytown / Kensico railway, and creating a "spur" of that route to include the path between WCC and the bus stop with shoulders.

X. Other Business

Ms. O'Connor told the board that the Parks Department will present a "Winter Wonderland" starting November 29 at Kensico Dam Plaza. It will run through January 4, open Wednesdays through Sundays. December 17 to 25 it will be open every day. The entry fee will be \$10 with children 3 and under free. She will distribute information at the next meeting.

Mr. Sullivan reminded the board that he e-mailed information about solar panels you can drive on and asked if we can have an update on that at the next meeting.

X. Adjournment

Mr. Lynch requested a motion to adjournment. Ms. O'Connor made the motion; Mr. Douglas seconded it. The meeting adjourned at 9:45 a.m.

***DRAFT* MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Thursday, November 6, 2014**

PLANNING BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
James Arndt (City)
Mark Rosen (Town)
Andrea Carapella Rendo (Town)
Patty Chemka, Deputy Commissioner, Department of Public Works and Transportation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Dave DeLucia, Department of Parks, Recreation and Conservation

PLANNING BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)
John Rogan (Village)

STAFF PRESENT:

Edward Buroughs, Commissioner of Planning
Norma Drummond, Deputy Commissioner of Planning
Deb DeLong, Director of Housing
Patrick Natarelli, Chief Planner
Tracey Corbitt, Principal Planner
Larry Kelly, Associate Planner
Paul Gisondo, Associate Planner
Meghan Miller, Planner
Ted Leimbach, Planner

GUESTS:

Dante Daly, Fiscal Director, Board of Legislators

I. Call to Order

Vice Chairman Douglas called the meeting of the Planning Board to order at 8:15 a.m.

II. Meeting Dates

Mr. Douglas noted that the next meetings of the Planning Board would be held at 8:00 a.m. on Tuesday December 2 and Tuesday January 6. There were no comments or suggested changes to the upcoming meetings.

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 2

III. Adoption of Minutes

Mr. Douglas asked Board members if there were any changes to the minutes from the September meeting. Ms. Chemka requested a correction on page 7, where it reads "BTLA" it should read "PTLA."

Mr. Douglas asked if there was a motion to approve the minutes, with the change included. Mr. Arndt made a motion to approve the minutes; it was seconded by Ms. Hasbrouck. The minutes of the September 9, 2014 meeting were adopted by the Board.

Mr. Douglas noted that action on the October 7 meeting minutes would be postponed until after Mr. Lynch arrives.

IV. Chairman's Remarks

Mr. Douglas noted that the Planning Board's newest member was present and welcomed Andrea Carapella Rendo. Ms. Rendo introduced herself to the Board, staff and guests present. Ms. Rendo is a resident of the Town of Lewisboro. Introductions around the room proceeded.

V. Commissioners' Remarks

Mr. Sullivan asked about the Department of Justice's letter to the housing Monitor commenting on the Monitor's most recent zoning analysis. Mr. Buroughs stated it was critical of the Monitor's report as was the prior letter sent to the Monitor by HUD. He said that Justice outlined several items that needed further research and analysis and cautioned the Monitor from making any statement that a municipal zoning ordinance is not "exclusionary." Further, the Justice Department downplayed any reliance on a "disparate impact" analysis based on the Huntington court case. Mr. Buroughs said that there has not been any follow-up communication from any party. Mr. Starr questioned if the Monitor would be replaced.

VI. Referrals

Mr. Douglas invited comments on the referrals report of September 16, 2014 to October 15, 2014. Mr. Lauro stated that with regard to the Tuckahoe Suites referral, a comment should be added to call attention to recycling and I&I. Mr. Herbert said that the referral was from the Zoning Board of Appeals for non-jurisdictional variance requests. He said that the comments will be made when the site plan is referred by the City Planning Board.

Mr. Douglas called for a vote on the referrals report. Mr. Lauro made a motion to approve the referrals report; Mr. Starr seconded the motion. The referrals report of September 16, 2014 to October 15, 2014 was approved by the Board.

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 3

Referral of Interest: Referral No. HAR 14-005 - The Residences at Corporate Park Drive, Town of Harrison

Mr. Herbert described a proposal concept for a 421-unit apartment building, including studio, 1-bedroom, and 2-bedroom units. The development would also include 10,000 square feet of recreational amenity space, 5,000 square feet of commercial space and parking for 753 vehicles. No affordable units are proposed nor would such units be currently required under the Harrison code. Utilizing a PowerPoint presentation, he identified the site along Corporate Park Drive, off of Westchester Avenue, in the Town/Village of Harrison. The applicant has proposed zoning amendments to allow the replacement of two office buildings with the development as proposed. Mr. Herbert noted that the referral was made by the Harrison Town Board to the Town Planning Board for comment and that the SEQR process had not been initiated. He also stated that the Harrison Comprehensive Plan discusses future use of the "Platinum Mile" area and recommends that the zoning be revised so as to allow for mixed uses. He observed that there is very limited connectivity among sites in the Platinum Mile as the service roads from Westchester Avenue are all dead ends with no roads or paths connecting each cul-de-sac.

Mr. Herbert reported that the applicant specifically states that the proposed apartment building will be intended for either young professionals with no children or for "empty-nesters" and that the proposed zoning text amendments seek to codify this intention by requiring the design of the project to be "primarily geared" towards these demographics. He added that the proposed zoning text notes that the purpose for this design is to avoid creating additional demands on the Harrison School District.

Mr. Arndt stated that it is a great re-use of the site questioned the attractiveness of the site for residential use due to its isolation. He said efforts should be made to make the area more inviting for singles, seniors and families with children as well. Ms. Hasbrouck noted that if the developer does not want to cater to families with children, that approach will eliminate a number of potential residents. Mr. Douglas noted that a restriction on renting to families with children may be difficult to justify legally. Ms. Drummond noted that New York State law allows 55+ age-restricted developments but agreed that a "no children" development may be questionable.

Mr. Burroughs stated that there is general consensus on the need to repurpose the sites in the Platinum Mile and that such change is happening, as illustrated on one of the slides. However, he described what has happened as haphazard without attention being paid to making all of the new uses work together, relate and connect. Mr. Douglas said that he would like to see uses that support each other and that can be more easily accessed.

Mr. Arndt asked how many stories. Mr. Herbert stated the plans showed four floors, similar to the existing office buildings. Ms. Hasbrouck asked if the commercial space was to be for retail or restaurants. Mr. Herbert replied that the concept plan did not specify the use.

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 4

Mr. Buroughs noted that another key issue is effective provision of transit service. Ms. Chemka stated that operation of the current shuttle services by Bee-Line is very expensive due to ridership levels and the inefficient cul-de-sacs and Westchester Avenue one-way street pattern. Mr. Herbert suggested that if Harrison continues to not permit a connection between Corporate Park Drive and Manhattanville Road that perhaps at least a bus/pedestrian only connection could be made. Ms. Chemka said that would be welcome but there should be more focus on connecting the cul-de-sacs.

Mr. Buroughs asked the Board if comments should be made at this time or a future date after a formal application review process has been initiated by Harrison. Mr. Douglas proposed that general comments on the need for connectivity would be appropriate at this time. Mr. DeLucia agreed and suggested that the comments also call for connecting properties via paths and trails. Mr. Douglas stated that he is in favor of incorporating residential uses into the Platinum Mile but that more comprehensive planning is required to make it work.

VII. Matters for Planning Board Action

A. BPL10 New Homes Land Acquisition, Grace Terrace, City of Mount Vernon

Mr. Kelly introduced the proposal with the assistance of a PowerPoint presentation. He identified the site in the City of Mount Vernon, south of the Metro-North New Haven Line station and near the South 4th Street shopping and services area. An existing building on the site is vacant and will be demolished, replaced with a 10-story building with 66 apartments for seniors. Nearby is a 9-story senior apartment building by the same developer. A supermarket is one block from the site. Mr. Kelly described the developer as being very successful with this type of project. He said that each unit would be about 650 square feet limited to those who are 55 years or older. Residents must be at or below 50% of the Westchester Average Median Income (AMI) threshold in order to qualify. Rents would range from \$479-\$1,085 per month. The building will include amenities such as a community room, courtyard and laundry. Mr. Kelly asked the Board if there were any questions.

Mr. Sullivan asked where would the residents park. Mr. Starr supported the parking concern. Mr. Kelly stated that it is a common question with these types of developments and said that studies show a decreased need for parking because many residents in this area do not own vehicles. He also said that the developer has experience about need from the nearby building and other developments. Ms. Hasbrouck asked how far the project was from the railroad. Mr. Kelly responded that it is about 5-6 blocks away.

Ms. Drummond noted that because of the AMI requirements, most people that will live in this building cannot afford a car. Mr. Starr stated that the area is already crowded, and parking remains a concern. Mr. Douglas explained that a similar development in Peekskill for seniors had limited parking spaces and that it has not been a problem.

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 5

Mr. Starr asked who would manage the property upon completion. Mr. Kelly stated that Grace Terrace LLC would be the property manager. Mr. Starr noted that the developer bought a property several years ago in New Rochelle and there have been several complaints about the property including a rise in rent with little or no notice. He asked if we have assurances that rents will not be raised. Mr. Kelly noted that there are regulatory agreements with the public funding agencies, including New York State, about rent levels. Ms. Drummond stated that the Department of Planning will monitor the project, residents, income and rents annually.

Mr. Douglas said he thinks very highly of this developer and has had only a positive experience with them. He stated that the funding requested from the County is relatively low. Mr. Douglas also stated that it is good to see County support for affordable housing that is outside of the Housing Settlement.

Mr. Sullivan asked what the current zoning is. Mr. Buroughs explained that the city will be using the floating zoning for senior housing.

Mr. Douglas read the resolution noting that it is currently proposed that the County provide financial assistance by utilizing NHLA Program funding at a total cost not to exceed \$1,080,000 to underwrite the cost of the acquisition of the property for the development which will remain affordable for a minimum of 50 years. He called for a motion to approve the resolution for the County Planning Board to amend its report on the 2014 Capital Project Requests to include the proposed affordable housing development to be located at 125-129 South 5th Avenue.

Mr. Arndt made a motion to approve the resolution; Ms. Hasbrouck seconded the motion. Mr. Sullivan opposed; all other Board members approved.

B. BPL50 Fair and Affordable Housing and BPL01 Housing Implementation Fund, 22 Old Route 22, Town of North Castle

Mr. Kelly introduced the proposal with the assistance of a PowerPoint presentation. He noted that the Planning Board had reviewed this affordable housing development in the Town of North Castle a few years ago but that the development was delayed. He described the 0.7-acre site located on Old Route 22 about 0.5 mile west of Armonk hamlet. There is a bus stop adjacent to the site. The development will include two buildings, each with five 2-bedroom duplex units, plus 24 parking spaces and sidewalks. In addition, the Town has requested County funding to complete a sidewalk between the hamlet and the site. Mr. Kelly explained that the units would be owner-occupied with a sales price of \$208,000 to \$218,000; purchasers must have an income at or below 80% AMI.

Ms. Hasbrouck asked what the water and sewer situation would be. Mr. Kelly explained that the Town would be providing those services and connections. Mr. Arndt asked what was going on with the closed bowling alley across the street. Ms. Corbitt explained that the New

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 6

York City Department of Environmental Protection (DEP) purchased the site. Ms. Hasbrouck asked if the project site required any clean up or remediation. Ms. Corbitt explained that the New York State Department of Environmental Conservation (DEC) signed off on that years ago, and it is a clean site.

Mr. Douglas read the resolution noting that it is currently proposed that the County provide financial assistance of \$250,000 from BPL01 HIF for municipal infrastructure and \$450,000 from BPL50 FAH for infrastructure improvements on the property. He called for a motion to approve the resolution for the County Planning Board to amend its report on the 2014 Capital Project Requests to include the proposed affordable housing development to be located at 22 Old Route 22 in the Town of North Castle.

Mr. Sullivan made a motion to approve the resolution; Mr. Arndt seconded. All Board members approved.

VIII. Matters for Board Information

A. Building Permit Data

Mr. Buroughs introduced Ted Leimbach. Mr. Leimbach gave a brief PowerPoint presentation to inform the Board about the number of building permits issued throughout the county in 2013. He noted that a very large percentage of the residential permits issued in the 31 municipalities identified under the Housing Settlement were for AFFH units.

Mr. Buroughs explained that many towns north of I-287 are almost built out under current zoning. Mr. Starr stated that New Rochelle is also nearly built out under current zoning, without redevelopment projects. Mr. Arndt noted that much green space has been preserved and therefore further limits future development.

B. GIS Zoning Data Layer

Mr. Gisondo, utilizing a PowerPoint presentation, informed the Board about the difficulty in mapping all zoning within the county and keeping it accurate. He said that there are over 3,000 polygons and over 700 unique zones and that amendments are frequent. He described a multi-year project to align zoning boundaries with parcel property lines in GIS. He said the work is now complete. He noted that 88.5% of the county is zoned for residential use and 11.5% for non-residential. Mr. Buroughs stressed the difference between zoning classification and land use citing for example how thousands of acres zoned for large lot single-family use are actually reservoirs and watershed protection land owned by the City of New York.

Mr. Gisondo noted that he has been working with municipalities to use the new data to prepare municipal zoning maps as a shared service.

MINUTES
Westchester County Planning Board
Meeting of November 6, 2014
Page 7

Ms. Hasbrouck asked if the information is available online. Mr. Gisondo stated no, not at this time as far as lot specific data but it is available county-wide.

C. County-Wide Trail Mapping

Mr. Gisondo, utilizing a PowerPoint presentation, reported on a new project underway to expand the County's mapping of trails throughout Westchester. He reported that he is working closely with the Parks Department and Friends of Parks. The new GIS data layer will include paved, unpaved and on-road routes that exist, are planned or proposed. Inside park trails are also mapped with GPS.

Mr. Douglas stated this is a very useful project with great information and thanked Mr. Gisondo for the update.

IX. Other Business

Mr. Douglas noted that the next meeting will be held on Tuesday December 2nd.

Ms. Hasbrouck reminded everybody that the ULI is hosting an Emerging Trends Forum on November 19th in White Plains and encouraged Board members to attend.

X. Adjournment

Mr. Douglas requested a motion to adjournment. Mr. Lauro made the motion; Mr. Arndt seconded it. 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, December 2, 2014

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Holly Hasbrouck (Town)
Dennis Starr (City)
Neil Sullivan (City)
James Arndt (City)
Andrea Carapella Rendo (Town)
Jay Pisco, Commissioner, Department of Public Works and Transportation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

PLANNING BOARD MEMBERS ABSENT:

Dwight Douglas, Vice Chair (City)
John Rogan (Village)
Mark Rosen (Town)

STAFF PRESENT:

Edward Burroughs, Commissioner
Norma Drummond, Deputy Commissioner
Deborah DeLong, Director of Program Development, Housing
Patrick Natarelli, Chief Planner
Tracey Corbitt, Principal Planner
Joyslin Watson-Hodge, Program Administrator
Edward Hoffmeister, Associate Planner
William Brady, Associate Planner
Kay Eisenman, Planner
Meghan Miller, Planner

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive

I. Call to Order

Chairman Lynch called the meeting of the Planning Board to order at 8:10 a.m.

MINUTES
Westchester County Planning Board
Meeting of December 2, 2014
Page 2

II. Meeting Dates

Mr. Lynch read the dates of the upcoming Planning Board meetings and asked if there were any questions or concerns from Board members. No issues were raised by members.

III. Adoption of Minutes

Mr. Lynch moved adoption of the October 7, 2014 meeting minutes. Mr. Starr seconded the motion and all approved.

Mr. Lynch asked for a motion to adopt the November 6, 2014 meeting minutes. Mr. Lauro made a motion to approve, and was seconded by Mr. Arndt. All approved.

IV. Chairman's Remarks

Mr. Lynch thanked all Board members and staff for their service and hard work during 2014.

V. Commissioners' Remarks

Mr. Buroughs updated the Board on the Planning Department's assistance with the Village of Tarrytown's train station area project. A staff member participated on the local committee and provided mapping and data to Tarrytown's consultant. He said this was an excellent example of a shared services effort made at the request of a community.

Mr. Lynch asked if there was any coordination with Westchester and Rockland counties by the state regarding traffic and the new Tappan Zee bridge. Mr. Buroughs stated that there had been little communication from the Tappan Zee team since last spring although there are many subjects that need to be discussed including the approaches to the pedestrian/bikeway to be placed on the new bridge, a connection to and continuation of RiverWalk under the bridge and Bus Rapid Transit planning. Mr. Sullivan asked if the bridge will allow pedestrians *and* bikers on the same space. Mr. Buroughs responded that the pathway will be a multi-use path for pedestrians and bikers alike.

Mr. Lynch led a brief discussion about traffic and bike safety on roads throughout the county as well as the new bridge. Ms. O'Connor noted the safety issue between vehicles and pedestrians along Route 100 near the Community College, reporting that people are walking in the road because there are no sidewalks.

Mr. Buroughs asked Commissioner O'Connor to update the Board on the Winter Wonderland at Kensico Dam Plaza. Ms. O'Connor described the success of the project and gave a thank you for the collaboration with Commissioners Lauro and Pisco for their departments' help with the event.

MINUTES
Westchester County Planning Board
Meeting of December 2, 2014
Page 3

Ms. Drummond updated the board on the status of AFFH units built, noting that the County is ahead of schedule for the 750 units, with 2½ years remaining to complete all units. Mr. Buroughs noted that there is a concern with the length of the review and approval process as if developments are not before local boards in the near future, it will be difficult to have approvals in place in less than two years. He added that acceptance of AFFH developments is not an issue. Mr. Buroughs went on to update the Board on the Monitor's letter received the evening before Thanksgiving requesting that the Planning Department prepare more Census and zoning data for his use. He said that compliance would require several weeks of staff time and that he did not envision any productive value in data once produced.

VI. Referrals

Mr. Lynch invited comments on the referrals report of October 16, 2014 to November 15, 2014. Mr. Lynch asked if the Greenburgh Fed-Ex proposal would generate new jobs. Mr. Buroughs stated that the review has just been initiated and the materials submitted to date did not address that aspect. Mr. Lynch stated that the topic of job creation should be discussed as part of consideration of development projects.

Mr. Lynch asked if proposals must adhere to the comments provided by the Board on referrals. Mr. Buroughs noted that the Board's comments are advisory only but that most municipalities take the comments seriously and they are often addressed and incorporated. This is particularly true when permits are eventually required from other County departments such as Public Works, Health and Environmental Facilities.

Mr. Lauro stated his concern for the Mount Kisco BMW dealership with regard to I&I, refuse disposal and recycling. Ms. Rendo noted that an existing dealership had multiple floors and is built into the hillside. Mr. Lauro also had a concern with the Pelham Manor Cumberland Farms project with regard to provision of space for recycling. Mr. Lynch asked who reviews safety and sidewalks on projects such as the Cumberland Farms one. Mr. Buroughs noted that this is a matter for the local approving agency. Mr. Starr asked if the underground gas tank will be removed/replaced with the Cumberland Farm project and how can leaking be prevented. Mr. Lauro explained that NYS DEC is the primary regulatory agency for such actions and the County will be notified.

Mr. Lynch made a motion to approve the Referrals. All approved.

VII. Matters for Planning Board Action

A. T001S Replacement of Articulated Buses

Mr. Ntarelli presented a draft Planning Board report to the Board for recommendation of this capital project, the replacement of all articulated buses over a 5-year period. Originally programmed to begin in the 2016 capital budget, this project needs to be moved up to year 2015 because the County was notified that NYS funding will be available next year for the

MINUTES
Westchester County Planning Board
Meeting of December 2, 2014
Page 4

first phase. The project will be submitted to the Board of Legislators by the County Executive after January 1st as a Capital Budget Amendment to the 2015 capital budget.

Mr. Lynch read the resolution and made a motion to approve. Mr. Pisco seconded the motion. All members were in favor.

B. BPL50 Fair and Affordable Housing, Freedom Gardens, Unit #5, 1680 Strawberry Road, Town of Yorktown

Ms. Hodge-Watson utilized a PowerPoint presentation to advise the Board of the proposal to fund the rehabilitation of a cottage to provide housing for persons with disabilities. The site is in the Town of Yorktown and the housing unit would qualify as an AFFH unit under the Housing Settlement. The cottage, part of a larger complex known as Freedom Gardens, is located near a bus stop with a shopping mall within ½ mile. The site is five acres. The cottage to be rehabilitated was constructed in the 1950s and needs repairs and improvements for accessibility. BPL50 would provide \$96,470. Residents would pay rent of \$990.

Mr. Lynch asked if this is a common project or unique to the County to redevelop a cottage like this for handicapped accessible rentals. Ms. Drummond noted that it is very common for the County to aid non-profits in the rehabilitation of buildings in order to preserve affordable units. Mr. Buroughs noted that it is unique to target the handicapped population. Mr. Sullivan asked if it was more cost-efficient to knock down and rebuild the cottage. Ms. Drummond stated that if it were to be rebuilt, then current zoning would come in to play, noting that the structure is non-conforming.

Mr. Lynch read the resolution and moved it for approval. Mr. Lauro seconded and all members voted to approve except Mr. Sullivan who voted no.

VIII. Matters for Board Information

A. Proposal for Sing Sing Historic Prison Museum

Using a PowerPoint presentation, Ms. Corbitt gave a project overview saying that the museum concept is to highlight development of the American penitentiary system as well as provide a history of Sing Sing. She said that the concept has been discussed for many years but recently has been revived with local and regional leadership and the organization of a “friends of” foundation to raise money. Ms. Corbitt then played a short “movie” that is being used for fundraisers. She noted that tourism is about a \$1.7 billion industry in Westchester County, as of 2012, and that 6% of all county jobs are tourism support jobs. The materials highlighted that Sing Sing is a “brand name” known all over the world. The projected attendance for the museum, considered a conservative estimate, is about 150,000 persons per year. Ms. Corbitt noted that this proposal has received media attention around the world in newspapers, online journals and TV news.

MINUTES
Westchester County Planning Board
Meeting of December 2, 2014
Page 5

Mr. Lynch asked how people would be getting there. Ms. Corbitt explained that the Metro-North Hudson Line train station is ¼ mile to the north of the museum site, and actually travels through the prison property. There is also a ferry dock.

Ms. Rendo asked what type of facility is Sing Sing. Ms. Corbitt stated that Sing Sing is a maximum security facility prison and is fully operational. It is also used for training guards to be stationed at other NYS facilities.

Mr. Sullivan stated that there may be difficulty in staying with presenting and marketing to the public as an educational experience instead of a “freak show” approach. He stated that while he felt it would be successful, he wondered how the attraction would enrich families by exploring the tragedy of prisoners. Ms. Corbitt noted that the project can be offensive to some but will differ from other similar facilities such as Alcatraz, in San Francisco, and Eastern State Penitentiary, in Philadelphia, in that Sing Sing will continue to be an operating prison. She said much discussion has centered on to not glamorize Sing Sing but educate on history. She added that the project may be the only means to preserve the original 1825 cell block.

IX. Other Business

Mr. Lynch asked about, and led a short discussion of, the announcement by the catholic archdiocese that it would soon close many church properties.

X. Adjournment

Mr. Lynch requested a motion to adjournment. Ms. Hasbrouck made the motion; Mr. Starr seconded. The meeting adjourned at 9:55 a.m.