

MINUTES OF THE MEETING
WESTCHESTER COUNTY PLANNING BOARD
Cassella Conference Room
Michaelian Office Building
White Plains, New York
Tuesday, April 4, 2017

PLANNING BOARD MEMBERS PRESENT:

Dwight Douglas, Vice Chair (City)
James Arndt (City)
Holly Hasbrouck (Town)
Michael Camoia (Village)
Andrea Carapella Rendo (Town)
Neil Sullivan (City)
Vincent Kopicki, Commissioner, Department of Public Works & Transportation
Thomas Lauro, Commissioner, Department of Environmental Facilities
Kathleen O'Connor, Commissioner, Department of Parks, Recreation and Conservation

PLANNING BOARD MEMBERS ABSENT:

Jeremiah Lynch, Chair (Village)
Dennis Starr (City)
Mark Rosen (Town)

STAFF PRESENT:

Eileen Mildenerger, Acting Commissioner
Norma Drummond, Deputy Commissioner
Patrick Natarelli, Chief Planner
Lukas Herbert, Associate Planner
Kim Holland, Program Administrator
Kay Eisenman, Planner

GUESTS:

Joseph Nicoletti, Deputy Commissioner Department of Public Works & Transportation
Ellyn Glasser, Ross, Stewart, Warren Community Association
Ilene Stockel, Ross, Stewart, Warren Community Association

I. Call to Order

Dwight Douglas, Vice-Chair, in the absence of Jeremiah Lynch, Chair, called the meeting of the Planning Board to order at 8:05 a.m.

II. Meeting Dates

Mr. Douglas announced the upcoming dates of the Planning Board meetings. The Board approved these dates on a motion of Mr. Arndt, seconded by Mr. Camoia.

III. Adoption of Minutes

Mr. Douglas said he had reviewed the minutes of the Board meeting of March 7, 2017 and asked if members had any comments on the draft. There were no corrections or revisions. A motion to approve the minutes of the March 7, 2017 meeting of the Planning Board was made by Mr. Sullivan, seconded by Ms. Hasbrouck and adopted unanimously by the Board.

IV. Chairman's Remarks

Speaking in the context of the 52 North Broadway referral, Mr. Douglas briefly recounted his days as a basketball coach at the College of White Plains, which subsequently became part of Pace University's White Plains campus. He said his tenure as coach lasted about a year.

V. Acting Commissioner's Remarks

None.

VI. Referrals

- A. Ratification of actions by staff in response to planning and zoning actions referred to the County Planning Board February 16, 2017 to March 15, 2017.

Mr. Douglas asked the Board if there were any questions or comments about the Report of County Planning Board Referrals. Commissioner Lauro said that Peekskill should respond to the County's comments about inspection of sewer laterals as there is a requirement under the law that maintenance be performed annually but Peekskill has not responded for more than three years. Mr. Herbert said that this comment would be put into the next letter sent to the City

Commissioner Lauro also asked about the 52 North Broadway project in White Plains as to whether any consideration is being given to water reuse for such a large scale project. He suggested that the Board recommend some sort of treatment and reuse of grey water and that such a comment be considered for referrals to the Board of urban style high rise buildings.

Ms. Stockel, a guest from the Ross, Stewart, Warren Neighborhood Association in White Plains was given permission to speak about the project also. She showed members photos of 52 North Broadway where she said there is a former dump site on a portion of the property that at which some contamination has been identified. She expressed concern that neither the City of White Plains or the developer has adequately addressed the situation. Neighbors have spoken to the City administration and to representatives of the New York State Department of Environmental Conservation ("DEC"), but so far nothing has been done. She said that other former dumping sites in the county have been cleaned and capped but not this one. Mr. Douglas explained that the Board is advisory only and cannot make any demands on municipalities. He said that the County's referral letter advised moving the buildings to the front of the site, which the guests agreed was their preferred option as well.

Mr. Herbert said that he had not received any information about contaminated material in the submission from White Plains, but he did discuss the building location in the letter, and the potential contamination is one more reason why the proposed buildings should be located towards the front of the site. Mr. Herbert said that there has not been enough detailed material yet from the

developer for him to present the project to the Board, but he offered to write a follow up letter mentioning the contamination issue, which he will circulate to the Board. He said the potential contamination issue will have to be addressed in the Environmental Impact Statement for the project and he will report back to the Board at that time.

Mr. Camoia made a motion to ratify the referral letters which was seconded by Ms. Hasbrouck and approved.

VI.I Matters for Board Discussion

A. None

VIII. Matters for Planning Board Action

A. Capital Budget Amendment T034A Maintenance Facility Upgrades II (2015 – 2019)

Mr. Hoffmeister presented the proposed Capital Budget Amendment at the Central Maintenance Facility in Yonkers for the installation of an approximately 2,000 gallon tank for the storage of a fluid known as urea, which is used to reduce nitrogen oxide emissions from diesel exhaust. This is required for new hybrid articulated buses. Mr. Arndt made a motion to adopt the scope change which was seconded by Mr. Sullivan and approved.

B. Capital Budget Amendment BPL30 New Homes Land Acquisition: Route 22

Ms. Holland described the Affirmatively Furthering Fair Housing development located on a 35.4 acre property on Route 22 in Lewisboro, where 46 rental units are proposed to be constructed. The funding has changed somewhat from the prior proposal which was presented to this Board in 2016. Funds in the amount of \$2,990,000 from Capital Project BPL30 New Homes Land Acquisition are proposed to be used for acquisition of the property. Other funds will come from both private and public sources, but the County's funding will only be used for acquisition of the property. The development will be comprised of five residential buildings, a clubhouse, outdoor recreational facilities and on-site parking for 92 vehicles. Access will be from Route 22 in Goldens Bridge.

The units will all be affordable for 50 years for households earning up to 50 and 60 percent of the Area Median Income. The developer is seeking site plan approval and construction is scheduled to commence in early 2018.

Ms. Drummond explained that the Board reviewed and approved funding for this development in 2016, but the change in the source of County funding necessitates the rescission of the previous resolution and adoption of a new resolution.

Mr. Camoia made a motion to rescind the old resolution and accept the new resolution, which was seconded by Mr. Arndt and approved, with Ms. Rendo abstaining and Mr. Sullivan voting no.

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IX. Matters for Board Information
None

X. Other Business

Commissioner O'Connor asked if there has been any movement on improvements to Route 100 near the Community College, which she has stated before is dangerous for pedestrians, particularly after dark. Mr. Natarelli said that sidewalks have not yet been built but this is a state issue as the state owns the roadway.

XI. Adjournment

The meeting was adjourned at 8:50 a.m. on a motion of Mr. Camoia, seconded by Mr. Arndt.