

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, March 3, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Dennis Starr (City)
Neil Sullivan (City)
Andrea Carapella Rendo (Town)
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:

Village (Vacant)
James Arndt (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director of Urban Design
Paul Gisondo, Associate Planner
Lukas Herbert, Associate Planner
Edward Leimbach, Assistant Planner
Meghan Miller, Planner
Kim Holland, Program Administrator
Joyslin Watson-Hodge, Program Administrator
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Ana Champeny, Board of Legislators
Dante Daly, Director of Fiscal Affairs, Board of Legislators

WESTCHESTER COMMUNITY COLLEGE:

Dr. Belinda Miles, President
Pat D'Imperio, CPA, Vice President and Dean of Administrative Services
Tony Scordino, Vice President of Information Technology

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 2

Teresita Wisell, Vice President and Dean of Continuing Education
Mario Cavalli, Controller and Director of Fiscal Operations
Robert Cirillo, Director of the Physical Plant
Dawn Gillins, Manager of Fiscal Operations

I. Call to Order

As Mr. Lynch had not yet arrived, Mr. Douglas called the meeting of the Planning Board to order at 8:00 a.m. He invited the staff of Westchester Community College to present the 2015-2016 Proposed Capital Budget.

II. Meeting Dates

(Discussed after Matters for Planning Board Action, 2015/2016 Westchester Community College Capital Project Requests – Adoption of Planning Board Report and the discussion and vote on Action Item 2015/2016 Westchester Community College Capital Project Requests – Adoption of Planning Board Report)

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held on Tuesday at 8:00 a.m. April 7, May 5 and June 2.

III. Adoption of Minutes

Mr. Douglas noted that he did not attend the December 2 meeting; he asked that this correction be made to the minutes.

Mr. Lynch called for a motion to adopt the December 2, 2014 meeting of the Planning Board minutes as amended. Ms. Hasbrouck made the motion to approve, Mr. Starr seconded. The minutes were unanimously adopted.

IV. Chairman's Remarks

Mr. Lynch noted that he had read a positive news story about a family who met affordable housing criteria and was able purchase a home. He said that he considered inviting the woman featured in the story to a Planning Board meeting in order to put a "face" to the subject, but had not had time to arrange this. He invited Mr. Buroughs to speak.

V. Commissioners' Remarks

Mr. Buroughs called attention to the Westchester Municipal Planning Federation's flyer announcing the program offerings for as part of the Land Use Training Institute to be held on March 19 at the Westchester Community College Gateway Center in Valhalla. He invited the board members to attend and noted that training credit hours could be earned. He said that the Department of Planning would be presenting two of the sessions: Fair and Affordable

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 3

Housing: New Developments and New Directions *and* Stormwater, Flood Mitigation and Community Infrastructure Projects: Programs to Assist Communities.

Mr. Buroughs spoke about the February 18 federal Court of Appeals decision, which overturned a lower court judgment, and concluded that the basis of the Department of Housing and Urban Development's rejections of Westchester County's Analyses of Impediments and the subsequent withholding of grant money for affordable housing is subject to judicial review. He stated that the dispute would now go back before federal Judge Cote.

Mr. Buroughs invited Mr. Natarelli to present the Action Item: *BLA01 Legacy Program, RiverWalk at Losee Park, Village of Tarrytown Amendment of Planning Board Report on 2015 Capital Projects Requests.*

VI. Matters for Board Discussion
(Discussed after the Call to Order.)

A. Westchester Community College – 2015-2016 Proposed Capital Budget Requests

Mr. Douglas welcomed Westchester Community College (WCC) staff and invited them to present their proposal for the 2015-2016 Capital Budget.

Mr. D'Imperio introduced Dr. Miles, the newly appointed college President. He said that, prior to joining WCC, she served as provost and executive vice president of Access, Learning and Success at Cuyahoga Community College in Cleveland, Ohio. Dr. Miles has been affiliated with the institution since 2000: as president of the Eastern Campus, dean of Academic Affairs and assistant dean of Liberal Arts. Her prior positions in higher education, from 1986 to 2000, included faculty and administrator roles at LaGuardia Community College, Nassau Community College and Columbia University.

Dr. Miles thanked the County for its partnership with WCC and noted that her commitment to the Community College's mission is strong. She said that the college must plan ahead for many items, including the technology needs of the students. Dr. Miles invited Mr. D'Imperio to speak.

Mr. D'Imperio introduced the college's staff. He noted that the presentation would address the four projects with funding requests in the upcoming 2015/2016 fiscal year and would offer an update on the satellite campus locations in Peekskill, Yonkers, Ossining, Mount Vernon and the WCC Center for the Arts in White Plains. He invited Mr. Scordino to speak on the requested technology upgrades.

Accompanied by a PowerPoint slide presentation Mr. Scordino spoke about the four technology projects with funding requests:

MINUTES

Westchester County Planning Board

Meeting of March 3, 2015

Page 4

- WCC-75 Off-Campus Technology Upgrades

(\$506,000 total; \$100,000 for 2015/2016)

Mr. Scordino noted that the upgrades for the off-campus extension centers would supplement the existing five-year replacement cycle of the College's extensive administrative computer and technology needs. Computer equipment and peripherals for faculty, staff, and administrators, such as, PCs, laptops, printers, servers, switches, and other network equipment, would be purchased. The funding would help to enhance wireless access at the extension centers and enable the use of wireless devices in or out of the classroom, and would also support the conversion of existing off-campus classrooms to Smart Classrooms at the extension sites.

- WCC-76 On-Campus Technology Upgrades

(\$5,484,000 total; \$1,200,000 2015/2016)

Mr. Scordino noted that WCC provides educational instruction, supported by technology, to over 20,000 credit students and equally as many non-credit students each year. He said that the goals of WCC-76 are:

1. To fund the existing five-year replacement cycle for administrative computer and technology needs on the main campus; to purchase computer equipment and peripherals for faculty, staff, and administrators, such as, PCs, laptops, printers, servers and switches.
2. To fund Network Access Control enhancement, which ensures unauthorized equipment is not connected to the College's network.
3. To fund the expansion of Campus digital signage.
4. To fund new technology initiatives to enhance College services.

Mr. Scordino invited Mr. D'Imperio to speak on the Planning Studies and Site Upgrades.

- WCC-80 Planning Studies

(\$375,000 total; \$75,000 for 2015/2016)

Mr. D'Imperio said that funds for Feasibility Studies are used for Capital Planning and Development. He noted that in the past, funds were used for the Campus Wide Security Master Plan. He said that current studies address Campus Wide Traffic and the Solar Power. A complete Campus survey, a tree survey, and studies for food waste management, stormwater management and IT feasibility are planned. He said to assure that funds are available when services are required the request for 2015/2016 is \$75,000.

- WCC-82 Site Upgrade – Campus Wide

(\$8,550,000 total; \$1,626,000 for 2015/2016)

Mr. D'Imperio said that the 2015/2016 funding request is for Area One, one phase of a six phase campus-wide plan created to address parking issues and site improvements. He said that the Area One site improvements would include the re-paving and curbing of parking lots five, six and seven. All the parking lots in Area One would be upgraded and improvements would be made to the storm drainage system, to lighting, signage, walkways and landscaping. He said the walkway from the Knollwood entrance gate to

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 5

parking lot six would be replaced and energy efficient lighting installed to improve safety and security.

Mr. D'Imperio introduced Ms. Wisell. She updated the Board on the WCC satellite locations. Referring to a chart in a PowerPoint slide, Ms. Wisell noted the healthy enrollments at the extension centers. The chart indicated continued growth in enrollment at the Peekskill, Ossining, Mount Vernon and Cross County/Yonkers extension sites from 2009 to 2014.

- Ossining Extension Center: Ms. Wisell noted that the Ossining Extension, which opened in 2001, specializes in classes in the life sciences and health care. The building, located in Ossining's Arcadian Shopping Center, has a fully equipped biology lab and a health care facility. She said that this Center offers career training for health care professionals such as certified nurse assistants, phlebotomists, patient care and mental health technicians as well as continuing education for teachers, nurses, caregivers, and funeral directors. The Center also offers an English as Second Language program, various classes for older adults, and offers other day and evening classes seven days a week.
- Mount Vernon Extension Center: Ms. Wisell remarked that this winter the Center moved to its current location in the heart of Mount Vernon's Empire Development Zone. She said the Mount Vernon Extension offers students courses in Business and Entrepreneurship, the Liberal Arts, English as a Second Language and also personal enrichment courses. The Center's classrooms are equipped with smart technology and multiple audio visual systems. The Mount Vernon Extension is actively engaged in the local community, through membership in the Chamber of Commerce and through partnerships with various community organizations including the Mount Vernon Youth Bureau, Mount Vernon Wellness Coalition and Mount Vernon School District.
- Peekskill Extension Center: Ms. Wisell noted that the Peekskill Center, which serves 3,000 students per year, was WCC's first satellite campus and celebrated its 20th anniversary in 2014. This Center offers coursework in digital filmmaking and digital art and design utilizing Apple computer-based post-production studios. She said that the Center also offers general education courses, English as a Second Language classes and courses for professional art career advancement.
- Westchester Community College Center for the Arts: Ms. Wisell stated that this Center, formerly known as the Westchester Arts Workshop, joined WCC in 1980. Located in the Westchester County Center in White Plains, this facility supports credit and non-credit program offerings in the areas of visual arts, design, photography, digital arts and crafts media. In addition, the WCC Center for the Arts has gallery exhibitions, evening lectures, seminars, free public art events and hosts the county's largest summer visual arts program for youth.

MINUTES

Westchester County Planning Board

Meeting of March 3, 2015

Page 6

- Yonkers Extension Center: Ms. Wisell stated that the Yonkers Extension, located in the Cross County Shopping Center, opened in 2001. The Center moved to a newly renovated space in the center of the mall in 2010. She said the facility has 10 classrooms equipped with audio visual systems and smart technology, dedicated student space for study, a computer lab and tutoring services. She stated that students can choose from 135 credit classes offered in a variety of academic disciplines, as well as English as a Second Language. She remarked that the Center has strong ties to the Yonkers community including partnerships with The Yonkers Chamber of Commerce, Yonkers Partners in Education and the Yonkers Schools. Ms. Wisell thanked the Board for their support.

Dr. Miles, concluding the presentation, remarked that WCC is an extraordinary institution that provides its students with access to higher education and offers an affordable gateway for them to enter the middle-class and provide their families with sustaining wages. She thanked the board for their consideration of support to the college and extended an invitation to board members to visit the campus.

Mr. Lynch asked Dr. Miles about her philosophy on trade schools. Dr. Miles said that they serve a valuable role and can provide a connection from middle school to the marketplace. Mr. Lynch remarked that if WCC doesn't fill the trades gap that in 20 years there will be no welders, plumbers or electricians. He said the nearest trade school was a five-hour drive from Westchester County. Dr. Miles offered to prepare a presentation for the Board to update them on WCC's role in the area of trade education.

Mr. Douglas noted the link between the success rate of students attending a community college and the availability of a network of support at the institution. He asked what support services WCC provided to its students. Dr. Miles said that "wrap-around" support services such as advising students on their career and academic plan and offering guidance in establishing a graduation date were provided.

Ms. O'Connor expressed her concern for the safety of pedestrians walking between the college and the bus stop along the highly trafficked Route 100. Dr. Miles said that the WCC Board of Directors requested that the roadways and federal funding for roadways be addressed as part of a Master Plan review. Mr. Lynch noted that the issue of pedestrian safety had been raised before and that he would like the Board to take action on this issue. Mr. Buroughs said that he would confirm the status of Route 100 (Grasslands Road) in the Transportation Improvement Program by a discussion with Commissioner Pisco and perhaps draft a resolution for the Board to consider at the April meeting.

Answering a question from Mr. Starr, Dr. Miles said that data on the number of students going on to four-year colleges is kept. She said that Lehman College in The Bronx received the highest number of Associate Degree graduates from WCC. Dr. Miles stated that increasing the graduation rate is a priority. Mr. Starr asked if WCC could share these statistics. Dr. Miles replied that WCC would be glad to return and present to the Board.

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 7

Mr. Buroughs asked Mr. Natarelli to present the Action Item: *2015/2016 Westchester Community College Capital Project Requests – Adoption of Planning Board Report.*

VII. Referrals

(Voted on after the Referrals of Interest, Referral File No: NOC 15-001 Park Place at Westchester Airport – Final Environmental Impact Statement, Town of North Castle)

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board November 16, 2014 to December 31, 2014.

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board January 1, 2014 to January 15, 2015.

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board January 16, 2014 to February 15, 2015.

Mr. Lynch invited comments on the referrals reports. Answering questions from Mr. Douglas on the November 16, 2014 to December 31, 2014 report, Mr. Herbert said that the ShopRite Expansion in Croton-on-Hudson called for an additional 20,844 square feet of floor and storage area and that the proposed Downtown Residential Overlay District zoning for the western portion of Beekman Avenue and Clinton Street in Sleepy Hollow would require a special permit for non-residential first-floor use.

Mr. Douglas moved that the Board approve all three referral reports; Mr. Pisco seconded. The three referral reports were unanimously approved. Mr. Rosen was not in the room for the vote.

Mr. Buroughs asked Mr. Herbert to present on Referral File No: CTD 15-001 Cortlandt Crossing – Draft Environmental Impact Statement, Town of Cortlandt.

Referrals of Interest

- A. Referral File No.: SOM 15-001 - Somers Crossing –Draft Environmental Impact Statement, Town of Somers
(A brief synopsis of the PowerPoint presentation emailed to Planning Board members)

The Somers Crossing proposal is for an 80-unit condominium community on a 26.68-acre site surrounding the Somers Towne Shopping Center. The 50 two-bedroom and 30 three-bedroom units are between 2,200 and 2,600 square feet; some single level units are 1,800 square feet. There are no Affirmatively Furthering Fair Housing units planned. The condos will be marketed to empty-nesters. There is a 19,000 square foot grocery store planned for the site. There would be 10.58-acres reserved as permanent open space.

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 8

The 457 total parking spaces proposed would be comprised of: two-car garages for each unit, 32 visitor spaces, 168 spaces in the unit driveways, and 107 parking spaces for the retail store. The development's water would come from the Heritage Hills Water District. The sewage would be treated at the Heritage Hills Wastewater Treatment Plant. No sidewalks are planned on the internal roadways, along the major road frontages or to connecting parcels. The EIS offers eight alternative development configurations.

The approvals required are: adding a new Multi-Family Residence Downtown Hamlet (MFR-DH) Floating Zone to the Town Zoning Ordinance, amending the zoning map to include the new floating zone, Town Board approval of the preliminary development concept plan and Planning Board approval of the site plan.

The applicant is requesting to make payment-in-lieu of meeting the MFR zoning district requirement of 300 square feet of recreation area per density unit.

A public hearing is scheduled for March 5 and written comments will be accepted until at least March 16.

B. Referral File No: CTD 15-001 Cortlandt Crossing – Draft Environmental Impact Statement, Town of Cortlandt
(Presented after the vote ratifying the actions of the three Referrals Reports)

Mr. Herbert reported that this proposal for a new shopping center across from the Cortlandt Town Center is located on a 36-acre site at 4133 East Main Street (Route 6). The plans call for a 170,000 square foot building and 759 parking spaces. The project would necessitate the creation of a new sewer district - which would include the site, part of the Cortlandt Town Center and the Van Cortlandtville Elementary School as an out-of-district user. The Town would request that this new "Cortlandt Boulevard Sewer District #1" be added to the County's Peekskill Hollow sewer district. A zoning change from residential to commercial is also needed.

The project would include intersection improvements, buildings with a cohesive design and architectural character, sidewalks and lighting along Route 6, a walkway along a daylighted stream and would be designed to be pedestrian friendly.

Ms. Carapella Rendo noted that the homeowners living next to the site purchased their homes based on the fact that zoning of the vacant adjacent land would be developed as residential and not as a shopping center.

Ms. Hasbrouck inquired if there was a need for more retail in this area. It was noted that the applicant owns the very large Cortlandt Town Center.

Mr. Herbert said that the developer wants to run Bee-Line Bus service into the shopping center. As this would add run-time to the route, the details would need to be worked out with the Department of Public Works and Transportation.

Mr. Douglas noted that there was no sidewalk connection to the school and raised the question of whether the school would like a connection. He said that continuous sidewalks would add a positive element to the community. He asked if open space preservation for the north portion of the site now shown as not to be developed could be added as part of the approval process.

Mr. Herbert said that although the public hearing has been closed, the written comment period extends to March 10. He stated that he would draft a referral response letter and circulate it to board members for review and comments.

Mr. Lynch, noting that it was after ten o'clock, asked that the meeting be wrapped up.

Mr. Herbert asked for some quick guidance on the referral which had not yet been presented: No.: SOM 15-001 - Somers Crossing – Draft Environmental Impact Statement, Town of Somers. He said he would email a PDF of the presentation to members along with a draft referral response letter for review and comment.

The meeting adjourned at 10:07 a.m.

- C. Referral File No: NOC 15-001 Park Place at Westchester Airport –
Final Environmental Impact Statement, Town of North Castle
(Presented after Action Item: BLA01 Legacy Program, RiverWalk at Losee Park, Village of Tarrytown Amendment of Planning Board Report on 2015 Capital Projects Requests)

Mr. Herbert reported that the project for the 3.3-acre site, located north of the Westchester County Airport, calls for demolishing an existing 9,700 square foot office building and the building of a multi-story automated parking structure for 1,380 vehicles. Mr. Herbert said that a shuttle bus would transport passengers from the parking structure to the airport terminal. He noted that an automated car wash in the initial proposal was not in the current one, that the project was now slightly smaller in scale and that the reduced footprint would reduce the impact to on-site wetlands and would reduce the amount of impervious surfaces by 7.5%. In the Final Environmental Impact Statement the project is reduced by 12% to 44,812 square feet but the height is increased by three feet to 59 feet.

He said that zoning amendments would be needed to allow for parking structures in the Industrial AA zoning district and to increase the building height from the currently allowed 30-feet to 60-feet. Mr. Herbert stated that review of the project would need to be obtained from the Federal Aviation Administration (FAA).

Mr. Herbert noted that the Planning Board's review of the Draft EIS recommended against the project because the site is within the Runway Protection Zone (RPZ) and that a May 19, 2011 letter from FAA recommended that the county, as the airport sponsor, take reasonable action to discourage this development. He said that the Final EIS stated that the project is compatible with the airport. Mr. Herbert reported that an August 16, 2011 letter from the FAA, which stated that the proposed structure does not exceed obstruction standards and is not a hazard to navigation, expired in 2013. The criteria to determine hazard have changed since the letter was issued so a new review is necessary.

The applicant states that the building will utilize Green Building Technology, would be LEED certified and have rooftop solar arrays. Mr. Pisco noted that a FAA Glare Review would be needed to determine if the sunlight's reflection off the panels would impact navigation and diminish a pilot's visibility.

Mr. Herbert said that the airport access road is County road 135. To change the road's striping to create two lanes would require a permit from WC Department of Public Works and Transportation.

Answering a question from Ms. Hasbrouck, Mr. Herbert said that lowering the height of the building would mean that the footprint would need to be increased to keep the same capacity of cars, and this is problematic as the site is encumbered by wetlands.

Ms. Carapella Rendo asked, in light of the Purchase College Airport Shuttle, if there is a need for over 1,300 additional parking spaces; she asked if studies on parking need were conducted. Mr. Herbert replied that this is not addressed.

Replying to a request from Mr. Starr, Mr. Herbert described the automated process of the garage: a vehicle is driven into a bay, the driver leaves and an elevator moves the car into a slot. A ticket is issued by a vending machine.

Mr. Buroughs noted that the project was adjacent to Rye Lake and that the NYC Department of Environmental Protection had expressed significant concerns about the potential adverse impacts on this important reservoir.

Mr. Herbert said that in order to meet the public comment period, a response letter was submitted on February 11 by the Department on behalf of the Planning Board. He said that zoning code amendments and site plan and special permit applications will be forthcoming.

Mr. Buroughs asked that a discussion and ratification of the three referrals reports be addressed next.

VIII. Matters for Planning Board Action

(Presented after Matters for Board Discussion: Westchester Community College – 2015-

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 11

2016 Proposed Capital Budget)

A. 2015/2016 Westchester Community College Capital Project Requests – Adoption of Planning Board Report

Mr. Natarelli said that the draft Report was before the Board for their consideration. He noted that in the past the Board had recommended expansion of the Extension Centers as they provide outreach near to a student's home.

Mr. Lauro applauded the college's food waste management study and invited WCC to continue to coordinate with the Department of Environmental Facilities on this topic, and on stormwater management.

Ms. O'Conner asked for an update on the condition of the athletic fields at WCC. Mr. D'Imperio replied that the baseball and soccer fields were redone and now are in excellent condition. He thanked the County for funding 50% of the cost for these upgrades.

Mr. Douglas stated that the Capital Projects requests were modest and moved that the Report be adopted as written. Mr. Lauro seconded the motion. The Board unanimously adopted the Planning Board Report on the Westchester Community College 2015/2016 Capital Budget Requests.

(The Adoption of the Minutes was addressed next.)

B. BLA01 Legacy Program, RiverWalk at Losee Park, Village of Tarrytown Amendment of Planning Board Report on 2015 Capital Projects Requests
(Presented after the Adoption of the Minutes and the Commissioner's Remarks.)

Mr. Natarelli said that the County received a request from Tarrytown to extend RiverWalk in the village. Mr. Zaino noted that this Losee Park project included lighting along a meandering asphalt path and that this RiverWalk project would be the third in Tarrytown.

Mr. Lynch requested some background on the RiverWalk project. Mr. Natarelli reported that RiverWalk is a planned 51.5-mile pathway along the entire Hudson River frontage in Westchester that links or will link village centers, historic sites, parks and river access points via a connection of trails, esplanades and boardwalks. RiverWalk is comprised of a series of projects constructed by the County, local municipalities and private developers. Mr. Natarelli noted that 32.9 miles have been completed. Answering a question from Mr. Lynch, Mr. Natarelli said that the red dotted line on the map projected in the slide indicates the areas of RiverWalk that are proposed to be built and the solid red line represent the portions of the walkway already constructed. Mr. Lynch asked when all 51.5 miles will finally be developed. Mr. Natarelli replied that the completion of additional miles is tied to a municipality's development plans, site conditions and land ownership, noting that there are too many variables to pin down a completion date, but it would likely be decades rather than years

MINUTES
Westchester County Planning Board
Meeting of March 3, 2015
Page 12

Ms. O'Connor asked if there would be an entrance into the County's Kingsland Point Park from the old General Motors site in Sleepy Hollow. Mr. Natarelli replied that this matter may be under discussion between Sleepy Hollow officials and the new developer of the site.

Mr. Natarelli stated that the resolution before the Board is a Capital Project Request for the quarter-mile extension of RiverWalk through the Village of Tarrytown's Losee Park on the Hudson River. He stated that the total cost of the project is \$670,000 which would be comprised of \$470,000 from the County and \$200,000 from a grant obtained by the village.

Mr. Douglas made a motion to approve the resolution; Mr. Lauro seconded it. The vote to amend the Planning Board Report on the 2015 Capital Project Requests to include RiverWalk at Losee Park, Village of Tarrytown as a new component project in BLA01 Parkland Acquisition/Westchester Legacy Program was unanimously approved.

Mr. Buroughs asked that Referrals of Interest: *Referral File No: NOC 15-001 Park Place at Westchester Airport – Final Environmental Impact Statement, Town of North Castle* be presented next.

IX. Matters for Board Information

(The Matters for Board Information were tabled for the April meeting of the Planning Board.)

- A. Community Housing Improvement Program (CHIP) Update
- B. Westchester Smart: Ideas and Initiatives for a Stronger Economy
- C. Westchester County Inventory of Historic Places Map

X. Other Business

No additional business was discussed.

XI. Adjournment

The meeting adjourned at 10:07 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, April 7, 2015

PLANNING 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

PLANNING BOARD MEMBERS ABSENT:

Village (Vacant)
Mark Rosen (Town)
Dennis Starr (City)
Andrea Carapella Rendo (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Anthony Zaino, Director of Urban Design
Paul Gisondo, Associate Planner
Lukas Herbert, Associate Planner
Edward Leimbach, Assistant Planner
Kay Eisenman, Planner
Meghan Miller, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenerger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Patricia Chemka, Deputy Commissioner, Department of Public Works and Transportation
Anthony Ventarola, Department of Public Works and Transportation

I. Call to Order

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

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 2

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held on Tuesday at 8:00 a.m. on May 5, June 2 and July 7.

III. Adoption of Minutes

Mr. Lynch asked for comments on the minutes. Mr. Lauro noted that the sentence about the need for a FAA Glare Review on page 10 of the draft minutes should be attributed to Mr. Pisco.

Mr. Lauro made the motion to adopt the minutes; Mr. Douglas seconded. The minutes of the March 3, 2015 Planning Board meeting were adopted.

IV. Chairman's Remarks

Mr. Lynch noted that there were many items on the agenda to cover. He thanked the board members for their continued attendance and participation and invited Mr. Buroughs to speak.

V. Commissioners' Remarks

Mr. Buroughs reported that the Department of Planning had received an Award of Merit in Comprehensive Planning for the Westchester 2025 Comprehensive Plan Base Studies Program from the American Planning Association (APA) and the National Association of County Planners. He said the award will be presented in April at the APA National Conference in Seattle. Mr. Lynch said it was well-deserved recognition and congratulated the Department.

Mr. Buroughs remarked that County Executive Robert P. Astorino's reception for members of Westchester County board's was being held at 5:30 p.m. this evening.

Mr. Buroughs stated that board members would receive an email flyer from the Westchester Municipal Planning Federation announcing their Annual Awards Dinner and that the Planning Board members are welcome to attend the June 4 event.

Mr. Buroughs mentioned that members were mailed a copy of the notice of Positive Declaration issued by the Town of New Castle Planning Board which echoed the concerns, expressed at the May meeting of the Westchester County Planning Board on the proposed New King Street Airport Parking Facility project. The Declaration initiates an additional study – a Supplemental Draft Environmental Impact Statement for the proposed project.

VI. Referrals

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 3

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2015 to March 15, 2015.

Mr. Lynch invited comments on the referrals reports.

Answering a question from Ms. Hasbrouck, Mr. Herbert stated that the Town of Bedford has Lead Agency status for referral BED 15-001, the Bedford Farm 72-unit development proposed by NYS Route 22 and Crusher Road.

Mr. Douglas noted that the referral CTD 15-001, Cortland Crossing-Draft EIS calls for the Van Cortlandtville Elementary School to be a part of a proposed new "Cortlandt Boulevard Sewer District #1" and that the Board of Legislators will be petitioned to add this new district to the Peekskill County Sewer District. Mr. Lauro said that the Infiltration and Inflow mitigation should meet a 3-1 ratio.

Mr. Herbert said that, recently, many referrals are for assisted living facilities and self-storage projects. Ms. Hasbrouck noted that, with the aging population and "downsizing" trends, the need for these projects makes sense.

Mr. Lynch moved that the Board approve the referral report; Mr. Lauro seconded. The referral report was unanimously approved.

Mr. Lynch invited Ms. Miller to present next.

VII. Matters for Planning Board Action

A. Capital Project RSP02 Sprain Ridge Pool, City of Yonkers; Amendment of the Planning Board Report on 2015 Capital Project Requests

Ms. Miller, illustrating her talk with a PowerPoint slide show, stated that the amendment before the board would change the scope of an already approved Capital Project for the Sprain Brook Pool Modernization. She noted that the pool in Sprain Ridge Park is located by the northern section of the City of Yonkers and the border of Greenburgh. She said, when it was open, it was a heavily used facility. She reported that the Sprain Brook pool has been closed for five years and will need substantial repairs to be able to reopen.

Ms. Miller noted that the original project plan called for the reconstruction of the existing pool complex and the creation of a water park - a series of smaller pools, slides and play features, similar in theme to the popular Tibbets Brook Park pool.

Ms. Miller showed slides of the disrepair and deteriorating condition of the two pools at the park. She said the project calls for the rehabilitation of pool #1, the wading pool, aquatic play area and the bathhouse and the complete replacement of pool #2 and its concrete decking.

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 4

Mr. Natarelli said that, with pool #2, there are subsurface issues that need to be addressed. Ms. Miller noted that the pool was built on soil that has settled.

Answering a question from Mr. Lynch, Ms. O’Conner said that the likely timeframe for the reopening of the pools would be 2017. She reported that the park and picnic areas are open and, since the pools have been closed, attendance to the Sprain Brook Park is down. She noted the large increase in visitor attendance to the Tibbetts Brook pool when it was remodeled as a water park and water slides were added.

Answering a question from Mr. Sullivan, Ms. O’Connor said that the basic rehabilitation could be the first phase and the water park and water slide features could be added later. She stated that this was how the design of the Tibbetts Brook Park pool progressed.

Ms. O’Conner said that pool #2 would be redone so that it would meet the competition pool standard of five-feet of depth on both ends.

Answering a question from Mr. Lynch, Mr. Natarelli said that no dollar amount was included in the resolution because the funds had already been appropriated and that the resolution addressed the change in the scope of the project.

Mr. Douglas moved that the board approve the resolution to support the change in the project scope for capital project RSPO2 Sprain Ridge Pool Modernization and adopt the Planning Board report as part of its Report on the 2015 Capital Projects Requests. Ms. Hasbrouck seconded the motion and all voted in favor of the resolution’s adoption.

Mr. Lynch invited Mr. Natarelli to present.

**B. Capital Project BPL31 Community Housing Infrastructure Investment Program (CHIIP)-
Amendment of the Planning Board Report on 2015 Capital Project Requests**

Mr. Natarelli stated that the amendment before the board authorizes the inclusion of specific projects under the CHIIP capital project already in place. He noted that the eight Analysis of Impediment submissions to Department of Housing and Urban Development (HUD) were rejected and the 2011 Community Development Block Grants (CDBG) funds were reallocated by HUD to other geographical areas. Mr. Natarelli remarked that the County Executive created the CHIIP to assist municipalities in the funding of projects that had lost the CDBG funding. He noted that the projects included in CHIIP are not housing projects, but address infrastructure: parks, roads and streetscapes, water and sewer, and that these projects were approved for 2011 CDGB funding.

Mr. Natarelli remarked that CHIIP would help offset the funds that were lost by HUD’s reallocation of the 2011 CDBG funding for the municipalities that have the highest concentration of low-to-moderate income populations. These municipalities include: the Villages of Buchanan, Croton-on-Hudson, Dobbs Ferry, Elmsford, Mamaroneck, Mount

Kisco, Ossining, Pelham, Port Chester, Sleepy Hollow, Tarrytown, Tuckahoe; and the Towns of Yorktown and Cortlandt; and the City of Peekskill.

Mr. Natarelli noted that under the old CDBG program the Department of Planning designed the projects. Under CHIIP, the municipality will contribute 50% of the cost of design. He said that 14 of 15 municipalities have adopted resolutions in support of CHIIP and that Yorktown, the remaining municipality, will soon adopt one. This year, projects that were already awarded and then denied CDGB funding were included in CHIIP. In upcoming fiscal years Department staff will work on a process to select projects. One criterion for selection is that a county facility must benefit or be enhanced by the project.

Mr. Buroughs noted that some of this funding would be allocated to relatively small projects that would involve small contractors and create local jobs.

Answering a question from Mr. Sullivan, Mr. Buroughs said that Yonkers is not part of the Urban County Consortium and has their own CDBG program.

Mr. Zaino remarked that the dollar allocations are close to the amounts approved in the initial projects approved by the Urban County Consortium.

Mr. Douglas said that the municipalities will miss all the work that the County staff did under the CDBG program. Mr. Zaino said that CHIIP will stimulate the contractor workforce.

Answering a question from Ms. Hasbrouck, Mr. Natarelli said that the dollar allocations from the municipalities are in place and that Yorktown is included in the package because of the assumption that they will "sign-on."

Mr. Lynch read the resolution and moved it be adopted; Mr. Douglas seconded and all voted in favor of adopting the resolution stating that the Board include the projects listed in the schedule in the BPL31 Community Housing Infrastructure Investment Program be included in the Planning Board's 2015 Capital Projects Requests Report.

C. Tree Permit, Security Fence Capital Project A050C, Westchester County Airport

Mr. Ventarola introduced the topic and referred to a map of the airport and a projected slide of an aerial view of the airport. Ms. Chemka noted that members may be familiar with the facility as some had toured the airport at a Planning Board meeting last year. Noting the yellow line surrounding the Airport Operations Area (AOA) in the slide she stated that the Transportation Security Administration requires that the internal AOA be kept secure.

A security perimeter fence needs to be constructed at the airport. To accommodate the fence 10 specimen trees 24 inches or larger in diameter and 163 other trees with a diameter of six inches or greater are proposed to be removed from the site at locations in the Town of Harrison, Village of Rye Brook and the Town of New Castle.

Answering a question from Mr. Lynch, Mr. Ventarola said that the fence will be eight feet high and will be installed two feet underground - to prevent animal intrusion. Ms. Chemka said that there would be six miles of fencing. Mr. Natarelli said that the Transportation Security Administration requires a ten-foot clear zone around the fence.

Ms. Chemka noted that, for additional security, tree limbs are also removed from the clear zone to prevent intruders from dropping into the AOA. Mr. Zaino said that the preponderance of trees will be removed around New King Street.

Answering a question from Ms. O'Connor Ms. Chemka said that residents living near the airport will not be visually affected by the tree removal.

Mr. Natarelli stated that the Department of Public Works and Transportation (DPWT) will work with Planning staff to develop a comprehensive landscaping plan for the airport that would mitigate the tree removal and would not conflict with airport operations.

Answering a question from Mr. Lynch, Ms. Chemka said that there is a quick timeframe for this \$5 million project as DPWT wants to apply for an FAA grant.

Answering a question from Mr. Sullivan, Ms. Chemka said that camera monitoring of the fence is not planned for this project.

Mr. Lynch read the resolution. Mr. Pisco moved the resolution; Mr. Arndt seconded. The resolution to approve the Department of Planning's issuance of a tree removal permit for the Airport Security Fencing at the Westchester County Airport was unanimously accepted.

Mr. Lynch asked Mr. Burroughs to speak next about the Westchester Smart initiative.

D. Recommendation on NYS Route 100/Grasslands Road
(This agenda item was addressed after the conclusion of the Westchester Smart: Ideas and Initiatives for a Stronger Economy presentation)

Ms. O'Connor thanked the department for preparing the resolution addressing the safety of pedestrians and bicyclists along New York State Route 100/Grasslands road between the intersections of Virginia Road on the east and Knollwood/Bradhurst Road on the west. She said she had received a letter from Dr. Miles, President of Westchester Community College (WCC), in response to questions raised at the March 3, 2015 Planning Board meeting. The letter stated that the College would intensify its efforts in partnering with the County and the Town of Greenburgh to assure the safety risk is eliminated.

Mr. Gisondo offered a virtual tour of the roadway via Google Earth.

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 7

Mr. Lauro inquired about the length of sidewalk that would be needed to correct the problem. Mr. Pisco said that it is the widening of the area of sidewalk needed that is a concern. Mr. Douglas remarked that pinpointing where the sidewalks are needed and identifying any constraints would be the place to start.

Mr. Lauro asked if funding for this could fit into CHIIP and if so, to pursue this.

Mr. Zaino noted that the drainage swale and the removal of rock could be an expensive to construct. Mr. Natarelli remarked that the important path to address would be Legion Drive to the entrance of WCC.

Ms. Chemka stated that the cemetery has been reluctant to grant an easement along its periphery.

Mr. Buroughs stated that the resolution is directed towards NYS Department of Transportation.

Mr. Lynch thanked Ms. O'Connor for keeping this safety concern "front and center," read a portion of the resolution and moved that it be accepted. Ms. O'Connor seconded the motion and all members voted to adopt the resolution to strongly encourage the NYS Department of Transportation to review this situation that places pedestrians and bicyclists at daily risk, and to identify measures that can be taken to improve conditions in both a timely and cost effective manner.

VIII. Matters for Board Discussion

There were no matters for discussion.

IX. Matters for Board Information

A. Westchester Smart: Ideas and Initiatives for a Stronger Economy

Mr. Buroughs illustrated the County Executive's Westchester Smart: Ideas and Initiatives for a Stronger Economy with a PowerPoint slideshow. He said that in 2014 separate roundtables comprised of representatives from six sectors of the county: Municipal Government, Business, Healthcare, Higher Education, Young Professionals and Not-for-Profits, convened and questionnaires were completed at that time.

Mr. Buroughs reported that a consensus across the sectors pinpointed the County's top three strengths as (1) the availability of a talented and educated workforce, (2) the county's geographic accessibility to local and global destinations, and (3) the excellent quality of life provided. The top challenges were identified as (1) the affordability of housing stock, (2) the complexity in navigating the many layers of local government and (3) overcoming the county's identity as being perceived as "old fashioned".

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 8

Mr. Buroughs said that the initiative determined that actions which could attract new residents to Westchester County were (1) a larger variety of housing choices, (2) improved transportation infrastructure, (3) the additional development of mixed use centers and (4) the consolidation of municipal services. He noted that it is important to build support for development and mixed-use zoning

Mr. Buroughs said that to move the outcomes of the roundtables forward these initiatives will be implemented:

- “*A Job’s Waiting for You Training*” to train and place 500 individuals in the field of healthcare
- *The Mobile ‘App’ Development Bowl* to engage high school and college students with a competition to develop mobile applications to help with the care of patients with Alzheimer’s Disease and dementia.
- *A Mobile-Friendly Web Site* will be developed
- *Navigating Westchester*, a forum will be held to discuss strategies for improving the development process and streamlining bureaucracies within the context of home-rule.
- *A Summit for Profits and Not-for-Profits* will be scheduled to strengthen the intersections of these sectors.

Mr. Sullivan said that if people were informed of the specific good their taxes would achieve they would better accept a tax increase. Ms. Mildenberger noted that businesses were greatly concerned about the County’s high taxes. Mr. Lynch concurred.

Mr. Buroughs noted that new development can add to the property tax base. Mr. Natarelli stated that the majority of tax-payer money goes towards school taxes.

Mr. Douglas asked if there is an inventory of affordable housing, one that includes rent stabilized apartments. Mr. Natarelli noted that “illegal” apartments provide uncounted affordable housing units. He said that after the post war boom of the 1950s and 1960s, housing in Westchester has become very expensive.

Mr. Douglas remarked that there may be positive “case studies” of development and affordable housing successes that could be highlighted and publicized.

Mr. Buroughs stated that population trends indicate that younger persons prefer to live near to transit stations.

(The agenda item *Recommendation on NYS Route 100/Grasslands Road* was addressed next.

B. Mapping of the Westchester County Inventory of Historic Places
(Presented after the vote on the *Recommendation on NYS Route 100/Grasslands Road*)

MINUTES

Westchester County Planning Board

Meeting of April 7, 2015

Page 9

Mr. Gisondo, illustrating his presentation with a PowerPoint slideshow, reported that he and Mr. Leimbach worked to update the data and the map of historic sites in Westchester County. Mr. Gisondo stated that there are 266 historic sites that contribute to the cultural richness of Westchester County. He noted that 224 sites are listed on the National Register of Historic Places and that these include 18 sites with National Historic Landmark status. He stated that 41 sites are included in the County Inventory of Historic Places.

Mr. Gisondo noted the variety in the types of historic sites which include post offices, railroad stations, churches, cemeteries, roadways and infrastructure, private homes, historic districts, estates, businesses, a submerged dam and a hot dog stand.

Mr. Gisondo stated that sites deemed National Historic Landmark are of importance to the history of the entire nation, not just to local communities or states. Over 2,500 historic places bear this national distinction today.

Mr. Gisondo noted that there are more than 90,000 properties listed in the National Register of Historic Places - the official list of historic properties deemed worthy of preservation and important to a local community, the residents of a specific state or to the nation. Some of Westchester County owned sites on this register include: Playland Amusement Park, the Hartford House at Westchester Community College, the Merestead/Sloane Estate, the Bronx River Parkway Reservation including the County Center and Kensico Dam Plaza, the Tarrytown Lighthouse and the Miller House/Washington's Headquarters.

Mr. Gisondo projected a map showing the 624 locations of places of worship including churches, synagogues and mosques in Westchester County. He said the map was geo-coded based on a spread sheet of addresses compiled by the Westchester County Department of Senior Programs and Services in March 2014.

Mr. Buroughs noted that the data on Historic Places is maintained by the Department of Planning. Mr. Gisondo stated that the list of historic places is posted on the County website. He noted that the historic sites attract tourists to the county.

C. NYS New Invasive Plant Species Regulations and Recent Workshop

Mr. Buroughs stated that the turnout to the April 2, 2015 conference was large; over 200 persons attended the event held at the County Center in White Plains.

Mr. Kvinge reported that the new NYS Invasive Plant Regulations went into effect two or three weeks ago. He said that speakers included individuals from the NYS Departments of Environmental Conservation and Agriculture and Markets

Mr. Kvinge stated that the intent of the regulations is to reduce the risk to NYS's environment, economy and human health that is posed by invasive plants and animals. He said a list of prohibited and regulated invasive species is included in Environmental

MINUTES
Westchester County Planning Board
Meeting of April 7, 2015
Page 10

Conservation Law 9-1705(h). He noted that regulated invasive species can still be sold in nurseries and must retain their labeling, but prohibited species are totally off-limits and cannot be sold, transported or propagated.

He noted that another speaker, Carolyn Summers, addressed alternative plants that could replace prohibited invasive species.

A representative from Pinelands Nursery and Supply in New Jersey spoke about how they obtain plant seeds, propagate them and then sell the plant back to the geographic area where the material was collected.

Mr. Kvinge said the conference attendees were represented by both growers and designers. He noted that staff from the Department of Parks also attended.

Mr. Kvinge said that another conference on sediment control, geared towards contractors, is scheduled for the fall.

X. Other Business

No additional business was discussed.

XI. Adjournment

The meeting adjourned at 9:55a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, June 2, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Mark Rosen (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
Jay Pisco, Commissioner, Department of Public Works and Transportation

PLANNING BOARD MEMBERS ABSENT:

Village (Vacant)
Holly Hasbrouck (Town)
Andrea Carapella Rendo (Town)

STAFF PRESENT:

Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Anthony Zaino, Director of Urban Design
Kim Holland, Program Administrator
Lawrence Kelly, Program Administrator
Meghan Miller, Planner
Edward Leimbach, Assistant Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
David DeLucia, Department of Parks, Recreation and Conservation

I. Call to Order

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

II. Meeting Dates

MINUTES
Westchester County Planning Board
Meeting of June 2, 2015
Page 2

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held on Tuesday at 8:00 a.m. on July 7, August 4 and September 1.

III. Adoption of Minutes

Mr. Lynch asked for comments on the minutes; none were made. Mr. Douglas made the motion to adopt the minutes; Mr. Arndt seconded. The minutes of the April 7, 2015 Planning Board meeting were unanimously adopted.

IV. Chairman's Remarks

Mr. Lynch noted that there is a large amount of work expended each month to prepare and compile the reports and information distributed to members for the Planning Board meetings. He congratulated Department of Planning staff for their efforts assisting and supporting the work of the Planning Board.

Mr. Lynch invited Ms. Drummond to speak next.

V. Commissioners' Remarks

Ms. Drummond noted that, Mr. Buroughs, due to a flight cancellation due to weather conditions, was out of town and unable to make the meeting.

She reported that the monitor of the housing settlement submitted a new design report and that there have been recent court filings. She noted that an imminent Federal Supreme Court decision, concerning the state of Texas' issuing of tax credits and the possible effect of these credits on the perpetuation of minority housing segregation, may have the potential to dismantle the Fair Housing Act.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board March 16, 2015 to April 15, 2015.

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board April 16, 2015 to May15, 2015.

Mr. Lynch invited comments on the referrals reports. Mr. Douglas offered a general comment on recent referrals reviewed by the board. He noted that there is a trend to build the types of housing that will not add to the number of students enrolling in a municipality's schools. He asked the board to consider if, overall, this is a good direction or if a comment on the impact of this trend on the county's housing stock and its potential to reduce the number of "family" housing units available should be added into the referral response letters.

Ms. Drummond noted the cyclical nature of school enrollment. Although student enrollment in elementary schools has declined since 2008, she remarked that enrollment may pick up a few years from now.

Mr. Starr noted that, in New Rochelle, larger housing units are being discouraged due the potential impact that a large family may have in increasing the number of school-aged children in the community and subsequently creating the need to build new schools.

Mr. Douglas said that the long-term impact of a lack of family housing stock in the county should be looked into.

Mr. Douglas moved that the Board approve both referral reports; Mr. Starr seconded. The referral reports dated March 16, 2015 to April 15, 2015 *and* April 16, 2015 to May 15, 2015 were unanimously approved.

Mr. Lynch invited Ms. Drummond to present.

VII. Matters for Planning Board Action

A. BPL50 Fair and Affordable Housing & BPL1A Housing Implementation Fund II, 150 North Street & Theodore Fremd Avenue, City of Rye – Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond, illustrating her presentation with a PowerPoint slideshow, stated that she would present on all three housing developments before the board for consideration.

Ms. Drummond said that the County is currently meeting the required unit benchmarks of the housing settlement. She stated that, to date, 469 housing units have financing in place; 600 units must have financing by the end of the year. She said that 424 housing units have building permits and an additional 225 must have permits in place by year's end. By December 31, 2016 the County is required to have 750 units with financing and building permits in place.

Ms. Drummond reported that the federal department of Housing and Urban Development had published the 2015 Income Limits for affordable housing, that the Annual Median Income (AMI) amounts in Westchester had increased and that this broadens the base of applicants who income-qualify for affordable units; a four person household at 80% AMI would be eligible for affordable housing at a \$84,550 annual income.

Ms. Drummond said that she is presenting on three sites ready to obtain financing approvals: (1) 150 North Street in the City of Rye, a 40-unit senior housing development with an additional unit for an income-eligible superintendent; (2) 16 Route 6 in the Town of Somers, a 53-unit development which includes eight two-family affordable Affirmatively Furthering Fair Housing (AFFH) for a total of 16-units and (3) two condominium units in the old

Quaker Meeting House located at 300 King Street in the Town of New Castle. She said that final site approval is expected to be granted by the Rye Planning board on June 9.

Ms. Drummond noted that the development on the 2.07-acre site at 150 North Street would be age restricted to residents who are 55 years or older, but is not restricted for children. The property was rezoned in 2014 to allow for senior multi-family housing. She said that eight of the 20 one-bedroom units and 12 two-bedroom units would be affordable at 50% AMI and that 32 units would be affordable at 60% AMI. The development units are eligible under paragraph 7(a) of the housing settlement agreement and would be built on county-owned property.

She reported that the site was contaminated by leakage from a neighboring underground gas station tanks in the 1990's, that the contamination had been remediated by NYS DEC in 2010 with the provision that the first floor should not be residential.

Ms. Drummond stated that a sewer trunk serving around 113 properties runs through the site and under the Metro North railroad and Interstate 95. She said that HIF II funds would be used to provide a new sewer line on North Street to service these properties. The line would transition from Blind Brook to the Mamaroneck Sewer District and would be maintained by the City of Rye. She said an action by the Westchester County Board of Legislators to allocate \$1 million is needed for the transition. The units in the new senior development would remain in the Blind Brook Sewer District.

Ms. Drummond said that the funding request for this project before the board is for \$3 million - \$800,000 from BPL50 for infrastructure to be completed by Lazz Development and \$2.2 million from HIF II for the sewer line (\$1 million) and infrastructure improvements. She said the onsite per-unit cost is \$43,900.

Ms. Drummond, addressing a comment made by Mr. Sullivan on the high cost-per-unit, said that the costs for development and labor costs have increased. Mr. Kelly noted that unit costs are impacted by the "economics of scale" – a 65-75 unit development would have a lower dollar cost-per-unit than a 40-unit development.

Mr. Zaino said that some site locations are more difficult to develop and need additional work, such as landfill and retaining walls. He said that due to the location of the parking, under the site, the land needs to be built up. Answering a concern of Mr. Starr on the high interest costs, Mr. Zaino said that interest for construction loans are offered at a higher rate.

(The vote on the funding for the housing development 150 North Street & Theodore Fremd Avenue, City of Rye was taken after the presentation of 300 King Street, Town of New Castle.

B. BPL1A Housing Implementation Fund II, 16 Route 6, Town of Somers –
Amendment of Planning Board Report on 2015 Capital Project Request.

Ms. Drummond said that the Kearney Realty & Development proposal is for 37 market rate units and 16 affordable AFFH units to be built on 16.76-acres. The AFFH units would be eight three-bedroom ownership town homes with purchasers qualifying at 80% AMI, and eight one-bedroom rental units with the tenants' income qualified at 60% AMI. The AFFH units are eligible to qualify under Paragraph 7(a) of the housing settlement agreement. She said the site, a former farm that was rezoned by the Town to accommodate multi-family housing, is located two miles from the Jefferson Valley Mall, nearby to schools and convenient to a Bee Line Bus route.

Ms. Drummond reported that the financing request for the project from the Housing Implementation Fund (HIF) is for \$1.6 million for infrastructure improvements to Route 6 and to the water and sewer lines, and \$200,000 for planning and legal costs.

Answering a question from Mr. Starr, Ms. Drummond said that the standard developer's fee was 10%-15%.

(The vote on the funding for the housing development Route 6, Town of Somers was taken after the presentation of 300 King Street, Town of New Castle.

**C. BPL50 Fair and Affordable Housing – 300 King Street, Town of New Castle –
Amendment of Planning Board Report on 2015 Capital Project Requests**

Ms. Drummond stated that Habitat for Humanity is proposing two three-bedroom ownership units for purchasers who income-qualify at 80% of Westchester's AMI. The two units will be eligible under Paragraph 7(a) of the housing settlement agreement. She said that the 3,700 square foot building is a Quaker Meeting House that was built on another site in 1828 and moved to the current 0.30-acre site in 1885. Ms. Drummond remarked that the property is being offered for acquisition for \$300,000, less than the \$750,000 full market price paid for the property in 2013.

Ms. Drummond said that the funding request to purchase the land, including the building, to develop the two AFFH units in the hamlet of Chappaqua for the County is \$300,000. Habitat for Humanity will donate the balance of the \$800,000 total cost.

Ms. Mildenerger asked if these units were included in the 469 count of units with financing in place. Ms. Drummond replied that they were not included.

Mr. Lynch said that he had once worked on a Habitat for Humanity home and that it was hard physical work.

Mr. Douglas said that he was concerned about the zoning code needed for accessory apartments, as it was not clearly established and a building permit will be needed.

Mr. Lynch asked for a vote on the three affordable housing agenda items. Mr. Douglas asked that language be included in the resolutions that make their adoption subject to obtaining final approvals from the municipalities. This language was included in the resolutions.

Mr. Douglas made, and Mr. Arndt seconded, a motion to amend the County Planning Board Report on the 2015 Capital Project Requests to include the proposed affordable housing development to be located at 150 North Street & Theodore Fremd Avenue in the City of Rye as a new component project in capital Project BPL50. The resolution passed. Mr. Sullivan voted no.

Mr. Douglas made, and Mr. Arndt seconded, a motion to amend the County Planning Board Report on the 2015 Capital Project Requests to include the proposed affordable housing development to be located at 16 Route 6, Town of Somers as a new component project in Capital Project BPL1A. The resolution passed. Mr. Sullivan voted no.

Mr. Douglas made, and Mr. Rosen seconded, a motion to amend the County Planning Board Report on the 2015 Capital Project Requests to include the proposed affordable housing development to be located at 300 King Street in the Town of New Castle as a new component project in Capital Project BPL50. The resolution passed. Mr. Sullivan voted no.

Mr. Lynch invited Ms. Miller to present next.

D. RKD05 Kensico Dam Plaza Reflecting Pool Restoration, Towns of Mount Pleasant and North Castle – Amendment of the Planning Board Report on 2015 Capital Project Requests

Ms. Miller, referring to PowerPoint slides, spoke about the Kensico Dam Plaza Reflecting Pool Restoration project. She noted that the site is a heavily used County facility at which many events are scheduled. She reported that the reflecting pool has been out-of-service for some time. Ms. Miller reported that the \$4 million project cost was for the design and construction at the plaza which would restore the reflecting pools, fountains and cascades; reconfigure the water circulation system; and provide for waterproofing and plumbing improvements and the needed repair of the associated infrastructure to create a more efficient closed-loop system. She noted that the report and resolution were included in the board member's information packets.

Mr. Arndt noted that the plaza is a popular draw and attracts people of all ages.

Ms. O'Connor stated that the pools and fountains have been out of service for about a decade. Mr. DeLucia concurred and said that the main pool leaks.

Mr. Douglas asked about the time schedule for the completion of the project. Mr. Natarelli said that the resolution will go before the Board of Legislators this year. Ms. O'Connor noted that the Administration strongly supports the project.

Mr. Starr made and Mr. Sullivan seconded a motion to adopt the resolution which amends the Planning Board Report on the 2015 Capital Project Requests to include the new Capital Project RKD05Kensico Dam Plaza Pool Restoration in concept, and subject to review when detailed studies or plans are prepared. The resolution was unanimously adopted. Mr. Rosen was not present at the time of the vote.

E. RB160 Wilmot Road (County Road 115) Drainage Improvements, Town of Eastchester – Amendment of the Planning Board Report on 2015 Capital Project Requests

Ms. Miller, referring to slides illustrating the site of the proposed project, next spoke about the Wilmot Road Drainage Improvement project – the resurfacing of 0.35 miles of Wilmot road, between Old Wilmot roads north and south, in the Town of Eastchester. Ms. Miller said that the drainage improvements, which would reduce flooding and pooling on the roadway, would include the milling and the asphalt repaving of the road, the replacement of the concrete curb and the installation of traffic loops. She said the resolution before the board would approve a \$710,000 increase to the original appropriation.

Mr. Douglas moved and Mr. Starr seconded the motion to adopt the resolution to amend the Planning Board Report on the 2015 Capital Project Requests to include the discussed report on Capital Project RB160 Wilmot Road, C.R. 113 in the Town of Eastchester.

Mr. Lynch invited Mr. Natarelli to present.

F. Tree Permit, New York Medical College Driveway and Path, Valhalla Campus at Grasslands, Town of Mount Pleasant

Mr. Natarelli remarked that the board members had received a copy of the memo, tree permit form and resolution in their packets. He said that New York Medical College plans to construct a driveway and pedestrian pathway at the Valhalla Campus to connect their main campus, where their biotech building is located, to two recently acquired buildings on Route 9A where they hope to expand their dental and physician assistant schools. He said that the construction of the two-lane gated driveway would require the removal of 156 trees from a wooded area. He showed a slide listing the quantity, size and botanical name of the 209 shrubs and 168 trees that would be planted to replace the ones removed.

Mr. Zaino noted that a beautiful old Sycamore would be one of the trees removed. He said that many of the replacement plantings are native to the area. Mr. Natarelli noted, in the slide he was projecting, that the light blue circles indicated the placement of the new plantings.

Answering a question from Mr. Pisco, Mr. Zaino said that, in twenty years, sidewalk heaving would likely occur due to nearby tree growth. He said that the plantings would be located as far back from the sidewalk line as possible.

Mr. Douglas asked if an easement agreement would be obtained. Mr. Natarelli said that the County, the medical college and the Town of Mt. Pleasant had approved the construction of the road.

Mr. Douglas made and Mr. Sullivan seconded a motion to recommend, subject to the granting of an easement by the County Board of Legislators, the approval of the tree permit for the proposed New York Medical College driveway and pathway at the Valhalla Campus. The resolution was accepted by the board members. Mr. Rosen was not present at the time of the vote.

Mr. Lynch asked that the draft Planning Board report be presented.

VIII. Matters for Board Discussion

A. Draft Planning Board Report on the 2016 Capital Project Requests (CPR)

- Overview of All Departmental Project Requests

Mr. Natarelli said that a copy of the draft report on the 2016 Capital Projects was mailed to members. He stated that no action was needed today; the vote to adopt the report would be at the July meeting. He remarked that his slideshow would highlight important Capital Projects. He said that the County's portion of appropriations for the 2016 Capital Project Requests totals \$195,307,000 which includes Recreation (\$36,855,000); Parkways, Roads and Bridges (\$40,250,000); Transportation (\$23,660,000); and Buildings, Land and Miscellaneous (\$64,535,000).

Mr. Natarelli noted that projects that would impact the County's Tax-Levy Appropriation have been trending upward (eight million for Parkways and three million for Roads & Bridges) and that the District and Non-Tax Levy Appropriation has gone down (50% for the Airport and Sewers).

Mr. Natarelli said that P0024 Bronx River Parkway Rehabilitation Program, a multi-phase rehabilitation of the Parkway from the Bronx border to Kensico Dam Plaza would widen the road's shoulder, provide guiderail and median barrier replacement, and stormwater management. He stated that the 2016 Project Request is for \$8.6 million of the ultimate cost of \$24.6 million and added that although the appropriation for this project has gone down in the last three years, the County share has stayed around the same amount.

Answering a question from Mr. Sullivan on the possibility of widening the overpasses of the Saw Mill Parkway, Mr. Natarelli said that, due to Parkway's historic preservation, the overpasses are protected and widening of the overpasses is restricted.

Mr. Natarelli reported that CPR RB03L Pondfield Road West calls for the reconstruction of the bridge over the Bronx River. He said the high cost of the project reflects the fact that the superstructure needs to be replaced and that this is also the case with the bridge over the Mamaroneck River in CPR RB03M.

Mr. Natarelli spoke about the CPRs for the Valhalla Camus at Grasslands Reservation. He said that the Departments of Corrections, Emergency Services and Transportation were located on this campus. For 2016 the CPRs for this Campus are:

- BCR53 for the design and construction of a new 6,000 square feet maintenance garage - an appropriation of \$950,000 of the estimated \$6.35 million ultimate cost.
- T0065 for a study on alternate designs for water quality and quantity improvements for the detention ponds at Cerrato Garage – an appropriation of \$310,000.
- BES14 for the design, construction and site work for a storage building to house Department of Emergency Service (DES) equipment – an appropriation of \$5,793,000.
- BES15 for the design, construction and site work for a new two-level building to be used for instructor and student locker facilities, offices and meeting rooms – an appropriation of \$4.592 million of the estimated ultimate \$5.642 million cost.

Answering a question from Mr. Pisco, Mr. Natarelli said the type of equipment that would be stored at the DES storage building would be portable lighting and generators, and signage.

Answering a question from Mr. Douglas, Mr. Natarelli said that staff had not yet seen the design for the two-level building of BES115,

Mr. Natarelli said that the \$6 million of the estimated ultimate \$30 million cost for CPR BIT32 would finance the replacement of items such as generators and antennas for County Critical Voice Radio Systems. Mr. Lynch commented that this seemed like an excessive price as telecommunication prices are dropping. Mr. Douglas suggested that the interested parties be invited to the next board meeting to discuss the project. Mr. Starr asked if the board could get a cost breakdown of the request. Mr. Natarelli said that he would follow-up on these requests.

Mr. Natarelli said that CPR BPL31 Community Housing Infrastructure Investment Program (CHIIP) would assist municipalities to finance infrastructure projects that were to be developed with HUD and CDBG funds. The federal funds were rescinded by HUD due to their dispute with the County over the merits of the many submitted versions of the Article of Impediments reports that were rejected by HUD. The 2016 appropriation for CHIIP is \$5 million of an estimated ultimate cost of \$25 million.

Mr. Natarelli said that the \$475,000 appropriation of a total estimated ultimate cost of \$5.475 million for CPR BPL40 would fund various county stormwater management projects so that they would comply with state and federal water quality regulations. He stated that the 2016 request would accept a NYC DEC grant for work at Fulton Brook tributary located in the Bronx River Parkway Reservation.

Mr. Natarelli said that the Report on the 2016 Capital Budget Requests needs to be submitted to the Board of Legislators by September 10.

He invited Ms. O'Connor and Mr. DeLucia to present on the 2016 Capital Project Requests for the Department of Parks, Recreation and Conservation.

- Highlights of Department of Parks, Recreation and Conservation Project Requests

Ms. O'Connor said that CPR RGP09 would fund the purchase of the vehicle and heavy equipment which needs to be replaced. The 2016 project request is for \$1.1 million of the ultimate project cost of \$5 million, of which \$2 million has been appropriated. Other year 2016 CPRs highlighted were:

- RGP11 General Infrastructure- Salt Shed Facilities for the design of three facilities and the related infrastructure – an appropriation of \$400,000 with an ultimate project cost of \$3.2 million.
- RGM01 Mohansic Maintenance Facility for the construction of a new maintenance facility at the Mohansic Golf Course – an appropriation of \$3.85 million with an ultimate project cost of \$4.2 million; \$350,000 has already been appropriated.

Ms. O'Connor reported that equipment is now stored outdoors which causes them to deteriorate.

- RGSL1 Sprain Lake Irrigation for a new irrigation system at Sprain Lake Golf Course – an appropriation of \$2.35 million with an ultimate total project cost of \$2.6 million; \$250,000 has already been appropriated.
- RGSL2 Sprain Lake Fairways to renovate the fairways at Sprain Lake Golf Course – a project appropriation of \$2.2 million towards the total project cost of \$2.4 million; \$200,000 has already been appropriated.
- RBR03–Bronx River Maintenance Building for the design of the renovation of the existing building and new construction to the facility at Crane Road – an appropriation request of \$865,000 with an ultimate project cost of \$8.825 million.
- RCC11 County Center Interior for the design of flooring and structural repair to the interior of the facility – an appropriation of \$320,000 with an ultimate project cost of \$9.93 million; \$6.07 million has already been appropriated.

Ms. O'Connor said that the County Center is very busy with frequent scheduled events.

- RCC15 County Center Lighting for upgrades to the facility's lighting system – an appropriation request of \$170,000 with an ultimate project cost of \$1.28 million.
- RCP12 Croton Point Cabin Rehabilitation – for the study and design costs increase for the rehabilitation of the existing cabins, two new cabins and Senasqua hall – an appropriation of \$340,000 with an ultimate project cost of \$5.2 million; \$350,000 has already been appropriated.

Ms. O'Connor said that this is the only overnight County park facility and that it is fully utilized.

- RGEO3 George's Island Site Work – to fund additional design and construction costs for the renovations and replacement of the group picnic areas, dock replacement, playgrounds, sanitary systems, drainage, and for landscaping – an appropriation of \$3.34 million with an ultimate project cost of \$3.55 million; \$210,000 has already been appropriated.

Ms. O'Connor reported that the group picnic areas are fully booked every weekend.

- RKD04 Kensico Dam Plaza Infrastructure/ Site Work II for additional design costs and construction for the rehabilitation of playgrounds, expansion of the picnic area, parking paving and drainage, landscaping and infrastructure hall – an appropriation of \$3.9 million with an ultimate project cost of \$7.31 million; \$110,000 has already been appropriated.
- RKP02 Kingsland Point Park Bulkhead Replacement for the restoration of the seawall along the Kingsland Point shoreline – an appropriation of \$6.285 million with an ultimate project cost of \$7.31 million; \$370,000 has already been appropriated.

Ms. O'Connor noted that due to Superstorm Sandy and Hurricane Irene the seawall had deteriorated.

- RLAS6 Lasdon Infrastructure/Site Work II for the design of renovations to the pathways, roadways, patios, parking lots and gardens – an appropriation of \$600,000 with an ultimate project cost of \$3.8 million.
- RLEN1 Lenoir Preserve Infrastructure/ Site Work for the rehabilitation of the mansion driveway and parking, terraced stone retaining walls, steps and pathways shoreline – an appropriation of \$3.3 million with an ultimate project cost of \$3.87 million; \$570,000 has already been appropriated.

Ms. O'Connor noted that Lenoir Preserve is located in Yonkers north of Untermeyer Park.

- RLEN2 Lenoir Preserve Buildings for the design for the interior and exterior renovations of the mansion and associated site work and for infrastructure – an appropriation of \$745,000 with an ultimate project cost of \$4.92 million.

Mr. DeLucia stated that renovations are needed to preserve the building. Ms. O'Connor noted that the mansion has been used as a site for film shoots.

- RMAC3 V. E. Macy Park Site Work for design of the renovations to the existing ballfields, playground, drainage, site-work and landscaping – an appropriation of \$310,000 with an ultimate project cost of \$2.65 million; \$250,000 has already been appropriated.

Ms. O'Connor remarked that the fields are a floodplain for the Village of Ardsley.

- RMUS7 Muscoot Farm Site Work for infrastructure improvements at the farm – an appropriation of \$2.55 million with an ultimate project cost of \$2.55 million; \$160,000 has already been appropriated.
- RPA03 North & South County Trail Infrastructure for the design of infrastructure rehabilitation – an appropriation of \$300,000 with an ultimate project cost of \$7 million; \$3.5 million has already been appropriated.

Ms. O'Connor said that due to the condition of the trailways they need to be redone and not just patched.

- RSW01 Saxon Woods Site Work for the design and construction to the playgrounds and associated site work and landscaping – an appropriation of \$875,000.

Ms. O'Connor said that this is the second most popular playground in the County Park system.

- RSW03 Saxon Woods Pool Rehabilitation for the design to rehabilitate the existing pool and deck, and replace the aquatic playground – an appropriation of \$900,000 with an ultimate project cost of \$5.75 million.
- RTB08 Tibbetts Lake and Boathouse Restoration for the design of the lakes and boathouse restoration, bridges, spillways and associated site work – an appropriation of \$825,000 with an ultimate project cost of \$9.525 million.
- RWPR4 Ward Pound Ridge Reservation Dam Project for the study and design of the dam, pond, and stream banks restoration – an appropriation of \$225,000 with an ultimate project cost of \$1.335 million.
- RWW04 Willson's Woods Lake Rehabilitation for the study and design of dredging, shoreline stabilization, outlet reconstruction, the skating shelter and associated site work – an appropriation of \$825,000 with an ultimate project cost of \$9.525 million.

- RP031 Playland Switch Gear Building to design the replacement of the existing electrical switch gear building – an appropriation of \$625,000 with an ultimate project cost of \$5.125 million.

Answering a question from Mr. Lynch, Ms. O'Connor said that for the 50 park facilities, some which are 90 years old, the total appropriation request is for \$36 million.

At the conclusion of the presentation of the draft report Mr. Natarelli invited board members to e-mail any questions they may have to him.

Mr. Lynch asked Mr. Kvinge to present.

IX. Matters for Board Information
A. Hazard Mitigation Plan

Mr. Kvinge said that the County is working with Emergency Service and municipalities on updating the Hazard Mitigation Plan. The Plan's goal is to reduce hazard vulnerability for in the County by identifying risks, assessing capabilities and formulating a strategy to reduce disaster vulnerability. The Plan can guide decision makers as they commit resources to minimize the effects of hazards.

Mr. Kvinge said that the Plan is posted at www.WestchesterHMP.com, and comments on the plan can be submitted online. After public comment the Plan is submitted to the New York State Office of Emergency Management and the Federal Emergency Management Agency (FEMA) for review and approval. The Plan must be approved for the County and its municipalities to receive grant money. Mr. Kvinge said both natural and manmade hazards are addressed in the Plan and that 42 municipalities are participating.

X. Other Business

There was no other business.

XI. Adjournment

The meeting adjourned at 10:20 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, July 7, 2015

PLANNING BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
Andrea Carapella Rendo (Town)
Holly Hasbrouck (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)
James Arndt (City)
Mark Rosen (Town)
Village (Vacant)

STAFF PRESENT:

Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
David Kvinge, Director of Natural Resource Planning
Anthony Zaino, Director of Urban Design
Kim Holland, Program Administrator
Tracy Corbitt, Principal Planner
William Brady, Associate Planner
Edward Hoffmeister, Associate Planner
Katherine Eisenman, Planner
Meghan Miller, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
John McCaffrey, Chief Information Officer, Department of Information Technology
Joseph Nicoletti, Deputy Commissioner, Department of Public Works and Transportation
Michael Camoia, Office of the County Executive

I. Call to Order

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

MINUTES
Westchester County Planning Board
Meeting of July 7, 2015
Page 2

II. Meeting Dates

Mr. Douglas announced the upcoming dates of the Planning Board meetings. They will be held on Tuesday at 8:00 a.m. on August 4, September 1 and October 6.

III. Adoption of Minutes

Mr. Douglas noted that he had no comments or corrections to the draft June Planning Board meeting's minutes. He asked if members had any comments; none were made. As Ms. Hasbrouck and Ms. Carpella Rendo did not attend the June meeting, a quorum to accept the minutes could not be met. Mr. Douglas stated that the vote to approve the minutes would be held over for the August meeting.

IV. Chairman's Remarks

Mr. Douglas stated that he was sorry to learn that Planning staff member Paul Gisondo had retired, and was glad that he was honored at a retirement party which was attended by the five Commissioners of Planning for whom Mr. Gisondo had worked throughout his 31-year tenure at Westchester County. Mr. Douglas invited Mr. Burroughs to speak.

V. Commissioners' Remarks

Ms. Burroughs updated the Board on the Tappan Zee Bridge Mass Transit Task Force. Mr. Burroughs represents the County Executive on the 31-member Task Force. He noted that the last Task Force action prior to the recent meeting on June 25 was the issuing of a February 2014 report which called for a multi-route Bus Rapid Transit (BRT) system.

At the June meeting, held at Dominican College in Orangeburg, NYS Department of Transportation Commissioner Joan McDonald stated that only the first-phase of the BRT system is now planned to be operational when the new bridge across the Hudson River at the Tappan Zee is fully opened in September 2018. Mr. Burroughs noted that this first-phase route would be an upgrade of the current Tappan Zee Express bus service and would not benefit Westchester County residents. The NYS DOT consultants did however present plans for incrementally expanding the BRT system with six additional BRT routes, four of which would have both end points in Westchester and interconnect at the White Plains Metro-North Railroad train station. Mr. Burroughs said that there will now be ongoing working meetings to explore the transit options and Integrated Corridor Management options such as traffic signal priority for buses, pedestrian improvements, ramp metering and bus queue jumps,

Mr. Burroughs reported that the City of White Plains was ready to move ahead under a NYS grant to study transportation improvements for the area around the Metro-North Railroad station and the County's TransCenter hub for Bee-Line bus services. He said that he will represent the County on the Mayor's Task Force which will serve as an advisor to the study.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board May 16, 2015 to June 15, 2015.

Mr. Douglas invited comments on the referrals reports. Mr. Sullivan noted the referral on the proposed hotel at the Ridge Hill shopping center in Yonkers. He said that the applicants are proposing to construct a hotel above the approved ground floor retail shops and want to eliminate 405 parking spaces because, with this change, the hotel would be integrated into the shopping mall. Mr. Sullivan said that parking is a problem in the mall and asked if an alternative parking plan that would alleviate congestion, such as the use of smart phones to pay for parking, could be suggested. He also noted that the City of Yonkers wants to be identified in the signage at the three entrances to Ridge Hill Village Shopping Center. Mr. Burroughs said the response letter classified the action as Local Determination but that the project may be referred to the board again. Mr. Douglas noted that Mr. Sullivan's concern and a technological solution to parking congestion could be addressed in the future.

Mr. Douglas asked for a motion to approve the referral report. Mr. Starr moved that the Board approve the report; Ms. Hasbrouck seconded. The referral reports dated May 16, 2015 to June 15, 2015 was unanimously approved.

VII. Matters for Planning Board Discussion

A. Planning Board Report on the 2016 Capital Project Requests

Mr. Natarelli stated that the Board viewed the presentation on the 2016 Capital Project requests at the June meeting. He said two specific requests would be further addressed today: Commissioner Lauro would speak on the County Water District projects and Mr. McCaffrey would address board member questions on the Radio System Replacement project.

B. Capital Project BIT32 Radio System Replacement
(Discussed after the vote on the Referrals Report.)

Mr. McCaffrey, Chief Information Officer of the Department of Information Technology, said that the County's radio system equipment is facing obsolescence. He stated that the current limitation of the in-building radio coverage is a safety concern. The funding is for the replacement and changes to the system to support in-building coverage.

Mr. McCaffrey said that the Federal Communications Commission (FCC) requires the change to a 700 MGH system by 2021. In order to meet this requirement, additional tower sites - more than the 20 or so the County currently has, will be need to be built and, initially, this will cost \$30 million. Mr. McCaffrey said that a consultant would be hired to assist with the analysis and determine what is practical for the County.

Answering questions from Mr. Douglas, Mr. McCaffrey said that the County owns 12 or 13 towers and leases others. He said the County also leases space on the towers and that municipalities tie into the County Radio System.

Mr. Douglas noted at the June meeting Mr. Lynch had inquired why the cost for this Capital Project was so high. Mr. McCaffrey said that a large part of the cost will go towards the

MINUTES
Westchester County Planning Board
Meeting of July 7, 2015
Page 4

replacement of the equipment, the costs associated with meeting the FCC mandated 700 megahertz requirement and the land acquisition need for the construction of additional radio towers. Mr. McCaffrey said that 33-34 towers would be needed for improving the in-building coverage.

Answering a question from Mr. Starr, Mr. McCaffrey said that the 700 megahertz would provide better in-building coverage and, although this could be accomplished with a lower frequency, it is a mandated FCC requirement.

C. County Water District #1 and #3 Capital Projects (*Discussed after Capital Project BIT32*)

Mr. Lauro presented an overview of the two water districts which were included in the 2016 Capital Project Requests.

District #1: Mr. Lauro stated that Water District #1 is comprised of the cities of Mount Vernon, White Plains, Yonkers and the Village of Scarsdale. The Town of North Castle draws water from District # 1 through a connection with White Plains. District #1 delivers about 26 million gallons-per-day (mgd) and can reach 30 mgd in peak periods.

Mr. Lauro noted that upcoming Capital Project Requests for District #1 include (1) the installation of two Ultraviolet Light (UV) Treatment Facilities in the City of White Plains, (2) the Southern Connection and (3) the City of Yonkers Shaft 22 and Kensico Dam Performance Maintenance.

Mr. Lauro said that the proposed UV Treatment Facilities are in compliance with an EPA court settlement. The facilities will be located in the City of White Plains at the Orchard Street and Central Avenue pumping stations, will cost approximately \$10 million, and are scheduled to be completed in March 2018.

Mr. Lauro spoke about the three PowerPoint slide schematics which illustrated the Shaft 22 back-feed operations and the path of the water flow before-and-after the installation of the new UV treatment facilities. He noted that North Castle is not a water district member and would need to find its own UV solution.

Mr. Lauro said that the Southern Connection project entails two alternatives to mitigate the loss of service due to the possibility of a water line-break between Kensico Reservoir and New York City. Alternate A is a connection to Delaware Aqueduct Shaft 23. Alternate B would increase the capacity of the Hillview Reservoir Supply. A third possibility (C), a connection to Tunnel 2, Shaft 3B in The Bronx, is being studied in cooperation with the NYC Department of Environmental Protection.

Funding for the Shaft 22 and Kensico Dam Performance Maintenance project (WD104) would rehabilitate and replace drinking water disinfection equipment and systems at the Crisfield Street Pumping Station and at the Kensico-Bronx Pipeline connection. Mr. Lauro said that chemical tank and mechanical upgrades are needed. The 2016 Capital Project

MINUTES
Westchester County Planning Board
Meeting of July 7, 2015
Page 5

request is for \$1.1 million towards an ultimate project cost of \$2 million. \$900,000 has already been appropriated.

District #3: Mr. Lauro said that Water District #3 serves the Grasslands Campus including the Westchester County Medical Center, Maria Fareri Children's Hospital, the County Jail and New York Medical College. Mr. Lauro noted that although Westchester Community College is in the district, it gets its water from the Town of Greenburgh. District #3 delivers about 0.8 million gallons-per-day.

Upcoming projects for Water District #3 include (1) the Eastview Distribution Chamber, (2) the Eastview Pumping Station and (3) the Water Storage Facilities and Maintenance Program.

The Eastview Distribution Chamber project includes the building of two facilities and a distribution system.

Funding requested for the Eastview Pumping Station project (WD305) is for the design and infrastructure of a new drinking water pumping station to provide UV treated water for County Water District #3. The pumping station will be constructed adjacent to the new Eastview Water Distribution Chamber which will provide UV treated water from the NYC Department of Environmental Protection's Catskill-Delaware UV Treatment Facility. The 2016 Capital Project Request is for \$2.4 million.

The Capital Project Request WD309 – Water Storage Facilities and Maintenance Program will fund the rehabilitation of the 1.5 million gallon elevated Water Storage Tank for the Grasslands Reservation. Upgrades will include the cleaning, repair, re-coating and painting of the Water Tank. Also included will be piping and valve work, electrical and instrumentation improvements, paving of the water tank service road, and site drainage improvements. The 2016 Capital Project Request is for \$2.8 million. The ultimate project cost is \$9.8 million. \$500,000 has already been appropriated.

Mr. Lauro invited questions. Answering a question from Mr. Starr, Mr. Lauro said that the County does not supply water to the City of New Rochelle. Answering a question from Mr. Sullivan, Mr. Lauro noted that the northeast United States does not have a drought problem and so making wastewater portable would not be cost effective.

Mr. Douglas thanked Mr. Lauro for a very informative presentation on a complicated subject.

VIII. Matters for Board Action

A. Planning Board Report on the 2016 Capital Project Requests

Mr. Douglas asked if members had any questions or comments on the draft report on 2016 Capital Project Requests. He noted that many of the requests address upgrades required to keep existing facilities in good operation.

Mr. Starr asked which department is responsible for locating vacant land for the NHLA fund mentioned on page 30 of the report. Mr. Buroughs answered that it is the Department of Planning. Mr. Starr noted that a large number of vacant gas stations could be repurposed and utilized for affordable housing development. He noted that some gas stations had leakage problems that have been remediated. Ms. Hasbrouck reported that there was an abandoned gas station in the Town of Pound Ridge. Mr. Buroughs said that this was a good point, but the County is under a tight timeframe to meet the 750 unit number stipulated in the Housing Settlement. He also noted that many such potential sites are not located in the “eligible communities” delineated in the Housing Settlement.

Mr. Starr asked how much revenue is generated from the County Airport. Mr. Pisco said that the dollar cost of maintaining the airport is equal to the revenue, so there is net zero profit.

Mr. Douglas mentioned to members that there is a resolution in the day-of-meeting packets for the adoption of the Planning Board Report. He requested a motion. Mr. Sullivan made a motion to adopt the Planning Board Report on the 2016 Capital Project Requests; Mr. Starr seconded it. The Report was unanimously adopted.

**B. RB123 Playland Parkway Access Road, C.R. 147, City of Rye –
Amendment of Planning Board Report on 2015 Capital Project Requests**

Ms. Miller Flanagan noted that a Capital Budget Amendment (CBA) is needed for existing project RB123. Originally the project was for the repaving of the road and to repair the catch basin and cracks and joints. She said that this CBA will add the repaving of Playland Parkway and the access roads plus replacement of existing roadway lighting with LED energy efficient lighting. Ms. Miller Flanagan said that the CBA includes cost increases incurred due to the passage of five years’ time.

Mr. Sullivan asked if there would be bicycle access. Mr. Ntarelli said that there is another capital project that calls for the widening of the pathway from Playland Park to the train station. Commissioner Pisco noted that roadway curbs at this location can impede a car from getting out of the travel lane in an emergency. Answering a question from Mr. Douglas, Ms. Megan Flanagan said that the rehabilitation project for the 0.31 miles of roadway between North Street and Theodore Fremd Avenue in the City of Rye calls for the milling of the existing concrete pavement and its replacement with asphalt.

Mr. Douglas noted that members have a copy of the resolution in the day-of-meeting folders. He said that maintaining roadways is consistent with the goals in *Patterns for Westchester*.

Mr. Douglas called for a motion. Mr. Starr made a motion to amend the Planning Board Report on the 2015 Capital Project Requests to include the report on the revised project. Mr. Lauro seconded the motion. The resolution was unanimously adopted.

MINUTES
Westchester County Planning Board
Meeting of July 7, 2015
Page 7

C. BPL50 Fair and Affordable Housing & BPL1A Housing Implementation Fund II,
100 Cedar Street, #A44, Village of Dobbs Ferry –
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond noted that the resolution for unit #A44 in 100 Cedar Street is attached to the Executive Summary in the day-of-meeting folders. She said that the County has an accepted bid on this Dobbs Ferry 938 square foot, one-bedroom with den condominium which will be purchased for \$315,000. The County will purchase the unit with \$187,380 of bonded FAH BPL50 grant funds and a CDBG Property Improvement Program loan of \$150,000, establish a 50-year AFFH period via a Declaration of Restricted Covenants and sell the unit to Housing Action Council (HAC), Inc. for \$1. HAC will hold the unit for six months while they market and find an economically eligible purchaser at 80% of Westchester's Annual Median Income (AMI). HAC will receive a \$5,000 developer's fee. She said that \$150,000 is a loan and will return to the PIP program funds when the unit sells.

Ms. Drummond said that there is another condominium unit that has accepted a bid from the County, that this resolution will come before the board at the August meeting and that other affordable housing condos are in the pipeline.

Mr. Buroughs noted that the sale of the condominium does not require any land use or building permit approvals from the Village, as it is an existing unit.

Mr. Douglas asked for a motion to approve the resolution for the board to amend its Report on the 2015 Capital Project Requests to include the proposed affordable housing unit in Capital Project BPL50. Ms. Hasbrouck made the motion; Mr. Pisco seconded. Mr. Sullivan voted no. The resolution received seven affirmative votes and was adopted.

D. BPL50 Fair and Affordable Housing & BPL1A Housing Implementation Fund II,
150 North Street & Theodore Fremd Avenue, City of Rye – Rescind Resolution #15-07 and
Adopt Revised Resolution

Ms. Drummond said that at the July Planning Board meeting members viewed a presentation on the 150 North Street and Theodore Fremd Avenue development in the City of Rye. This 55-year or-older for seniors multi-family housing, to be built on County-owned land, will comprise of 28 affordable one-bedroom units and 12 two-bedroom units. She said that the resolution adopted in July contained a few outdated facts that need to be corrected. She said that the resolution before the board updates the year of the age restriction and the percentage of AMI information. She said that the resolution before the board rescinds July's resolution.

Mr. Douglas called for a vote. Mr. Lauro moved the motion to adopt the resolution; Mr. Starr seconded. Mr. Sullivan voted no. Seven members voted in the affirmative and the resolution was adopted.

IX. Matters for Board Information

A. Feasibility of Micro-Housing in Westchester County, Graduate Planning Students
Studio, Columbia University

Mr. Buroughs said that the presentation on Micro-Housing is a synopsis of a report generated by graduate students in planning from Columbia University. He thanked Ms. Hasbrouck for facilitating the connection to the students. Mr. Buroughs reported that the students conducted mock planning board meetings with officials from the Village of Tarrytown and prepared extensive reports and financial analysis for a hypothetical micro-housing project located on a village-owned parking lot near the Metro-North Railroad train station.

Mr. Brady ran through the PowerPoint slideshow of the Columbia students report on “The Feasibility of Micro-Housing in Westchester County.” He said that micro-housing is a small, full apartment approximately 300 square feet in size in a building that has common spaces for social gatherings. He reported that a trial program is underway on the lower east side of Manhattan. Mr. Brady showed the student’s slides of examples of micro-housing in Seattle, Boston, Jersey City and Redmond Washington.

The student’s report addressed youth flight, the aging population and housing affordability in Westchester. The report included an analysis of New Rochelle, Yonkers, White Plains and Tarrytown to determine a ranking for diversity, safety, nightlife and the quality of downtown areas. The Columbia students conducted an online survey which generated 700 responses from social media users and revealed that the top five factors driving their rental housing preferences are: price, access to public transportation, neighborhood amenities, a short commute time to work or school and safety. Eighty-five percent of the survey participants said they could live in micro-housing and 33 percent said they could live in micro-housing in Westchester.

The graduate student’s report recommended zoning code changes to accommodate micro-housing in the Village of Tarrytown: (1) parking space per dwelling, currently 2.5 should be changed to 1.0; (2) minimum unit size, now 450-600 square feet, should be changed to 300 square feet; and (3) unit density, now 40 per acre, should be revised to 75 per acre.

Mr. Douglas said that he attended the student’s presentation and it was well organized. He remarked that micro-housing nearby to hospitals would be a natural fit. Answering a question from Mr. Pisco, Mr. Buroughs said that combining a few smaller units into one larger one should not be possible as the micro-units are rental units.

X. Other Business

Mr. Buroughs said that more housing development resolutions are anticipated to be ready for the Board’s consideration at an August meeting.

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, August 4, 2015

PLANNING BOARD MEMBERS PRESENT:

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

Village (Vacant)
Mark Rosen (Town)

STAFF PRESENT:

Patrick Natarelli, Chief Planner
Kim Holland, Program Administrator
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Katherine Eisenman, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Mary Mahon, Director of Real Estate
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Rosemarie Noonan, Executive Director, Housing Action Council
Michael Camoia, Office of the County Executive

I. Call to Order

Mr. Lynch called the meeting of the Planning Board to order at 8:08 a.m.

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held on Tuesday at 8:00 a.m. on September 1, October 6 and November 4.

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 2

III. Adoption of Minutes

Meeting of June 2, 2015 Mr. Lynch asked if members had any comments on the minutes for the June 2 meeting; none were made. Mr. Arndt made a motion to adopt the June 2 minutes; Mr. Douglas seconded. As Ms. Hasbrouck and Ms. Carapella Rendo did not attend the June meeting, they abstained from the vote. The minutes of June 2 were unanimously adopted.

Meeting of July 7, 2015 Mr. Lynch asked if members had any comments on the minutes for the July 7 meeting; none were made. Mr. Douglas made a motion to adopt the July 7 minutes; Mr. Starr seconded. As Mr. Lynch, Mr. Rosen and Mr. Arndt did not attend the July meeting, they abstained from the vote. The minutes of July 7 were unanimously adopted.

IV. Chairman's Remarks

Mr. Lynch requested that members inform Department of Planning staff if they cannot attend a meeting so that the count for the quorum of members needed for a vote can be tabulated.

Mr. Lynch stated that, yesterday, he met with County Legislators for an interview and that he listed the many topics that the Planning Board addresses – such as Westchester Community College, the County Airport and capital projects. He mentioned how he was consistently impressed, throughout the two years he has served as Chairman, of the high caliber of work accomplished by staff of the Department of Planning. He said that the Planning Board was “ahead of the curve” on County projects, that he had read in today’s newspaper about the Board of Legislators’ approval for funding for improvements to the Sprain Ridge Pool in the City of Yonkers – a project that came before the Planning Board at the April meeting.

Mr. Lynch asked Commissioner O’Connor to update the Board on the County Parks later in the meeting. He invited Mr. Buroughs to speak.

V. Commissioners' Remarks

Ms. Buroughs thanked the Chairman for his compliments on the department. He noted that three department staff had taken the Administration’s separation agreement and had retired. He stated that two former staff members have advanced into new positions in their planning careers: Christopher Gomez was now Commissioner of Planning for the City of White Plains and Michael Vernon will soon be an Assistant Planner in the Town of Eastchester. Mr. Lynch remarked that the advancement of these former staff is attributed to the high quality training they received at the County’s Department of Planning.

Mr. Buroughs asked Commissioner O’Connor if she would like to report at this time. Ms. O’Connor said that Playland Park is “holding its own,” that Deputy Commissioner Peter Tartaglia was interfacing with the transition team, and that October 31 is the deadline for the signing-off for the transfer of the management of Playland Park from the County to the private sector. She said that timing of the budget preparation for Playland Park, due on September 1, was challenging, as the details are contingent on the outcome of the transfer.

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 3

She reported that the good weather related attendance at the County's beaches and pools is "off the charts." She said that 23,000 persons attended the July 4th festivities at Kensico Dam Plaza, and from a public safety standpoint things went very well. Commissioner O'Connor said that around 5,000 people attend the free movie events. She reported that the department is working on the Winter Wonderland event and that the ice rink this year will be similar in size to the rink in Rockefeller Center. She stated that the two large park projects underway are the Sprain Brook Pool in Yonkers and the refilling of the reflecting pond at Kensico Dam Plaza.

Answering a question from Mr. Lynch, Ms. O'Connor said that despite the bad spring weather, the attendance numbers at the County golf courses is good. She reported that the rental rate of the County Center is very high – only two weekends in 2016 are not booked. Answering a question from Mr. Lynch, Ms. O'Connor said that the three most popular events at the County Center, all geared towards children, are the Hanaford Circus, Sesame Street and the Disney production. She said that the Westchester Knicks have a 10-year contract at the Center and the department is looking forward to a good season; the team's 25 home games begin the third week in November.

Answering a question from Mr. Starr about the percentage of staff reduction compared to the entire staff, Ms. O'Connor said that in 2010 there were 348 staff and that today there are 238. She said that the reduction has created the opportunity to promote people. Ms. O'Connor said that nine staff accepted the separation agreement. She noted that with their departures the Department is losing institutional knowledge.

Answering questions from Mr. Lynch, Mr. Buroughs replied that 161 employees in county government signed on to separation agreement; Ms. O'Connor said that the number of County employees is around 4,000.

Mr. Sullivan questioned if the reduction in staff will affect County services and, if so, should the Board consider drafting a resolution addressing this. Mr. Lynch said he will consider Mr. Sullivan's comments and added that this aspect may not be under the Board's jurisdiction.

Mr. Lauro mentioned that at a Board of Legislators committee meeting yesterday, Legislator Maisano said he is considering introducing legislation to require a supermajority vote by a local board to override a recommendation of the County Planning Board on a referred action. Mr. Buroughs noted that this provision applies in other counties but the Westchester County Code was determined by a court decision to supersede this state provision. He said that the County Code makes the Planning Board's referral comments advisory only.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board June 16, 2015 to July 15, 2015.

Mr. Lynch invited comments on the referrals report. Ms. Hasbrouck inquired about referral GRB 15-008, The Jefferson at Saw Mill River, a proposal to develop a four-story, 272 unit,

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 4

rental apartment building in the Town of Greenburgh. Twenty-seven units would be dedicated as affordable housing. Mr. Herbert noted that the residential development would complement the existing and planned commercial development located across the Saw Mill River Parkway. He noted that the development is in the Ardsley School District and that the Ardsley District School Board has proposed a development moratorium. Mr. Herbert reported that the developer is from Texas and may not be familiar with the complexities of our municipal planning process. Mr. Lynch noted that Texas has limited zoning laws.

Answering a question from Mr. Starr, Mr. Herbert responded that the affordable housing units of The Jefferson development and any affordable units which are recommended to be added to MMV 15-005, Comstock Residential Contracting Mixed Use Building in the Village of Mamaroneck, would not be eligible units required in the Housing Settlement.

Mr. Lynch asked for a motion to approve the referral report. Mr. Douglas moved that the Board approve the report; Ms. Hasbrouck seconded. The referral reports dated June 16, 2015 to July 15, 2015 was unanimously approved.

Mr. Lynch invited Ms. Holland to present the Fair and Affordable Housing action items.

VII. Matters for Planning Board Action

(Presented after the vote on BPL50 Fair and Affordable Housing & BPL1A Housing Implementation Fund II – 100 Cedar Street, #A44, Village of Dobbs Ferry.)

**A. B0104 Low Rise Building Improvements, City of White Plains,
Amendment of Planning Board Report on 2015 Capital Project Requests**

Mr. Hoffmeister said that the improvements to the County-owned Low Rise Building in the City of White Plains are included in an outer year of the five-year capital improvement plan and therefore has not been reviewed by the Planning Board. He remarked that the resolution before the Board would amend the 2015 capital budget to advance approximately \$2.85 million of the total \$9.8 million allocation for the design and construction of infrastructure improvements of the building which includes the office of the County Clerk.

Mr. Douglas noted that there was no mention of the \$2.85 million, the amount to be advanced in the resolution. Mr. Natarelli said that the advancement of this approximate amount would be added to the report.

Mr. Douglas moved that the resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include a report on funding the 2015 for the Capital Project B0104 Low Rise Building Improvements in White Plains be approved after revising the report to mention the approximately \$2.85 million advance. Mr. Starr seconded the motion which was unanimously adopted. Mr. Lynch read a portion of the resolution aloud.

**B. BPL50 Fair and Affordable Housing – 72 Croton Avenue, Town of Cortlandt,
Amendment of Planning Board Report on 2015 Capital Project Requests**

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 5

Ms. Holland said that the Department was working within challenging time restrictions to present to the Planning Board and to the Board of Legislators additional fair and affordable housing units that will qualify in the count of the 750 units needed for the County to comply with the Housing Settlement. She said there are four new items for the Board to consider and one that needs to be revisited due to a change in the funding source.

Ms. Holland reviewed the Department of Housing and Urban Development's 2015 Annual Median Income (AMI) Limits used to identify the incomes at which applicants qualify for affordable housing. She said that for home-ownership housing units, the owner could qualify at up to 80% AMI, \$67,600 annual income for a two-person household and \$84,550 for a four-person household. For rental units the tenant could qualify at up to 60% AMI, \$44,400 annual income for a two-person household and \$63,420 for a four-person household.

Ms. Holland said that the affordable house at 72 Croton Avenue in the Town of Cortlandt is a two-unit home in the Lakeland School District consisting of a two-bedroom, homeownership unit on the second floor and a one-bedroom unit on the bottom floor that would be rented by the owner to an income-qualified household for \$800 a month. She said that the acquisition and rehabilitation cost for the house would be \$493,000 and a declaration will be filed so that the property will remain affordable for 50 years. The property would be sold at \$193,000.

Answering a question from Ms. Carapella Rendo, Ms. Noonan stated that the property is an existing two-family home and that the homeowner is obligated to affirmatively market and rent the apartment to an income-qualified household.

Mr. Sullivan expressed his concerns about the opportunity costs of using County resources to pursue a handful of units towards the Settlement goal of 750 units, while more compelling needs in the County are addressed with insufficient resources.

Mr. Lynch said that he would hold the votes on the affordable housing resolutions until after Ms. Holland's presentations on all five action items.

After Ms. Holland presented the last affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and moved to approve the resolution for the 72 Croton Avenue. Mr. Douglas seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the two affordable housing units located at 72 Croton Avenue in the Town of Cortlandt as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

C. BPL50 Fair and Affordable Housing – 60 Oregon Road, #1A, Town of Eastchester,
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland said that the affordable house at 60 Oregon Road in the Town of Eastchester is a 2-bedroom condominium unit in the Tuckahoe Union Free School District that would be acquired for \$310,700 and sold to an income-qualified household for \$154,810. She noted

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 6

that the unit was in good condition, and is close to public transportation and parks. Ms. Noonan said that the unit had recently been completely renovated.

After Ms. Holland presented the last affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and asked for a motion. Mr. Douglas made the motion; Mr. Arndt seconded. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the affordable homeownership unit 1-A located at 60 Oregon Avenue in the Town of Eastchester as a new project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

D. BPL50 Fair and Affordable Housing – 208 Harris Road, Town of Bedford,
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland reported that a two-bedroom condominium unit at 208 Harris Road in the Bedford Central School District would be purchased and rehabilitated for \$277,925, and marketed and sold for \$155,000 to an income qualified owner. The unit will remain affordable for 50 years. She said that the 1,000 square foot unit, DA5, is located in the Bedford Mews Complex which has a common playground and clubhouse.

After Ms. Holland presented the final affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and asked for a motion. Mr. Starr made the motion; Ms. O'Connor seconded. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the affordable homeownership unit DA5 located at 208 Harris Road in the Town of Bedford as a new project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

E. BPL50 Fair and Affordable Housing – 70 West Street, #A17, Town/Village Harrison,
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland said that the two-bedroom, 800 square foot condominium with a private balcony, located in the Harrison Central School District, would be acquired for \$296,355 and be sold for \$175,000 to a household earning 80% of the Westchester County Area Median Income. The fully renovated unit has granite countertops and stainless steel appliances in the kitchen and hardwood floors. She said the affordable homeownership housing unit was in walking distance to shops and restaurants and the Harrison Metro-North Railroad station.

After Ms. Holland presented the final affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and asked for a motion. Mr. Arndt made the motion; Mr. Lauro seconded. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the affordable homeownership unit #A-17 located at 70 West Street in the Town/Village Harrison as a new project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

F. BPL50 Fair and Affordable Housing & BPL1A Housing Implementation Fund II –
100 Cedar Street, #A44, Village of Dobbs Ferry,
Rescind Resolution #15-15 and Adopt Revised Resolution

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 7

Ms. Holland remarked that the Board had approved a resolution for the one-bedroom condominium in Dobbs Ferry at the July Planning Board meeting. She said that the purchase price, \$321,500, is the same but the financing has been revised with the entire cost to be bonded under BPL50. The affordable housing unit #A44 is located in the Dobbs Ferry Union Free School District and will be sold for \$150,000 to a qualified person earning up to 80% AMI.

Answering a question from Mr. Lynch, Ms. Holland said that the timeframe for occupancy of the affordable housing units presented to the Board today is dependent on the approval of the Board of Legislators, the time needed for any rehabilitation, the completion of the required affirmative marketing of the units by Housing Action Council and the approval of mortgages for the buyers. She said that the properties were located in good neighborhoods so there is no anticipated difficulty in selling the units.

Ms. Noonan said that the affirmative marketing timeframe is a minimum of 90 days and, except for the units needing rehabilitation, she anticipates occupancy dates in January 2016. Mr. Lynch asked that staff keep the Board updated on when the first families move in.

Ms. Holland stated that staff is working diligently to identify and secure more potential affordable units in the eligible municipalities. Mr. Buroughs said that the Board could expect to see more of these single affordable housing units in the coming months. He added that, unfortunately, the work required to process each single unit is almost equivalent to the efforts to move forward multi-unit affordable housing projects.

Mr. Lynch asked if \$150,000 is the approximate selling price of the units. Ms. Holland said that common charges and taxes need to be factored into determining the affordable selling price and that these factors vary for each property.

Answering a question from Mr. Douglas on the details of the financing, Ms. Noonan said that Housing Action Council assists the County in this matter. She said that Community Capital New York advanced funds to hold the properties until they can be advanced by the County after Board of Legislators approval of County funding. Ms. Noonan said that three executed contracts are in hand and two are expected shortly. The County then orders property appraisals. Ms. Noonan said that she anticipates great interest from the public in these units.

Mr. Lynch read a portion of the resolution and asked it be moved. Ms. Hasbrouck made the motion to approve the resolution; Mr. Starr seconded. The resolution to rescind Resolution #15-15 adopted by the Board on July 7, 2015 and to amend the County Planning Board Report on the 2015 Capital Project Requests to include the affordable housing unit located at 100 Cedar Street in the Village of Dobbs Ferry was adopted. Mr. Sullivan voted no.

Answering questions from Mr. Starr, Mr. Buroughs said that the County has not applied for new funding from the Department of Housing and Urban Development, that all funding is in place for the Chappaqua Station affordable housing development and the New Castle officials are helping

MINUTES
Westchester County Planning Board
Meeting of August 4, 2015
Page 8

to move the development forward. Ms. Mahon said that the property was always properly counted towards the 750 unit requirement of the Housing Settlement.

VIII. Matters for Board Information

A. City of White Plains Multimodal Transportation Center Redevelopment Project

Mr. Buroughs reported that the City of White Plains has issued a Request for Proposals for a consultant to conduct the Transportation Center Redevelopment Project. He said that due to time constraints, he would present information on this project to the Board at a future meeting.

IX. Other Business

Ms. O'Connor remarked that the White Plains City Council is to vote Wednesday on the proposed French School of New York development on the site of the former Ridgeway County Club. Mr. Arndt said he thought the Council would vote against the project. Mr. Lynch asked Mr. Arndt, if he attends the meeting, to e-mail Board members to report the results.

X. Adjournment

The meeting adjourned at 9:40 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, September 1, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
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:

Village (Vacant)
Andrea Carapella Rendo (Town)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director Urban Design
Tracey Corbitt, Principal Planner
Kim Holland, Program Administrator
Suzanne Marino, Program Administrator
Lukas Herbert, Associate Planner
Edward Hoffmeister, Associate Planner
Katherine Eisenman, Planner
Jerome Thorpe, Planner
Meghan Miller Flannigan, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Michael Camoia, Office of the County Executive

I. Call to Order

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

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 2

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesday, October 6; Wednesday, November 4; and Tuesday, December 1.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes for the August 4, 2015 meeting.

Mr. Sullivan requested that a mention of his comments on affordable housing be added to the record. Mr. Douglas made a motion to adopt the minutes; Mr. Sullivan seconded. The minutes of August 4, 2015 were unanimously adopted as revised. As Mr. Rosen did not attend the June meeting, he abstained from the vote.

IV. Chairman's Remarks

Mr. Lynch thanked the members for attending and invited Commissioner Buroughs to speak.

V. Commissioners' Remarks

Ms. Buroughs, answering a question from Mr. Starr, said that he had not heard of any update on the suggested legislation, mentioned at last month's meeting, to change the scope of the role of the County planning Board in municipal referrals.

As Mr. Herbert had not yet arrived, Mr. Lynch asked that Deputy Commissioner Drummond present the affordable housing action items next.

VI. Referrals

(Presented after the vote on the affordable housing action items)

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board July 16, 2015 to August 15, 2015.

Mr. Lynch invited comments on the referrals report. Answering a question from Ms. Hasbrouck on referral MMV 15-006, Mr. Herbert responded that the proposal for 105 housing units on a portion of the Hampshire Country Club in the Village of Mamaroneck, would repurpose the golf course into a site for 44 detached single-family dwellings and 61 attached carriage homes.

Answering a question from Mr. Lauro on referral MMV 15-007, Mr. Herbert responded that the project to demolish the existing rector's residence on the site at 120 Madison Street in the Village of Mamaroneck and adaptively re-use the existing church for a swim school does not require evacuation routes as there are no dead-end roads on the site. He noted that the method to dispose of water was not addressed.

Mr. Lauro asked about the issue of infiltration and inflow of referral MTK 15-002, the Hearth at Mount Kisco, a proposed 129-unit senior housing development for a 18.7-acre site on the west side of Kisco Avenue. Mr. Herbert replied that wastewater infiltration and inflow was addressed in the final Environmental Impact Statement.

Answering a question from Mr. Arndt about referral WHP 15-011, Westchester Healthcare Properties, Mr. Herbert said that this is not the first time an extension of site plan approval had been requested for this proposal – a 100-plus bed skilled nursing facility on Church Street in the City of White Plains.

Mr. Starr inquired about the sewer needs for the proposed project referral NRO-15-009 - an 8-story, 80-room hotel on Church Street in New Rochelle. Mr. Lauro said that the site may have had pre-existing sewer connections. He stated that the County has an Inter Municipal Agreement which requires New Rochelle to implement infiltration and inflow mitigation measures.

Mr. Starr noted that the requested zoning map amendment for referral NRO-15-011, which would change a Single-Family zoned parcel to allow for Residential Multi-Family development would provide for the construction of more housing units. Mr. Herbert remarked that additional remarks could be made at the time a generic environmental impact statement is submitted.

Mr. Starr remarked on the article in a local newspaper on New Rochelle's plan (referral NRO-012) to revamp its downtown, which includes building housing units on city-owned land, such as parking lots. Mr. Lauro commented that the need for sewage treatment plants goes hand-in-hand with new development and that sewage treatment plant upgrades are very costly. Mr. Lauro said that a sewer connection would be needed to repurpose a parking lot to housing. Mr. Douglas noted that the downtown plan is developer driven and that comments on this proposal will have to wait until the Board receives a draft Generic EIS.

Mr. Lynch asked for a motion to approve the referral report. Mr. Douglas moved that the Board approve the report; Mr. Sullivan seconded. The referral reports dated July 16, 2015 to August 15, 2015 was unanimously approved.

Mr. Lynch invited Mr. Herbert to present the Referrals of Interest.

Referrals of Interest

- A. Referral file PCH 15-005 – United Hospital Redevelopment, Draft Environmental Impact Statement; Village of Port Chester

Mr. Herbert reported that the Port Chester United Hospital Redevelopment proposal would build 730 residential apartments, 90,000 square feet of street-level retail and 217,000 square feet of medical office space. He said that 230 of the residential units would be restricted to residents age 55 or above and that other 500 units would be designed to appeal to childless households. The mix of the 500 non-age restricted units would be 200 loft apartments, 100 studio apartments, 100 one-bedrooms and 100 two-bedroom apartments. Also proposed is a 135 room hotel. The total number of parking spaces slated for the site is 1,380.

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 4

Mr. Herbert showed a slide illustrating the buildings proposed for the site. Both the age-restricted and non-age restricted residential buildings and the hotel would be six-stories high with street level retail shops. The office building and its parking facility would be a six-to-eight story building and would be located along I-287 where its bulk would least visually impact its neighbors. The site is adjacent to Abendroth Park and the senior residential buildings would be located near to the park. The plans call for the large anchor retail stores to be visible from Boston Post Road. Mr. Herbert noted that a variety of public areas of different scales and character are integrated into the plan – some to facilitate public programs and others to welcome passive recreation.

Mr. Herbert showed a slide of the various apartment floor plans. He noted that the two-bedroom units have bedrooms of equal size, a layout that the applicant describes as being conducive to a roommate situation. He said that the Port Chester school children model estimates that the development will generate 34 school-age children.

Mr. Herbert said that to build this project the zoning code needs to be changed from Planned Mixed Use (PMU) as the current building floor-to-area ratio (FAR) in the existing code will not support the project. He noted that affordable housing is not required under PMU provisions. He reported the applicant recommended two zoning amendment alternatives. One would increase the FAR from 0.8 to 1.6 and eliminate the need for use variances. The second option would create a new overlay district for the project site, the Kohl's shopping center across Route 1 and the Home Depot site across the Metro-North Railroad tracks.

Mr. Herbert noted that the 999 High Street building on the site offered affordable housing to the former hospital staff and is subject to Mitchell-Lama law. He said that 41 of the 133 apartments are occupied and that the applicant plans to relocate the tenants and demolish the building. He reported that affordable housing is not included in the proposal.

Mr. Herbert remarked that, to make the project feasible, the applicant is requesting a payment-in-lieu of taxes (PILOT) agreement of \$2.115 million a year in tax breaks for 20-years. He said the PILOT is described as not requiring tax payments for County, Town and sewer and solid waste districts. Mr. Lynch, referring to a chart in the slide Mr. Herbert presented, noted that under PILOT the school district would receive \$1.785 million as opposed to \$3 million in a non-PILOT scenario. The total projected non-PILOT revenue would be \$5.09 million a year. With PILOT in place the annual revenue would be \$2.975 million. Answering a question from Mr. Douglas, Mr. Herbert said the draft EIS described the PILOT as necessary for the project to advance.

Ms. Hasbrouck noted that the residential building is deteriorating. Ms. Drummond said that the owner could have maintained it in better condition and remarked that the project abolishes 133-units of affordable housing.

Mr. Herbert said that the proposal calls for three entrances off Post Road and three off High Street. Mr. Herbert noted that the EIS states that 42% of residential peak-period trips will be non-automobile. He noted that it is a 15-20 minute walk to the Metro-North train station

along difficult sidewalks, that Bee-Line service does not coordinate with the train and that there is limited bus service on weekends. He said that the draft EIS said that the need for a shuttle bus service to the Rye or Port Chester train stations would be considered by the applicant after the project is completed.

Mr. Herbert said that the proposed project would have less impact on the sewer flow than the existing hospital. A stormwater management plan for the site was not included in the referral.

Answering a question from Ms. Hasbrouck, Mr. Herbert said that it is likely that the apartments would be rentals. Mr. Arndt remarked that landscaping would be needed, and that a traffic study should be implemented, as this is high traffic area. Mr. Douglas wondered if there will be a need to re-grade the topography, asked that adding bike routes and affordable housing units be mentioned in the response letter, and questioned if, because of the dual hotel and residential use, the number of parking spaces will be adequate. Answering a question from Mr. Lauro, Mr. Herbert said that stormwater would flow into the existing stormwater drains.

Mr. Herbert said he would draft and circulate a response letter to board members for review.

B. Referral file WHP 15-012 – 60 South Broadway, Site Plan Application; City of White Plains

Mr. Herbert reported that this plan would redevelop the vacant Westchester Pavilion Mall in White Plains into 707 residential apartments (71 affordable), 95,396 square feet of street-level retail with 1,022 parking spaces. He said that the environmental review was completed in 2014 and included a generic environmental impact statement for rezoning the site from B-6 (enclosed mall) to Core Business 3. He said that the developer requires site plan approval to construct the project and a special permit for outdoor dining.

Mr. Herbert reported that a response letter was sent on August 17, 2015 and that it will be included in the October report. He said that the letter addressed the plans consistency with County Planning Board policies, its impacts both to County roads and from increases in sewage flows, and provisions for recycling and transit improvements. Addressing a comment from Mr. Lauro, Mr. Herbert said that nitrogen and sewage flow issues were addressed in the environmental impact statement as part of the SEQR review.

Mr. Lynch invited Mr. Zaino, Mr. Hoffmeister and Mr. Thorpe to present next on action item BPL40 Stormwater Management – Various County Facilities II, Bronx River Parkway Reservation Project.

VII. Matters for Planning Board Action
(Presented after the Commissioner's Remarks.)

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 6

A. BPL50 Fair and Affordable Housing – 20 Oregon Avenue, Unit #B, Bronxville, Town of Eastchester; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond updated the board on the affordable housing unit numbers as they relate to the Housing Settlement. She reported that there are 450 housing units with financing in place and that 65 of the additional 120 units needed to meet the “financing-in-place” settlement benchmark for December 2015 were before the Board of Legislators for consideration. She said that there would be additional affordable housing units presented to the Planning Board at the October meeting.

Referring to a PowerPoint slide illustrating the Department of Housing and Urban Development’s (HUD) annual median income (AMI) limits Ms. Drummond noted that to qualify to purchase affordable housing a household must meet HUD’s rate of 80% AMI (\$84,550) for a family of four; to rent a household would qualify at 50%-60% AMI.

Ms. Drummond said that the one-bedroom condominium unit #B at 20 Oregon Avenue in Bronxville was in the same complex as 60 Oregon Road, and in the Tuckahoe Union Free School District. She said that the acquisition and settlement costs would be \$196,000 and that the unit would be sold at \$120,000 to an eligible household earning up to \$80% of Westchester’s AMI.

After Ms. Drummond presented the last affordable housing unit action item on the agenda, Mr. Lynch read a portion of the resolution. Mr. Starr moved to approve the resolution; Mr. Arndt seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include Unit #B located at 20 Oregon Avenue, as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

Mr. Starr asked if the reading of the resolution aloud could be waived.

B. BPL50 Fair and Affordable Housing - 240 Halstead Avenue, Unit # C4, Town/Village of Harrison; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond said that the acquisition and settlement costs for the two-bedroom condominium Unit #C4 at 240 Halstead Avenue in Harrison would be \$294,000. The unit would be sold to an eligible household for \$160,000, the proceeds of the sale would be returned to the County, and a deed restriction of 50-years would be filed in the County Clerk’s office that would require the homeownership unit to remain affordable for a minimum of 50-years. She said that the unit is located in the Harrison Central School District.

Mr. Sullivan noted that a family purchasing at a subsidized rate could steadily gain income through the passage of years and still remain in the apartment, and that this 50-year process is essentially the same as rent stabilization. Ms. Drummond replied that there is no requirement that the owner sell the unit, but if they do they must sell it to an income qualified household at a restricted price. Mr. Lynch said he saw Mr. Sullivan’s point and also noted that the

County has an obligation to fulfill under the Settlement. Mr. Rosen said he agreed with Mr. Sullivan, that the owners, if their annual income increases, are permitted to live in the subsidized housing their entire lives which undercuts the purpose of the housing. Mr. Douglas noted that building affordable housing also fulfills the general need to provide additional housing stock in the county. Answering a question from Mr. Sullivan, Ms. Drummond stated that the units cannot be passed on through generations; that the unit must be affirmatively marketed.

In response to a question, Ms. Drummond stated that the condominium common charges are the same for the affordable and the market rate units. Answering a question from Mr. Starr, Ms. Drummond said that land prices are very high and that this is one reason why it is difficult to fund housing developments in Harrison. Answering a question from Mr. O'Connor, Ms. Drummond said that a two-bedroom unit would be occupied by a minimum of two persons and a maximum of five.

Ms. Drummond said that the penalties for not meeting the Settlement's benchmarks would be \$30,000 for the first month and \$60,000 in subsequent months; and the Monitor then can also increase the number of units required to be built.

After Ms. Drummond presented the last affordable housing unit action items on the agenda, Mr. Lynch read a portion of the resolution and asked that the resolution be moved. Mr. Douglas moved to approve the resolution; Ms. O'Connor seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the two-bedroom homeownership condominium unit, 240 Halstead Avenue, Unit #C4 in the Town/Village of Harrison, as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

C. BPL50 Fair and Affordable Housing – 19 Park Avenue, Goldens Bridge, Town of Lewisboro; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond said that the vacant property, the former St. Michaels Chapel, Archdiocese of New York, is close to I-684 and the Goldens Bridge Metro-North Railroad station. She said that the chapel's adaptive reuse would create a two-bedroom homeownership unit and a studio apartment rental unit. The chapel is located on a small lot that is not conducive to traditional housing; an alternate septic treatment unit will be required. Ms. Drummond said that the acquisition (\$200,000) and rehabilitation costs would total \$339,475 and that the home, with apartment, would be sold for \$163,950. The home is in the Katonah-Lewisboro School District. The rental apartment will be available to qualified households earning up to 50% of Westchester's AMI.

After Ms. Drummond presented the last affordable housing action item on the agenda, Mr. Lynch read a brief portion of the resolution and asked it to be moved. Mr. Lauro moved to approve the resolution for an amount not-to-exceed \$200,000 in FAH funds; Mr. Douglas seconded the motion. The resolution to amend the County Planning Board Report on the

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 8

2015 Capital Project Requests to include 19 Park Avenue, Goldens Bridge, Town of Lewisboro as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

D. BPL50 Fair and Affordable Housing – 10 Byron Place, Larchmont, Town of Mamaroneck; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond remarked that the Cambium condominium development at 10 Byron Place in Larchmont is near I-95 and in the Mamaroneck Union Free School District. She said that eight 1-bedroom and two 2-bedroom units of the 149 newly constructed condominiums would be designated as affordable housing. Allowance for these 10 units has been requested from the Monitor under Paragraphs 8 and 13(h) of the Housing Settlement as the previously approved development, prior to the Settlement, did not advance to construction and is now being resuscitated with County financing. Answering a question from Mr. Starr, Ms. Drummond reported that the Monitor had not yet responded to the request; she noted that he previously had approved credit for four units in Scarsdale that were resuscitated with County financing.

Ms. Drummond stated that the acquisition, marketing and settlement costs for the ten units would total \$2,840,000 and that the affordable 1-bedroom condominiums would be sold to income-qualified households for \$145,000. The 2-bedroom units would be sold for \$172,000.

After Ms. Drummond presented the last action item of affordable housing on the agenda, Mr. Lynch read a portion of the resolution and asked to move the resolution. Mr. Douglas asked that words indicating that the units were subject to the provisions of Paragraphs 8 and 13(h) of the Settlement be added to the resolution.

Mr. Douglas moved to approve the resolution as amended; Mr. Starr seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the proposed 10 condominium units at 10 Byron Place, Larchmont, Town of Mamaroneck as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

D. BPL50 Fair and Affordable Housing – 580 Bedford Road, Unit # 21, Village of Pleasantville; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond remarked that the acquisition and settlement costs for Unit #21, an affordable one-bedroom condominium in the Greenwood Complex would be \$248,500. The one-bedroom unit would be affirmatively marketed and sold to an income-eligible household earning up to 80% of Westchester's AMI for \$110,000. Located close to the Village center and walking distance to the Metro-North railroad station, the condominium is in the Pleasantville School District

After Ms. Drummond presented the last affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and asked to move the resolution. Mr. Douglas moved to approve the resolution; Mr. Starr seconded the motion. The resolution, to amend the County

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 9

Planning Board Report on the 2015 Capital Project Requests to include 580 Bedford Road, Unit #21, Village of Pleasantville as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

**E. BPL50 Fair and Affordable Housing – 491 Franklin Street, Village of Rye Brook;
Amendment of Planning Board Report on 2015 Capital Project Requests**

Ms. Drummond said that the existing two-family property at 491 Franklyn Street in the Village of Rye Brook, on a 0.13-acre site, would be purchased for \$433,000 (plus \$8,200 in settlement costs) to create two affordable housing units – a two-bedroom owner-occupied unit and a one-bedroom unit that would be rented for \$918 a month to an income-qualified household earning 60% of Westchester’s AMI. The property will be sold for approximately \$161,700. She stated that the house is located two blocks from the Rye Brook shopping center.

Answering a question from Mr. Lynch, Ms. Drummond said that the owner will pocket the rental income. Answering a question from Ms. O’Connor, Ms. Drummond said that the purchaser would receive eight hours of housing counseling from a HUD-certified housing counselor. Answering a question from Mr. Lynch, she said that the housing agency, in consultation with the County can lower the selling price. She added that most of the affordable housing homeownership units are selling quickly.

After Ms. Drummond presented the last affordable housing unit on the agenda, Mr. Lynch read a portion of the resolution and asked to move the resolution. Mr. Arndt moved to approve the resolution; Ms. Hasbrouck seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include the development at 491 Franklin Street, Village of Rye Brook as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

(Referrals were presented next.)

F. BPL40 Stormwater Management – Various County Facilities II, Bronx River Parkway Reservation Project; Amendment of Planning Board Report on 2015 Capital Project Requests

Mr. Hoffmeister said the resolution before the board specially identifies the location of a funded “generic” stormwater restoration project under Capital Project BPL40. The project will permit sediment removal, riverbank stabilization and restoration work at the confluence of the Bronx River and Sprain Brook within the Bronx River Parkway Reservation in the Village of Bronxville and the City of Yonkers.

Mr. Zaino, addressing Mr. Lauro’s concerns about a sewer main easement, stated that there will not be any excavation work and that only sediment would be removed.

Mr. Douglas moved and Mr. Arndt seconded the motion to approve the resolution to include the location of the project in the program of BPL40 Stormwater Management – Various

MINUTES
Westchester County Planning Board
Meeting of September 1, 2015
Page 10

County Facilities in the County Planning Board Report on the 2015 Capital Projects Request.
The resolution was unanimously adopted.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

A. City of White Plains Multimodal Transportation Center Redevelopment Project
Due to time constraints this item was tabled until a future meeting.

X. Other Business

None.

XI. Adjournment

The meeting adjourned at 9:55 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 6, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Andrea Carapella Rendo (Town)
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

PLANNING BOARD MEMBERS ABSENT:

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

STAFF PRESENT:

Edward Buroughs, Commissioner
Patrick Natarelli, Chief Planner
Anthony Zaino, Director Urban Design
Tracey Corbitt, Principal Planner
William Brady, Principal Planner
Robert Lopane, Landscape Architect
Kim Holland, Program Administrator
Suzanne Marino, Program Administrator
Lukas Herbert, Associate Planner
Katherine Eisenman, Planner
Meghan Miller Flannigan, Planner
Ellen Brief, Program Specialist

GUESTS:

Mary Mahon, Director of Real Estate
Eileen Mildenberger, Senior Advisor, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Rose Noonan, Director Housing Action Council

I. Call to Order

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

MINUTES
Westchester County Planning Board
Meeting of October 6, 2015
Page 2

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Wednesday, November 4; and on Tuesday, December 1.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes; none were made. Mr. Lynch moved the approval of the minutes of the September 1, 2015 meeting; Mr. Sullivan seconded. The minutes were unanimously approved. Ms. Carapella Rendo did not attend September's meeting and abstained.

IV. Chairman's Remarks

Mr. Lynch thanked Ms. Brief for the informative Planning Board information sent and received by board members. He invited Mr. Buroughs to speak.

V. Commissioners' Remarks

Ms. Buroughs remarked that a follow-up emailing of information was distributed to members this past Friday and that hardcopy of those documents are in their day-of-meeting folders.

Mr. Lynch invited Mr. Buroughs to give a brief overview of affordable housing efforts. Mr. Buroughs said that the County is moving to close on the purchase of 20 to 25 individual properties. He noted that up to 187 units of the 750 units needed under the Housing Settlement may be created by placing affordability limitations on existing residential units. He added that not all of the properties to be purchased are in use as residential units as some properties will be converted to residential use. He noted that the units being proposed for purchase are existing units of various types including condominiums, single-family homes and two-family houses.

Ms. Noonan, Director of the Housing Action Council, said that the some of these affordable housing units are under contract of sale; others have accepted offers. Ms. Holland stated that some of the existing properties require rehabilitation work and others do not.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board August 16, 2015 to September 15, 2015.

Mr. Lynch stated that he reviewed the referral letters and approved of them and invited comments on the referrals report. Mr. Douglas said that it was rewarding to see some development projects reviewed a while ago come to fruition.

Mr. Lynch moved to approve the referral report; Mr. Sullivan seconded. The referral reports dated August 16, 2015 to September 15, 2015 was unanimously approved.

Referrals of Interest

A. None

VII. Matters for Planning Board Action

A. 2016 Meeting Calendar – Westchester County Planning Board

Mr. Lynch invited comment on the draft Meeting Calendar. Mr. Douglas noted that the correct date for the September meeting would be Wednesday the 7th. Mr. Lynch stated that, as there were no objections, the 2016 Meeting Calendar was approved.

B. BPL50 Fair and Affordable Housing – 208 Harris Road, Unit #HA6, Town of Bedford
Amendment of Planning Board Report on 2015 Capital Project Requests

(Presented after Action Item C, 147-165-175 Railroad Avenue, Town of Bedford.)

Ms. Holland stated that the one-bedroom garden apartment with a patio is part of the 145-unit Bedford Mews Complex and has amenities which include a clubhouse, an outdoor pool and a basketball court. She noted that the condominium would be purchased from the owner at an estimated sales price of \$137,419 and would be marketed and sold to an eligible household earning up to 80% of Westchester's annual median income (AMI.) She said the funding requested would not exceed \$247,477, and that this amount includes \$220,000 for the acquisition and \$27,477 for property management and marketing costs. The sales proceeds would be returned to the County.

Mr. Lynch read a portion of the resolution. Mr. Douglas moved to approve the resolution; Mr. Arndt seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 208 Harris Road, Unit #HA6 in the Town of Bedford as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

(Action Item D, 25 Oak Road, Montrose, Town of Cortlandt was presented next.)

C. BPL50 Fair and Affordable Housing, BPL30 New Homes Land, BPL1A Housing
Implementation Fund – 147-175 Railroad Avenue, Town of Bedford –
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland noted that there are 11 affordable housing items on today's agenda and that each item is unique. She reviewed information on the PowerPoint slide on the US Department of Housing and Urban Development's (HUD) 2015 income limits table and noted that a household of four would qualify at an annual income of \$84,550 which is 80% of Westchester's AMI.

The first item Ms. Holland addressed was a 12-unit affordable housing apartment building planned for four properties, 147, 165 and 175 Railroad Avenue in the Town of Bedford, and for town land that would be utilized to build a septic system to provide for two of the lots. Mr. Burroughs noted that East of Hudson Funds may be used for the septic upgrade. The project would adaptively re-use an existing church and demolish a single-family and a four-family house. The properties will be combined to create the 0.97-acre parcel needed for the subdivision. Ms. Holland said that eight one-bedroom and four two-bedroom units are planned and that the apartments are located in the Bedford Central School District.

MINUTES
Westchester County Planning Board
Meeting of October 6, 2015
Page 4

Mr. Zaino remarked that the church would be rehabilitated and that two new modular units would be built. Answering a question from Mr. Arndt, he said that there is only surface parking and a garage is not planned.

Answering a question from Mr. Douglas, Ms. Noonan stated that the zoning is in place and that site plan approval from the Town's Planning Board is still needed.

Ms. Holland said that she would need to get back to the board with firm sales prices, as they are still being negotiated. Mr. Buroughs said that the dollar funding amounts cited in the resolution would not be exceeded. The preliminary site plans and the building elevations and floor plan were provided to the board in the Executive Summary. Mr. Buroughs said the Planning Board is reviewing the physical aspects of the project and are not approving a definite price.

Ms. Carapella Rendo noted that the church property is located in an industrial area. Ms. O'Connor asked what will happen to the residents who reside in the existing apartments slated for demolition. Ms. Noonan said that there is money available to relocate and subsidize the new rentals for these five families. Answering a question from Mr. Sullivan, Ms. Noonan said that the existing residents could enter the lottery for the new apartments, but could not, due to restrictions of the marketing plan, receive priority treatment.

Mr. Douglas asked that words be added to the resolution to indicate that Town approvals are required for the development to move forward. Mr. Douglas made the motion to approve the resolution. Mr. Lynch read a portion of the resolution. Mr. Lauro seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 147-165-175 Railroad Avenue in the Town of Bedford as a project in Capital Project BPL50 was adopted. The resolution states that the dollar amounts are not to exceed \$460,000 (NHLA) for acquisition, \$1,288,536 (FAH) for construction, \$500,000 (HIF) for infrastructure and \$117,460 (EOH) for septic and water quality issues. Mr. Sullivan voted no.

(Ms. Holland next presented Action Item B, 208 Harris Road, Unit #HA6, Town of Bedford.)

D. BPL50 Fair and Affordable Housing – 25 Oak Road, Montrose, Town of Cortlandt
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland showed a PowerPoint slide with a map indicating the location of this existing 1,977 square foot single-family house situated on 0.55-acres. The ranch-style house has four bedrooms and two bathrooms, a full unfinished basement and is in the Hendrick Hudson School District. Ms. Holland said the home is located near to the #14 Bee Line Bus and the Cortlandt Metro North train station.

The not-to-exceed amount of \$403,076 is being requested. The funding includes \$375,000 for acquisition from the estate and \$28,076 for marketing and property management costs. The sales proceeds of \$215,000 will be returned to the County. Ms. Noonan noted that although the sale of the home is subject to appraisal, the County has the advantage of not being subject to mortgage contingencies.

Mr. Lynch read a portion of the resolution. Mr. Arndt moved to approve the resolution; Mr. Douglas seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 25 Oak Road in the hamlet of Montrose, Town of Cortlandt, as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no.

E. BPL50 Fair and Affordable Housing – 17 Broadway, Town/Village Harrison –
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland said this one-bedroom, unit #2C, is a 708 square foot apartment in The Broadway condominium complex that would be purchased from the current owner. A not-to-exceed amount of \$303,246 is requested from BPL50 which includes 275,000 for acquisition and \$28,246 for marketing and property management costs. The unit, in the Harrison Central School District, would be sold to an income eligible household (at 80% AMI) for \$132,601. The sales proceeds will be returned to the County.

Mr. Douglas moved to approve the resolution; Mr. Arndt seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 17 Broadway, unit #2C, in the Town/Village Harrison as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

F. BPL50 Fair and Affordable Housing – 69 Ravensdale Road, Village of Hastings-on-Hudson, Amendment of Planning Board Report on 2015 Capital Project Requests

Mr. Buroughs distributed the Executive Summary and Resolution for the development in the Village of Hastings to members. Ms. Holland said that an accessory apartment would be added on to the existing structure and a second 2-unit structure for affordable homeownership would be built, creating a total of four affordable housing units. The proposal calls for two adjacent parcels to be developed. On the first, a single family structure will be rehabilitated to create a 4-bedroom, 2-bath home to be sold to an income qualified household (80% AMI) for approximately \$345,000. A second unit, a 2-bedroom, 2.5 bathroom accessory apartment created by the renovation would be rented for \$933 a month. On the second parcel, a new two-unit structure to be sold for approximately \$165,000 (80% AMI) would be built which would include a 3-bedroom, 2-bathroom homeownership unit and a one-bedroom, one-bath accessory apartment that would be rented at \$826 per month.

Ms. Holland stated that \$793,669 (\$713,669 BPL50 + \$80,000 NYS AHC) would be the total (not-to-exceed) amount of funding required from the County for the project. Ms. Marino said that the AHC funds would be used to rehabilitate the existing structure.

Ms. Noonan stated that the Village needs to apply by October 23, 2015 for a \$238,888 NYS CDBG grant for the project, and expects the response in December. Answering a question from Mr. Douglas, Ms. Noonan said that if the CDBG funding is denied they expect to apply for another round of NYS funding, and that the permits would be in place. She said that the

MINUTES
Westchester County Planning Board
Meeting of October 6, 2015
Page 6

project is scheduled go before the Village because a variance is needed for driveway access. Answering a question from Ms. Carapella Rendo, Ms. Noonan said that no community feedback had been received, as there has not been a public hearing.

Mr. Douglas asked if site plan approval had been granted. Ms. Noonan replied that only subdivision approval had been received. Mr. Douglas asked that a clause be added to the resolution to indicate that Village approvals are required for the development to move forward.

Mr. Arndt moved to approve the resolution; Mr. Douglas seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 69 Ravensdale Road, Village of Hastings-on- Hudson as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

G. BPL50 Fair and Affordable Housing – 200 Readers Digest Road, (Chappaqua Crossing) Town of New Castle – Amendment of Planning Board Report on 2015 Capital Project Requests
(Presented after Action Item L, 106 Lake Kitchawan Drive, South Salem, Town of Lewisboro.)

Ms. Holland said that the request before the board is for a not-to-exceed amount of \$4.736 million to finance the purchase and the adaptive reuse of a section of the former Reader's Digest Headquarters building into 32 affordable rental units. The 22 one-bedroom and ten 2-bedroom apartments would be affirmatively marketed at 50%-60% AMI to income qualified households. The units would be part of the Chappaqua Crossing mixed-use community of office, commercial and residential space.

Answering a question from Ms. Carapella Rendo, Mr. Buroughs said that a traffic study for the affordable units was completed as part of the Environmental Impact Statement for the larger Chappaqua Crossing development. Ms. Noonan added that market rate units are also included in the plans for Chappaqua Crossing.

Mr. Douglas asked if the site plan approvals from the Town had been granted. Ms. Noonan said that a zoning amendment review is scheduled for October 13, 2015. Mr. Douglas asked that a clause be added to the resolution to indicate that Village approvals are required for the development to move forward.

Mr. Arndt moved to approve the resolution; Mr. Douglas seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 200 Readers Digest Road, (Chappaqua Crossing) Town of New Castle as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

H. BPL50 Fair and Affordable Housing – 258 Saw Mill River Road, Millwood, Town of New Castle – Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland reported that the house is near Bee Line bus route #15 and is in the Chappaqua Central School District. She said a not-to-exceed amount of \$337,339 is being requested: \$300,000 for the purchase and \$37,339 for marketing and property management costs. The County would purchase the existing 2-bedroom, 1.5 bath, 1,804 square foot two-story house on 0.20-acres from the owner. It would be sold for approximately \$136,101 to a household earning 80% of Westchester's AMI.

Mr. Douglas moved to approve the resolution; Ms. Hasbrouck seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 258 Saw Mill River Road, Millwood, Town of New Castle as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

I. BPL50 Fair and Affordable Housing – 11 Westview Avenue, Town of North Salem – Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland stated that the County would purchase and rehabilitate an existing 3-bedroom, 2-bath 1,728 square foot single-family house on 0.50-acres located near Interstate 684 and the Metro-North train stations at Purdys and Croton Falls. The house is in the North Salem Central School District. She said the not-to-exceed funding request of \$317,083 includes \$249,900 for acquisition, \$20,000 for rehabilitation and \$47,183 for marketing and property management costs. The selling price would be \$160,000 and the dollar proceeds of the sale would be returned to the County.

Answering a question from Mr. Arndt, Ms. Holland replied that some exterior painting and rehabilitation work in the kitchen was needed.

Mr. Arndt moved to approve the resolution; Mr. Lauro seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 11 Westview Avenue, Town of North Salem as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

J. BPL50 Fair and Affordable Housing – 580 Bedford Road, Unit #7, Village of Pleasantville – Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Holland said that the corner unit #7 of 580 Bedford Road in Pleasantville would be purchased by the County for \$210,000 and sold to an income eligible household for \$137,472. The sales proceeds of the 700 square foot apartment would be returned to the County. She said that the unit, part of the Greenwood Condominium complex, was in move-in condition and includes a detached garage. Ms. Noonan said that the interior needs painting, some work would be necessary on the kitchen and bathroom and that the unit is handicapped

MINUTES
Westchester County Planning Board
Meeting of October 6, 2015
Page 8

accessible. Another unit in this development that the County wanted to purchase was stymied, as the Condo Board exercised their right of first refusal.

Mr. Arndt moved to approve the resolution; Ms. Hasbrouck seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 580 Bedford Road, Unit #7 in the Village of Pleasantville as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

K. BPL50 Fair and Affordable Housing – Route 6/Clayton Boulevard, AvalonBay, Town of Somers – Amendment of Planning Board Report on 2015 Capital Project Requests.

Ms. Holland said that the \$838,000 in FAH funds being requested is for ten affirmatively furthering fair housing (AFFH) one- and two bedroom units in the AvalonBay development in the Town of Somers. Mr. Buroughs noted that the master plan for the site in which this development is to be located came before the board several years ago. Answering a question from Mr. Arndt, Ms. Holland replied that there are 17 buildings planned in the AvalonBay development. The five one-bedroom and five two-bedroom AFFH units would be part of a 152 unit rental apartment complex that will include 23 affordable rental apartments. The County is working with the developer to buy down the affordability of 10 units to qualify as AFFH at Westchester County's AMI rate of at-or-below 50% and up to 60%. The monthly rental rates of the AFFH apartments would range between \$1,012 and \$1,502. The other 13 affordable units will be subject to Town regulations on affordable housing and will not be eligible units under the Housing Settlement. The development is located in the Somers Central School District.

Answering a question from Mr. Buroughs, Ms. Marino noted that it is the developer's prerogative to decide whether or not all 10 AFFH units would be located in one building. Ms. Noonan said that the developer's current thinking is to scatter the units throughout the development. Mr. Buroughs reported that the site was added to the sewer district many years ago. Site plan approval is expected from the Town in November.

Mr. Douglas asked that a clause be added to the resolution to indicate that Town approvals are required for the development to move forward. He then moved to approve the resolution; Ms. Hasbrouck seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include Route 6/Clayton Boulevard, AvalonBay, Town of Somers as a project in Capital Project BPL50 was adopted. Mr. Sullivan voted no. Mr. Douglas was not present for the vote. Mr. Lynch read a portion of the resolution.

L. BPL50 Fair and Affordable Housing – 106 Lake Kitchawan Drive, South Salem, Town of Lewisboro – Amendment of Planning Board Report on 2015 Capital Project Requests (*Presented after Action Item F, BPL50 Fair and Affordable Housing – 69 Ravensdale Road, Village of Hastings-on-Hudson.*)

Ms. Carapella Rendo said she would recuse herself from the vote on action Item L as she resides nearby to the site. She noted that the unit is located in the excellent Katonah-Lewisboro school district but has no access to public transit. Answering a question from Ms. Carapella Rendo, Ms. Holland said that the affordable home, in the Kitchawan community, would have lake access rights.

The County would purchase and rehabilitate the existing 3-bedroom 1,000 square foot single family house for a not-to-exceed amount of \$377,840 which includes \$293,000 for acquisition, \$55,495 for rehabilitation and \$29,343 for marketing and property management costs. The house would be affirmatively marketed and sold to an income (80% AMI) qualified household for approximately \$207,840; the sales proceeds would be returned to the County.

Mr. Douglas moved to approve the resolution; Mr. Arndt seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 106 Lake Kitchawan Drive, South Salem, Town of Lewisboro as a project in Capital Project BPL50 was adopted. Ms. Carapella Rendo recused herself from the vote. Mr. Sullivan voted no. Mr. Lynch read a portion of the resolution.

(Ms. Holland next presented Action Item G, 200 Readers Digest Road, (Chappaqua Crossing) Town of New Castle.)

VIII. Matters for Board Discussion
None.

IX. Matters for Board Information

A. Tarrytown Kensico Trailway/Bikeway Plan Update

Mr. Natarelli said that the Department of Planning is working with the departments of Parks, Environmental Facilities and Public Works on an east-west connection known as the Tarrytown-Kensico Trailway. He noted that the ultimate goal is to interconnect the north-south RiverWalk, North/South County trail and the Bronx River Pathway. He said that, due to environmental and safety issues, alternate routes have been looked at.

Mr. Lopane reported that staff had met with the project consultants to discuss constraints and opportunities. He said that all possible routes were examined and the topography, wetlands and right-of-ways were documented. Mr. Lopane said that these variables were mapped. He said that taking into consideration visibility, access and user experience, values were assigned to the criteria, and three main-routes were identified as the preferred routes. Mr. Lopane stated that they were furthered studied in detail to identify one preferred route. He and Mr. Natarelli then reviewed the alignment in a PowerPoint presentation.

B. City of White Plains Multimodal Transportation Center Redevelopment Project

MINUTES
Westchester County Planning Board
Meeting of October 6, 2015
Page 10

Due to time constraints, this matter was deferred to a future meeting.

X. Other Business

Ms. Hasbrouck reported that the Urban Land Institute will hold a panel on Emerging Trends in Real Estate in White Plains on November 6. She invited board members to attend and said that details of the event would be e-mailed to them. Mr. Buroughs remarked that he would try to make arrangements for members interested in attending and invited them to contact him.

XI. Adjournment

The meeting adjourned at 9:55 a.m.

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, October 27, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
James Arndt (City)
Andrea Carapella Rendo (Town)
Holly Hasbrouck (Town)
Neil Sullivan (City)
Michael Coley for Thomas Lauro, Commissioner, Department of Environmental Facilities
David DeLucia for Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation
Leah Radko/Jay Pisco, Commissioner, Department of Public Works and Transportation

PLANNING BOARD MEMBERS ABSENT:

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

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Kim Holland, Program Administrator
Lukas Herbert, Associate Planner
Katherine Eisenman, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Mary Mahon, Director of Real Estate
Adam Rodriguez, Department of Law
Michael Camoia, Office of the County Executive
Dante Daly, Director of Fiscal Affairs, Board of Legislators
Alan Gordon, Housing Action Council

I. Call to Order

As Mr. Lynch had not yet arrived, Mr. Douglas called the meeting of the Planning Board to order at 8:25 a.m.

MINUTES
Westchester County Planning Board
Meeting of October 27, 2015
Page 2

II. Meeting Dates

Mr. Douglas announced the upcoming dates of the Planning Board meetings. They will be held at 8:00 a.m. on Tuesday, December 1, January 5 and February 2 at 8:00 a.m. He noted that Mr. Buroughs had stated that the board meeting scheduled for December would only be held if needed to advance a time-dated action item.

III. Adoption of Minutes

Mr. Douglas asked if members had any comments on the minutes; none were made. He asked for a motion to adopt the minutes of the October 6, 2015 meeting of the Planning Board. Mr. Sullivan made the motion; Ms. Carapella Rendo seconded. The minutes were adopted with seven votes. Mr. Lynch and Mr. Arndt were not present for the vote.

IV. Chairman's Remarks

Mr. Douglas said he had no remarks and invited Commissioner Buroughs to speak.

V. Commissioners' Remarks

Ms. Buroughs thanked the members for their service and for their flexibility in participating in the earlier-than-expected scheduled November meeting. He noted the persons in the room who board members may not be familiar with: Adam Rodriguez from the Department of Law who will soon be standing in temporarily for Director of Real Estate Mary Mahon while she is on leave; Michael Cole, representing Department of Environmental Facilities Commissioner Lauro; David DeLucia, representing Department of Parks and Recreation Commissioner O'Connor; and Leah Radko, representing Department of Public Works Commissioner Pisco – who is expected later in the meeting.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board September 16, 2015 to October 15, 2015.

Mr. Douglas stated that members had received the referrals report and a copy of the response letter to the City of New Rochelle's draft Generic Environmental Impact Statement (GEIS). Mr. Douglas noted that the adoption of the downtown overlay zones, part of the city's economic development plan, has the potential of allowing for a considerable amount of growth. He noted that the need for adequate sewer facilities to accommodate this growth was mentioned in the response letter.

Mr. Douglas invited comment on the referrals report; none was made; he asked for a motion. Mr. Sullivan moved to approve the referral report; Ms. Hasbrouck seconded. The referral report dated September 16, 2015 to October 15, 2015 was approved with seven votes. Mr. Lynch and Mr. Arndt were not present for the vote.

Referrals of Interest

A. None

As Mr. Lynch and Mr. Arndt were on-route, but had not yet arrived, Mr. Douglas asked that, prior to addressing the agenda's affordable housing action items, Mr. Herbert present on agenda item VIII - the City of New Rochelle's Downtown Overlay Zones Draft GEIS.

VII. Matters for Planning Board Action

Mr. Lynch arrived and requested that Mr. Douglas continue to preside over the meeting.

- A. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition –
200 Readers Digest Road (Chappaqua Crossing), Town of New Castle;
Amendment of Planning Board Report on 2015 Capital Project Requests;
Rescind Resolution #15-35 and Adopt Revised Resolution

Ms. Drummond noted that the redevelopment of the former Readers Digest Campus in the Town of New Castle was discussed at the October 6 meeting of the Planning Board. She said, in addition to affordable housing, the plans for Chappaqua Crossing include a Whole Foods market, additional commercial spaces and market rate apartments. The plan now before the board calls for 28 affordable rental apartments to be located on the top two floors of the existing 4-story former headquarters (cupola) building. The affordable units would be marketed to households qualifying at-or-below 50%-60% of the Westchester County Annual Median Income (AMI). The 28 units would consist of: 17 one-bedroom, eight two-bedroom and three three-bedroom apartments.

Ms. Drummond stated that funding from the County would be a not-to-exceed amount of \$4.14 million which includes \$2,009,980 for acquisition (NHLA) and \$2,134,020 for rehabilitation (FAH). She reported that the public comment period for the zoning text amendment to allow the proposed use of the space is closed and that action from the Town Board is expected. She said the County Board of Legislators would schedule this item for their meeting on November 9.

Mr. Douglas remarked that the resolution under consideration is included in the member's day-of-meeting folders. He read a portion of the resolution and requested a motion. Ms. Hasbrouck moved to approve the resolution; Mr. Pisco seconded the motion. The resolution to rescind resolution #15-35 (*due to a change in the number of units and the funding sources*) and to amend the County Planning Board Report on the 2015 Capital Project Requests to include 200 Readers Digest Road (Chappaqua Crossing), Town of New Castle as a project in Capital Project BPL50 and BPL30 was adopted with seven votes. Mr. Sullivan voted no. Mr. Arndt was not present for the vote.

- B. BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition –
80 Bowman Avenue, Village of Rye Brook;
Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond noted that the site for this homeownership condominium development is

located very near to the Rye Ridge Shopping Center. The condominiums are within the Port Chester Rye Union Free School District. She said that zoning approvals were granted but a minor amendment to the site plan is being sought to increase the square footage of the one-bedroom units from 650 to 745 square feet. The development would include 16 affordable units in 3-story townhouses located on 0.49-acre. Eight 1-bedroom units would be sold to income qualified households at-or-below 80% AMI for \$150,000-\$165,000. The eight 1,388-1,450 square foot 2-bedroom units would be sold for \$190,000-\$205,000. Ms. Drummond stated that the funding request from the County is for \$1,840 million for acquisition (NHLA) and \$1.120 million (FAH) for construction costs for a total not-to-exceed amount of \$2.96 million.

Mr. Douglas noted that the County would not recover the selling price. Ms. Drummond said that this money would go towards the land and construction costs. Mr. Douglas remarked that members have a resolution before them which states that the advancement of this development is subject to the needed approvals by the Village of Rye Brook. He read a portion of the resolution which included the not-to-exceed dollar funding amounts and asked for a motion. Mr. Pisco moved to approve the resolution; Mr. Coley seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 80 Bowman Avenue, Village of Rye Brook as a project in Capital Project BPL50 and BPL30 was adopted with seven votes. Mr. Sullivan voted no. Mr. Arndt was not present for the vote.

**C. BPL50 Fair and Affordable Housing – 176 Henry Street, Village of Buchanan;
Amendment of Planning Board Report on 2015 Capital Project Requests**

Ms. Drummond presented the affordable homeownership housing located in the Henrick Hudson School District in the Town of Cortlandt. The property is close to Bee-Line bus routes 14 and 17. The County will purchase the existing 3-bedroom, 2.5 bathrooms, 1,400 square foot Cape Cod style house on 0.21-acre for a not-to-exceed amount of \$377,726 (\$310,000 /acquisition, \$37,600/rehabilitation, \$30,126/marketing & property management) and the renovated home will be marketed and sold to an income eligible household at 80% AMI for \$235,033. She stated that the amount of the County's subsidy for this AFFH house would be \$142,368. Ms. Drummond said that Housing Action Council will market and manage the property for an anticipated eight month period. She said that the Department of Public Works would manage the affordable house's rehabilitation.

Mr. Douglas said that members have a copy of the resolution in their folders; he read a portion of the resolution and asked for a motion. Ms. Hasbrouck moved to approve the resolution; Mr. Pisco seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 176 Henry Street, Village of Buchanan as a project in Capital Project BPL50 was adopted with seven votes. Mr. Sullivan voted no. Mr. Arndt was not present for the vote.

**D. BPL10 New Homes Land Acquisition – Route 6/Clayton Boulevard, AvalonBay, Town of Somers;
Amendment of Planning Board Report on 2015 Capital Project**

Requests; *Rescind Resolution #15-39 and Adopt Revised Resolution*

Ms. Drummond noted that this development was presented to the board on October 6 for funding under BPL50. She stated that the 10 AFFH units are part of the larger 152-unit AvalonBay rental development comprised of 17 two-story buildings, a community recreation building and an outdoor pool. Of the 152, 13 units will be affordable in accordance with the Town of Somers Affordable Housing Policy and 10 would be subsidized with County funds and qualify as AFFH units to be affirmatively marketed and rented to households at-or-below 50%-60% AMI. Ms. Drummond noted that half of the AFFH ten units are one-bedrooms and half are two-bedrooms.

Ms. Drummond said that the County will purchase the units when completed for \$83,800 per unit with funds from BPL10, place deed restrictions and then sell them back to the developer. She said that the site off Route 6 is located near the Somers Common shopping center and is in the Somers School District.

Mr. Douglas read a portion of the resolution and asked for a motion. Mr. Coley moved to approve the resolution; Mr. Pisco seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include Route 6/Clayton Boulevard, AvalonBay, Town of Somers as a project in Capital Project BPL10 was adopted with seven votes. Mr. Sullivan voted no. Mr. Arndt was not present for the vote.

E. BPL50 Fair and Affordable Housing – 101 Nottingham Road, Unit #BB, Town of Bedford; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond said that 101 Nottingham Road, unit #BB, is one of two units in the 76-unit Bedford Terrace Condominium complex that the County seeks to acquire. The condominiums are located in the Bedford Central School District.

Ms. Drummond stated that the 950 square foot, 2-bedroom, 2-bathroom unit would be purchased by the County for approximately \$227,667 and sold as an AFFH unit to an eligible household earning up to 80% AMI for \$140,000. County funding would be comprised of \$195,000 for acquisition, \$5,500 for rehabilitation and \$27,167 for marketing and property management costs. She stated that the sales proceeds would be returned to the County; the subsidy for the unit would be \$87,465. Ms. Drummond stated that only minor rehabilitation, such as addressing the condition of the hardwood flooring, would be needed.

Ms. Hasbrouck asked if the unit is within walking distance to the Metro North train station. Ms. Carapella Rendo said that the unit is located between the Katonah and Bedford Hills stations and that one can walk from the condominium to either of the two stations, but that the walk is a long one.

Mr. Douglas asked for comments, read a portion of the resolution and asked for a motion. Ms. Hasbrouck moved to approve the resolution; Mr. Pisco seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests

to include 101 Nottingham Road, Unit #BB, Town of Bedford as a project in Capital Project BPL50 was adopted with eight votes. Mr. Sullivan voted no.

F. BPL50 Fair and Affordable Housing – 106 Nottingham Road, Unit #B, Town of Bedford; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond said that Unit #B at 106 Nottingham Road in Bedford is a 1-bedroom, 1-bath, 750 square foot condominium that would be purchased by the County for \$200,000 and affirmatively marketed and sold for \$132,806 to an income qualified household earning up to 80% of Westchester County's AMI. The sales proceeds would be returned to the County. Ms. Drummond said that renovations to the unit would include new kitchen appliances and painting the walls. Funding from the County for the renovation work would be \$5,500. An additional \$26,806 is requested for marketing and management costs. The total not-to-exceed amount requested is \$232,206; the County subsidy to make this an AFFH unit would be \$99,500.

Answering a question from Mr. Douglas, Ms. Drummond replied that the Department of Public Works would contract out the rehabilitation work. She noted that the expected timeframe to carry the management costs is anticipated to be eight months.

Mr. Coley noted a discrepancy in the addition of the funding numbers indicated in the Executive Summary and Resolution in the day-of-meeting folders. Ms. Holland corrected and revised these documents and delivered a copy for Mr. Lynch.

Mr. Douglas read a portion of the resolution and requested a motion. Mr. Arndt moved to approve the resolution; Mr. Pisco seconded the motion. The resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 106 Nottingham Road, Unit #B, Town of Bedford as a project in Capital Project BPL50 was adopted with eight votes. Mr. Sullivan voted no.

VIII. Matters for Board Information
(Presented after agenda item VI. Referrals.)

A. NRO 15-012B City of New Rochelle Downtown Overlay Zones – Draft Generic Environmental Impact Statement

Mr. Buroughs stated that the City of New Rochelle proposes to revise the city's downtown zoning to set the stage for future development. He said that the city hopes to expedite future project development proposals for the downtown area by preparing a Generic Environmental Impact Statement (GEIS). Mr. Buroughs said that additional SEQR review, which can lengthen the time needed to advance a project, may not be needed for projects that fall within the scope of impacts identified in the GEIS. He noted that the City of Yonkers had tried a comprehensive downtown plan several years ago but was not successful due to the timing of that city's initiative, which was launched just before there was a downturn in the economic

market conditions. He said for that reason – a change in market conditions – New Rochelle wants to move fast to implement the new zoning.

Mr. Herbert called the board member's attention to the maps and charts on the proposal in their day-of-meeting folders. The first schematic illustrated the 10-year build-out under the overlay zoning. Mr. Herbert stated that this scenario uses city-controlled and "soft," easily developed sites in the city's center. He said that the second page with an aerial map indicates the downtown development area which also encompasses an area north of I-95. Referring to a third page which listed the six different zoning overlay districts proposed, he said that the existing zoning would remain in place, and developers could choose between the old and the new overlay zones. Mr. Herbert noted that incentives would be in place to promote the choice of the new zoning. He said that density and height bonuses would be offered. He said that specifically identified civic improvements could be tied to specific bonuses. Mr. Herbert reviewed the possible building height scenarios for the six proposed overlay zones – ranging from 24 to two-stories (the tallest in the center of the downtown district, radiating outwards to the lower heights at the periphery), with the possibilities of a 20% height increase bonus.

Mr. Herbert said that an action plan was prepared by the city's master developer, and that this plan recommended that some streets, such as Huguenot, Division and Main Street, be changed to one-way, a traffic pattern which encourages pedestrian activity and shopping. Mr. Buroughs noted that White Plains' transit center plan will explore converting some streets in that city to one-way for this reason. Mr. Herbert noted that the city's Congestion Mitigation Air Quality (CMAQ) grant may be jeopardized if there is an increase in pollution due to the creation of two-way streets and increased traffic.

Ms. Hasbrouck asked about the residential build-out. Mr. Buroughs noted that a table in the response letter indicates a theoretical residential build-out of 5,500 units over 10 years.

Mr. Buroughs stated that a circulator bus, cited in the Recommended Action Plan to serve New Rochelle's downtown area, would need long-term funding to succeed. He noted that a loop bus route was tried in White Plains, but was cancelled as it did not generate revenue. Mr. Coley asked if circular bus transit was included as an item in the list of bonuses. If the issue for the long term success of the route is funding, he said, linking the circulator's funding to a build-out bonus could prolong its use. Mr. Douglas, Mr. Lauro and Mr. Buroughs lauded his comment.

Mr. Sullivan asked Mr. Rodriguez if he know of a provision in the American with Disabilities Act that would require attention to planning for the disabled in the downtown plan. Mr. Rodriguez replied that he did not know of a requirement in this act that would call for a holistic approach for generic development for persons with disabilities. Mr. Sullivan said that the plan could be reimagined to include plans for persons with disabilities. Mr. Douglas stated that, in general, this type of mixed use development is favorable to persons with disabilities, as automobiles are not required for transportation and there is close proximity to shopping and services.

MINUTES
Westchester County Planning Board
Meeting of October 27, 2015
Page 8

Answering a question from Mr. Douglas, Mr. Coley said that the three-to-one I & I ratio was included in the comments, and what also needs to be addressed is how the increase in sewer usage and the resulting need for nitrogen mitigation upgrades would be handled. Mr. Douglas said that once the threshold of the County's sewer treatment plant is reached, additional build-out would not be possible.

Mr. Herbert reported that the central downtown parking area would be expanded and that build-out bonuses would be available for car-share parking, such as zip car stations.

Answering a question from Ms. Hasbrouck about the impact on schools, Mr. Herbert said that the questions raised by the public about school impacts and other issues would be addressed in the final environmental impact statement.

Answering a question from Ms. Hasbrouck on the timing for adopting the generic EIS, Mr. Herbert said that the city's goal is to adopt the new zoning by the end of the year. Mr. Douglas said that the preparation of a final GEIS is the next step in the process.

(Action Item BPL50 and BPL30 – 200 Readers Digest Road (Chappaqua Crossing), Town of New Castle was addressed next.)

IX. Other Business

None.

X. Adjournment

The meeting adjourned at 9:25 a.m.

***DRAFT* MINUTES OF THE MEETING**
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, December 1, 2015

PLANNING BOARD MEMBERS PRESENT:

Jeremiah Lynch, Chair (Village)
Dwight Douglas, Vice Chair (City)
Andrea Carapella Rendo (Town)
Holly Hasbrouck (Town)
Mark Rosen (Town)
Dennis Starr (City)
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

PLANNING BOARD MEMBERS ABSENT:

Village (Vacant)
James Arndt (City)
Neil Sullivan (City)

STAFF PRESENT:

Edward Buroughs, Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Lukas Herbert, Associate Planner
Katherine Eisenman, Planner
Tracey Corbitt, Principal Planner
Megan Flannigan, Planner
Edward Leimbach, Planner
Ellen Brief, Program Specialist

GUESTS:

Eileen Mildenberger, Senior Advisor, Office of the County Executive
Adam Rodriguez, Acting Director of Real Estate
Michael Camoia, Office of the County Executive
Adriana Lubelli, FIOS 1 News

I. Call to Order

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

MINUTES
Westchester County Planning Board
Meeting of December 1, 2015
Page 2

II. Meeting Dates

Mr. Lynch announced the upcoming dates of the Planning Board meetings. They will be held in 2016 at 8:00 a.m. on Tuesdays, January 5, February 2 and March 1.

III. Adoption of Minutes

Mr. Lynch asked if members had any comments on the minutes; none were made. He called for a vote. Mr. Douglas made the motion; Ms. Hasbrouck seconded. Ms. Brief mentioned that two members present at this morning's meeting were unable to attend the October 27 meeting. Ms. Mildenberger noted that Robert's Rules of Order permits members not present at a past meeting to be included in the vote on subsequent meeting minutes. As there were no objections to the draft minutes of the October 27, 2015 meeting of the Planning Board; the minutes were unanimously adopted.

IV. Chairman's Remarks

Mr. Lynch thanked board members for their service in 2015 and said that he looked forward to the Planning Board meetings in the upcoming year. He said that the Matters for Planning Board Action would be addressed prior to the Referrals. He invited Ms. Drummond to speak next.

V. Commissioners' Remarks

None.

VI. Referrals

Ratification of actions taken by staff in response to planning and zoning actions referred to the County Planning Board October 16, 2015 to November 15, 2015.

(Presented after Agenda item VII.)

Mr. Lynch invited comment on the referrals report. Answering a question from Ms. Hasbrouck, Mr. Herbert stated that HAR 15-011, Purchase Professional Park, is the second proposal received for Westchester Medical Group. Mr. Douglas remarked that the proposal for the Town of Mount Pleasant, referral MTP 15-004 to construct four new laboratory and research buildings, is a good expansion plan for the Landmark at Eastview property.

Mr. Starr moved to approve the referrals report; Ms. Hasbrouck seconded the motion. The referral report dated October 16, 2015 to November 15, 2015 was approved. Mr. Rosen was not present for the vote.

Mr. Starr asked if the response to the draft generic environmental impact statement for the downtown area of the City of New Rochelle, NRO 15-012B, Downtown Overlay Zone, had been transmitted. Mr. Herbert responded that comments on the draft EIS and the final EIS had been submitted to the City within the short comment period provided. Mr. Starr stated that he was concerned that residential units would be constructed prior to the construction of commercial retail areas. He asked how the impacts on the sewer district and a potential overload of the sewers would be monitored.

Mr. Lauro responded that the New Rochelle sewer plant was recently renovated and its capacity was based on projected growth for the entire service area. He noted that the growth projection did not include the scale of development that the new downtown zoning plan would permit. He said that the County Department of Environmental Facilities has agreements that require municipalities to conduct studies in areas such as capacity assurance management, and operation and maintenance. He said that new connections to the system would require an inspection and a video of the connection to the system.

Mr. Starr remarked that the City's plan is to provide the developer with city-owned property such as parking lots and parks; he noted that these parcels may not have sewer connections today. Mr. Lauro noted that there is a moratorium on new connections but that this moratorium may be lifted by the NYS Department of Environmental Conservation. Mr. Douglas remarked that the parking lots, surrounded by city streets, may have old tie-ins to the sewers. Mr. Herbert said that some of the parking lots, such as the Church Division Garage, were the subject of prior referrals where a developer combined undeveloped lots with developed lots to create a single development site that would have a sewer connection.

Reacting to a comment by Mr. Lauro that the County's compliance with water quality standards for the Long Island Sound are measured as a total of all County sewage treatment plants discharging to the Sound, Mr. Douglas remarked that developers in New Rochelle should be required to contribute toward future upgrades that may be needed for nitrogen removal at any County sewage treatment plant along the Long Island Sound. He said that one approach could be to have the City collect fees for this and contribute a prorated amount to the County.

Mr. Buroughs stated that the Department would email to the Board copies of the referral response letters that were sent to the City. He requested that board member email any comments on these letters to the Department prior to a scheduled December 8 City Council vote on the zoning amendments.

Referrals of Interest

A. Referral File No.: MTV 15-002B – 1 Bradford Road – Site Plan, City of Mount Vernon

Mr. Herbert stated that the development proposal for 1 Bradford Road in the City of Mount Vernon is for 120-units of market rate housing in a high-amenity building on a three-acre site. The unit breakdown is 14 studios, 56 one-bedroom and 50 two-bedroom apartments. He said that the City had rezoned the site in February to RMF-15 to accommodate a multi-family project. He noted that the access to the development would be through the County's Willson's Woods Park and remarked that the park's swimming pool is a major amenity.

Mr. DeLucia stated that 70,000 persons visit the park during the pool's season and many picnic in the park in the spring and fall. He anticipates that the Department of Parks, Recreation and Conservation may receive noise complaints from the new residents. Mr. Lynch noted that the pool existed prior to the time that new residents will move in, and so

MINUTES
Westchester County Planning Board
Meeting of December 1, 2015
Page 4

they should have considered the potential noise situation. Mr. Lynch said that the developer should be forthcoming about the proximity to an active pool and picnic area.

Mr. DeLucia reported that the County is working with the developer on the use of the park access road. He noted that there is a pedestrian bridge that could provide access to the Pelham train station. Ms. Hasbrouck remarked that the site is closer to Pelham's Metro-North train station than the Mount Vernon station.

Mr. Herbert said that 155 parking spaces are planned for the site including 16 inside a garage, three allocated for visitors and seven spaces land banked. He said a cellphone tower on the site will remain. Mr. Herbert remarked that the building is shown to be five stories in height with rooftop amenities.

Mr. DeLucia reported that construction work, such as the rebuilding of the bath house and expansion of the parking lot, is scheduled for the park. He added that the NYS Department of Transportation will also be doing construction work along the east side of the park and will utilize part of the park for construction staging.

Answering a question from Mr. Lynch, Mr. Herbert said that he believes the City is supportive of the development, noting that the rezoning was already approved.

Mr. Starr noted that the plans call for only three visitor parking spaces for 120 units. Mr. Douglas said that this concern should be included as a comment in the response letter.

Mr. Douglas noted that the topography was not indicated in the schematic shown in the PowerPoint slide. Mr. DeLucia said that planned road construction in the park would remove some rock croppings and diminish the screening of the new building from the pool. Mr. Douglas said that a comment should be added to the response letter that cites the need for a landscape plan. Mr. Douglas noted that construction techniques that mitigate noise could be incorporated in the plans. He remarked that it is good to see market rate housing being developed in Mount Vernon.

Answering a question from Mr. Rodriguez, Mr. DeLucia responded that a wall to delineate the housing site from the park is not planned.

Mr. Lauro noted that, due to the large footprint of the building and lack of open space along the property lines, emergency services may have difficulty accessing the site. Mr. Douglas said that the City's Building Department would address this. Mr. Douglas remarked that the size of the building's footprint does not leave much remaining area for landscaping; if the number of visitor parking spaces is increased, then the building size and the number of units may need to decrease.

Mr. Herbert said that the Department will circulate a draft of the response letter to members and welcomes additional comments from the board.

VII. Matters for Planning Board Action
(Presented after the Chairman's Remarks.)

- BPL50 Fair and Affordable Housing and BPL30 New Homes Land Acquisition – 322 Kear Street, Town of Yorktown; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond stated that the 322 Kear Street site would be located in downtown Yorktown Heights, would be adjacent to a shopping center and would be built on a 0.41-acre vacant parcel. The site is within walking distance to Bee-Line bus routes #15 and #10 and is in the Yorktown Central School District. The proposal calls for 12 affordable rental units: six 1-bedrooms and six 2-bedroom units in a 3-story mixed-use building. The first floor would accommodate commercial tenants. The partially-covered parking area would be shared with the residents and the commercial tenants. The units will be affirmatively marketed to households that income qualify at 50%-60% of the Westchester County Annual Median Income (AMI) with monthly rents ranging from \$882-\$1,081 for the 1-bedrooms and from \$1,051-\$1,289 for the 2-bedroom apartments.

Ms. Drummond said that some approvals from the town are in place. She noted that the County has worked before with the developer, Marathon, and has been pleased with their work.

Mr. Douglas stated that this is a good project and moved the resolution for a vote; Mr. Starr seconded the motion. Mr. Lynch read a portion of the resolution which stated the requested not-to-exceed amount of \$1.24 million: \$840,000 (BPL50-FAH) for construction and \$284,000 (BPL30-NHLA) for land acquisition. The vote to amend the Planning Board Report on the 2015 Capital Project Requests to include 322 Kear Street, Town of Yorktown in Capital Project BPL50 and BPL30 was unanimously adopted.

- BPL50 Fair and Affordable Housing – 437 Saw Mill River Road, Town of New Castle; Amendment of Planning Board Report on 2015 Capital Project Requests

Ms. Drummond stated that the site for 437 Saw Mill River Road is located in the hamlet of Millwood in the Chappaqua Central School District. She noted that the half-acre parcel has an existing 1,450 square foot single-family home in poor condition. She said that proposal before the board requests \$300,000 in FAH funding - \$250,000 for the property's acquisition and \$50,000 for rehabilitation costs. Habitat for Humanity of Westchester plans to renovate the ranch-style house and add a second story to create a second AFFH condominium unit. Both units would be homeownership opportunities for households earning up to 80% AMI. Ms. Drummond noted that the Town of New Castle planner confirmed that the town zoning code allows for the proposed use.

Ms. Drummond noted that the property utilizes an existing septic system which would limit the development on the property to three bedrooms. The expansion and improvement of this system, to accommodate additional bedrooms, would be explored. The sales price, unknown

MINUTES
Westchester County Planning Board
Meeting of December 1, 2015
Page 6

at this time, would be determined by the number of bedrooms that the septic system would allow. The County would purchase the property once the Town approvals are in place.

Answering a question from Ms. Carapella Rendo, Ms. Drummond said that the parties will sign a homeowners association agreement which stipulates who is responsible for maintaining the land. Answering a question from Mr. Douglas, Ms. Drummond responded that the County will not be reimbursed for expenditures for this property. Answering a question from Mr. Starr, Ms. Drummond confirmed that the septic system could limit the size of this development. She said that a sewer extension line will be constructed nearby but new connections are limited under NYS Department of Environmental Protection policy.

Mr. Lynch solicited thoughts and comments; none were made. Mr. Douglas moved the motion to approve the resolution; Mr. Lauro seconded. Mr. Lynch read a portion of the resolution. The vote to approve the resolution to amend the County Planning Board Report on the 2015 Capital Project Requests to include 437 Saw Mill River Road in the hamlet of Millwood, Town of New Castle as a project in Capital Project BPL50 was unanimously adopted.

Mr. Lynch invited Mr. Herbert to speak on the Referrals.

VIII. Matters for Board Discussion

None.

IX. Matters for Board Information

None.

X. Other Business

Mr. Lynch asked Mr. DeLucia about the status of Winter Wonderland at Kensico Dam in Valhalla. Mr. DeLucia reported that it had opened on Friday and that it is traditionally a popular event that is well attended by the public. He added that all the proceeds collected will go to the Friends of Parks.

XI. Adjournment

Mr. Douglas made a motion for adjournment; Ms. Carapella Rendo seconded. The meeting ended at 9:15 a.m.