

**WESTCHESTER
COUNTY
PLANNING
BOARD**

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County Planning Board Referrals:

Letters dated February 16, 2015 through March 15, 2015

Meeting Date:
April 7, 2015

Bedford

BED 15-001 Bedford Farm

Old Post Road and Crusher Road

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

The applicants, Wilder Balter Partners, propose a conservation subdivision for a 118.1-acre site at the intersection of NYS Route 22 and Crusher Road. The subdivision would create a 79-unit development comprised of single-family houses and semi-attached townhouses on the western portion of the site while the eastern portion of the site would remain as preserved open space surrounding five existing ponds. Of the 79-units proposed, nine would be affordable affirmatively furthering fair housing (AFFH) units with no age restriction. The remaining 70 would be age-targeted to seniors, designed with first floor master suites and optional elevators. The applicant is also proposing a 4-acre "neighborhood farm."

The project would require a Town Board issued conservation development special permit and site plan and subdivision approvals from the Planning Board.

We have no objection to the Bedford Planning Board assuming Lead Agency status for this review. We respectfully request that we be sent additional information on this project, such as site plans and other supporting materials, as they become available or as this application progresses through the SEQR process. At this time we offer the following preliminary comments:

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025:

The proposal concept is generally consistent with Westchester 2025. The development establish a residential cluster within walking distance of stores and services associated with the Bedford Village hamlet while conserving a portion of the site and creating a local resource. The proposal would also contribute towards the creation of a range of housing types in this part of the county, including nine affordable AFFH units, which we support.

Impacts to County facilities and services:

Additional comments:

The subdivision drawing shows a high degree of pedestrian interconnectivity throughout the site, which we support. The drawing also shows a proposed new sidewalk along Route 22 between the subdivision road and the commercial area just to the north. We encourage the Town to consider if extending this sidewalk along the applicant's entire frontage with Route 22 would be desirable.

Cortlandt

CTD 15-001 Cortlandt Crossing - Draft EIS

4133 East Main Street

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Draft environmental impact statement (EIS) for a proposal to redevelop a portion of 36-acre site located on the north side of East Main Street (US Route 6), across from the Cortlandt Town Center shopping center. The applicant, Acadia Realty Trust, owns the Cortlandt Town Center.

The site currently contains a number of small buildings. The proposal involves the demolition of all existing structures and the construction of a new shopping center containing approximately 170,000 square feet of floor area and 759 parking spaces on 17 acres. To accommodate this development, the applicants are petitioning the Town to amend the Town Zoning Map to enlarge the CD – Designed Commercial District to encompass more of the site. Currently, the CD District encompasses 9.48 acres, the portion of the site closest to East Main Street. The proposed petition would extend this area further north so as to encompass an additional 7.11 acres. The remainder of the site (19.5 acres) would continue to be zoned Residential R-40. If rezoned by the Town Board, the applicant would seek site plan approval from the Town Planning Board.

The applicants have also petitioned the Town to create a new sewer district, “Cortlandt Boulevard Sewer District #1,” and to have the new district include the subject site and part of the Cortlandt Town Center property. In addition, Van Cortlandtville Elementary School, which abuts the site to the west, is proposed to be allowed to connect to this new sewer district as an out-of-district user. The applicant is requesting that the Town petition the County Board of Legislators to add the Cortlandt Boulevard Sewer District #1 to the Peekskill County Sewer District once it is created. As part of this petition, the applicant is proposing to construct a new sewer pump station.

Letter date: Friday, March 13, 2015

Response type: Comment

Consistency with Westchester 2025:

- The County Planning Board’s long-range planning policies suggest that alternatives to auto-dominated development concepts be considered, particularly for sites along the county’s developed corridors.
- We recommend that the Town and applicant consider placing the proposed new buildings along the street frontage with parking in the rear.
- Consideration could be given to using different zoning to permit a pedestrian-scaled, mixed use development containing a balance of retail and residential apartments.

Impacts to County facilities and services:

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables and consider a food composter for food waste.
- Because the applicant is proposing a change in routing for Bee-Line buses, we recommend the applicant meet with WCDPWT to identify the most efficient means to provide transit service to this area.

Additional comments:

- We recommend that the site plan be revised to include sidewalks along all site driveways and for sidewalks to be extended along the entire site frontage with East Main Street. A pedestrian connection to Lucs Lane could also be considered.
- We are concerned about potential visual and lighting impacts to adjacent properties. We recommend that the final EIS contain cross-sections through these adjacent properties to help assess visual impacts both from regrading and removal of vegetation.
- We recommend incorporating as much green building technology as possible into the proposed development and to provide bicycle parking.
- Because East Main Street (US Route 6) is a State road, a copy of the application should be forwarded to NYS DOT.

Greenburgh

GRB 15-001 Game On 365 Sports

701 Dobbs Ferry Road

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

A petition to amend the text of the Town Zoning Ordinance to allow privately owned indoor/outdoor recreation facilities on properties within the Town's R-30 zoning district by special permit issued by the Town Board. If the petition is granted, the applicant seeks to construct an approximately 107,000 square foot indoor recreation field house, an outdoor artificial turf field and related parking and amenities. The project site is approximately 32 acres located at 37 Dobbs Ferry Road (NYS Route 100B). The site currently contains a golf driving range, which would remain on the site.

While the zoning text amendment is a matter for local determination, we reserve comment on the potential site plan and special permit applications until those reviews are initiated. We offer the following preliminary observations on the conceptual site plan which was submitted with the zoning petition:

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- We encourage the applicant to install a sidewalk along the entire site frontage with Dobbs Ferry Road. It is important that safe access be available between nearby bus stops and the proposed facilities. We also recommend that a bicycle rack be added near the entrance to facilitate bicycle access from surrounding areas.

Impacts to County facilities and services:

- As more detailed plans are developed, the applicant should be required to show where recyclable material will be source separated and stored.

Additional comments:

- Because Dobbs Ferry Road is a state road (NYS Route 100B), the Town should forward a copy of the application to NYS DOT.
- We recommend that a bicycle rack be added near the entrance to facilitate bicycle access from surrounding areas.

GRB 15-003 RAKS Corp

N. High Street & N. Lawrence Avenue

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Site plan and special permit application proposing the construction of a 113-bed assisted living facility on a 5.4-acre vacant site located at the north end of North High Street and North Lawrence Avenue. The site is zoned R-40 which allows assisted living facilities by special permit issued by the Town Board. The site, which also abuts the Sprain Brook Parkway, is encumbered with both wetlands and steep slopes, some of which exceed 35% gradient.

The applicants are proposing a four-story building which would be built into the slope of the site, with two stories above ground at the south end and four stories above ground at the north end. Vehicular access would be provided via a proposed driveway which would encircle the building, connecting to both North High Street and North Lawrence Avenue. Loading would occur at the north end of the site where the driveway would have direct access to the basement level, which would be above ground in that location.

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- Because the site plan shows extensive wetland and steep slopes impacts, the Town will have to balance the need for this project in light of the environmental impacts which could occur if the project is developed as proposed.

Impacts to County facilities and services:

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

Additional comments:

- Technical comments were offered with respect to flood reduction, subsurface stormwater practices, low impact development techniques and the operation and maintenance of stormwater practices.
- We encourage the applicant to consider a bicycle rack for building employees who may ride bicycles to work.

GRB 15-005 Prospero Nursery

1120 Knollwood Road

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

A proposed site plan amendment for Prospero Nursery, located at 1120 Knollwood Road (NYS Route 100A). The proposed site modifications involve the removal of seven buildings and accessory structures as well as an on-site asphalt surface. The applicant also proposes the construction of a 5,253 square foot, one-story storage facility. In total, the project will involve the net reduction of 19,963 square feet of impervious surfaces on the site.

Letter date: Monday, March 09, 2015 **Response type:** Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Harrison

HAR 15-003 Keio Academy of New York

3 College Road

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

Proposal to construct an approximately 22,000 square foot student center and to relocate three tennis courts. At an existing private school located at 3 College Road in Purchase. There will be no change to parking or traffic as a result of the proposed improvements.

Letter date: Monday, March 02, 2015

Response type: Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

- We encourage the applicant to incorporate green or sustainable building methods and technologies into this project.

HAR 15-004 Old Oaks Country Club

3100 Purchase Street

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

Proposal to create a golf short-game practice area and two seasonal tennis bubbles for four existing courts on the Old Oaks Country Club property, as well as 42 new parking spaces adjacent to these areas.

Letter date: Monday, March 02, 2015

Response type: Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

- We encourage the applicant to incorporate impervious pavers and raing gardens as part of the project to treat stormwater runoff.

HAR 15-005 249 Halstead Avenue Mixed Use Building

249 Halstead Avenue

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Proposal to construct a two-story commercial building with store front commercial space on the first floor and two three-bedroom residential apartment units on the second floor.

Letter date: Tuesday, March 03, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

The proposal is consistent with Westchester 2025 because it is a mixed-use infill development in a downtown center, with good access to public transportation.

We continue to recommend that the Town take steps to incorporate the Model Ordinance Provisions into the Town Code, although the adoption of those provisions would not require affordable AFFH units in a development of this size.

Irvington

IRV 15-001 Brightview Senior Living

88-94 North Broadway

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

The applicant is petitioning the Village to amend the text of the Village Zoning Ordinance to add assisted living facilities as a special permit use in the 1F-40 zoning district. If approved, the applicant would seek special permit and site plan approvals to construct a 150-unit assisted and independent living facility consisting of 85 independent units, 29 assisted living units and 26 memory care units as well as indoor and outdoor amenities for residents. The subject site consists of eight acres located at 88-90 North Broadway. The site currently contains an office building and three outbuildings.

The County Planning Board has no objection to the Irvington Board of Trustees assuming Lead Agency status for this review.

While we reserve comment on the potential site plan and special permit applications until those reviews are initiated if the zoning amendment is approved, we offer the following comments on the proposed zoning amendment:

The proposed zoning text amendment attempts to incorporate the Village's currently adopted regulations with respect to the mandatory inclusion of affordable AFFH units and apply it to assisted living developments.

We commend the applicant for exploring innovative means to incorporate non-age restricted affordable AFFH units into an assisted living development. However, we do not recommend inclusion of the provision of the amendment which would establish occupancy preferences for a specific number of non-age-restricted affordable AFFH units; we suggest that the use of a percentage may be more appropriate.

With respect to a priority being offered for employees of the Assisted Living Facility, this should be reviewed by the federal housing monitor.

Letter date: Monday, February 23, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

IRV 15-002 Zoning Amendments: Historic Overlay District

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

A package of Local Laws that would amend various sections of the Village Code including the Village Zoning Ordinance and Zoning Map. The proposed amendments would establish a new Historic Overlay District and apply it to the Irvington Historic District, which was listed on the National Register for Historic Places in 2014.

The regulations established for the Historic Overlay District would require a review from the Board of Architectural Review for the demolition of any building, in whole or part, within the district. Noncontributing buildings, as defined in the new regulations, would be exempt from this review.

As part of the proposed set of actions, the Village would also amend Chapter 9: Board of Architectural Review and Chapter 160: Professional Fees.

Letter date: Monday, March 09, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

IRV 15-003 Zoning Text Amendment: Fair and Affordable Housing

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

A proposed Local Law to amend the text of the Village Zoning Ordinance with respect to existing regulations regarding fair and affordable housing. The amendments would make modifications to the regulations regarding the appearance and integration of affordable units as well as minimum gross floor area of affordable units.

Letter date: Monday, March 09, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

Mount Pleasant

MTP 15-002 Prospero Equipment Corp

123 Castleton Street

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

A public hearing notice for the above referenced project. The subject site is a 2.3-acre property located at 123 Castleton Street in the Town's M-2 Light Industry zoning district and adjacent to the Saw Mill River Parkway. The project as proposed would expand an existing 26,866 square-foot warehouse building located on the property by adding 21,639 square feet of new warehouse space.

This project was granted approval by the Mount Pleasant Planning Board on October 19, 2009. It is our understanding that the approvals have expired and that the applicant is seeking re-approval for the same plans which were previously approved.

Because the plans have not changed, we offer our previous comments, which were sent to the Town in a letter dated March 10, 2009.

Letter date: Monday, March 02, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- We recommend that the Town require the applicant to take steps to treat and retain as much stormwater on-site as possible.
- The Town should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed redevelopment project.

Mount Vernon

MTV 15-001B Oneness Rehoboth Apostolic Church

131-141 East Third Street

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Proposed construction of a two-story church with 11,358 square feet of floor area and an accessory building of 5,748 square feet on a 0.51 acre vacant lot located at the corner of East Third Street and Franklin Avenue. The site plan also shows construction of a parking garage with 114 spaces and provision of a recreation area built on top of a portion of the garage.

We previously reviewed this matter in letters dated August 22, 2014 and January 20, 2015. We have no additional comments at this time, but we refer you to our previous comments, as noted below:

Letter date: Monday, March 02, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development along with bicycle parking. We commend the developer for the green roof areas shown on the current plans.

MTV 15-003B Alexander Development Group

42 Broad Street

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Additional materials for the proposed development of an 18-story mixed use building containing 249 market rate apartments (33 studio, 118 one-bedroom, 82 two-bedroom and 16 three-bedroom) with 12,330 square feet of street level retail space on a 1.52-acre located at 42 West Broad Street in the Fleetwood section of the city. On-site amenities shown include a pool, a 7,183 square foot roof deck and a 4,930 square foot community space. Parking for 533 vehicles would be provided in a renovated parking structure behind the proposed building. This parking structure is currently City-owned, containing 430 spaces. The structure would be renovated to include 366 attendant spaces and 167 self-park spaces along with 7,350 square feet of street level retail space along its frontage with Broad Street. After the proposed renovation, the parking structure would be turned over to the applicant as part of the proposal.

We have previously reviewed the proposed development and responded to the City in letters dated March 10, May 7, May 12, June 9, August 19 and December 29, 2014. In 2015, we responded with a letter dated February 11. We have no additional comments at this time, but we refer you to our previous comments, as noted below:

Letter date: Monday, March 02, 2015

Response type: Comment

Consistency with Westchester 2025:

- The re-use of an existing site in a transit-oriented neighborhood center with a mixed use building is consistent with the policies set forth in Westchester 2025

Impacts to County facilities and services:

- Increased sewage flows into the County sewer system should be offset through inflow and infiltration (I&I) mitigation.
- The applicant should verify that sufficient space will be provided for recycleables.

Additional comments:

- We encourage the applicant to incorporate green or sustainable building methods and technologies into this project.
- We recommend that bicycle parking be provided for building residents

New Castle

NWC 15-003 Chappaqua Crossing

- Site Plan
 Special Permit
 Subdivision
 Zoning Text Amend
 Zoning Map Amend
 Area Variance
 Use Variance
 Moratorium
 Comp Plan

Revised site plans and related materials that present a preliminary development concept plan for Chappaqua Crossing.

The County Planning Board previously commented on the proposed development in letters dated May 26 and October 3, 2006; September 14, 2007; January 4, 2008; June 23, 2009; November 23, 2010; April 11, 2011; May 17, 2013; and January 14, June 16, July 22, August 5, November 17 and December 8, 2014. Our last comments on a prior version of the preliminary development concept plan were made in the June 16, 2014 letter in response to plans dated revised April 4, 2014.

We note continued improvement with the proposed site plan with the current submission. We offer the following updated comments:

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- We note that all retail buildings that contain frontage along the new "main street" within the site now have pedestrian entrances along the roadway. We consider this feature to be of great importance to the overall concept. We continue to point out that the placement of the Whole Foods building behind its own large parking lot is inconsistent with the functionality of a "main street" environment and will discourage walking between uses on the site.

Impacts to County facilities and services:

- The Chappaqua Crossing site is currently served by Bee-Line bus stop with no amenities. With the addition of retail uses on this site, there may be an increase in bus ridership. The applicant should contact WCDPW&T to discuss whether improvements to service or bus stops are warranted or desired.
- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables. Food composting facilities should also be considered, particularly in light of the fact that an "organic farm garden" is proposed for this site.

Additional comments:

- We continue to recommend that the Town require the applicant to prepare a specific pedestrian and bicycle circulation plan for the site that provides connections between each land use area and includes sidewalks on both sides of all roads.
- We recommend that careful consideration be given to the review comments of the New York City Department of Environmental Protection provided to the Town in a letter dated May 6, 2013.

New Rochelle

NRO 15-004 The Lombardi

15 Park Place

- Site Plan
 Special Permit
 Subdivision
 Zoning Text Amend
 Zoning Map Amend
 Area Variance
 Use Variance
 Moratorium
 Comp Plan

A petition to amend the City Zoning Map to apply the Downtown Density Bonus (DDB) Floating Overlay Zone to a 22,195-square foot site located at 15 Park Place. If approved, the applicant will then seek site plan approval for a 5-story, mixed use building containing 2,500 square feet of commercial space and 48 apartments, including five affordable units.

As demand for housing near downtown transit hubs has continued to increase, the City responded appropriately by creating density bonus incentives for downtown transit oriented development. It is our opinion that this site would be appropriate for DDB designation. In particular, the development would help to create a higher density anchor at the north end of the North Avenue segment that is between the transit center and the Memorial Highway overpass. We encourage the City Council to amend the Zoning Map to apply this floating district to this site.

We reserve comment on the potential site plan application until that review is initiated if the zoning map amendment is approved.

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

NRO 15-005 Equity Land Developers

70 Grand Street & 45 Burling Lane

- Site Plan
 Special Permit
 Subdivision
 Zoning Text Amend
 Zoning Map Amend
 Area Variance
 Use Variance
 Moratorium
 Comp Plan

A petition to amend the City Zoning Map to apply the Neighborhood Business – Transit Oriented Floating District (NB-TOFD) to a 0.42-acre site located at 70 Grand Street and 45 Burling Lane. If approved, the applicant will then seek site plan approval for a proposed 36-unit apartment building with four units set aside as affordable. The site is adjacent to a previous development constructed by this applicant after a similar petition where NB-TOFD designation was applied to that site. That building is now fully occupied.

As demand for housing near downtown transit hubs has continued to increase, the City responded appropriately by creating density bonus incentives for downtown transit oriented development. It is our opinion that this site would be appropriate for NB-TOFD designation. We encourage the City Council to amend the Zoning Map to apply this floating district to this site.

We reserve comment on the potential site plan application until that review is initiated if the zoning map amendment is approved.

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

North Castle

NOC 15-002 Zoning Text Amendment: Requirements for Public Hearings

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

A proposed Local Law to amend the text of the Town Zoning Ordinance with respect to mailing requirements for public hearings. Specifically, the amendment would specify that first class mail would be sent to all property owners within a distance of 250 feet of the property lines on both sides of the street on which the property fronts and to adjoining property owners or owners to the rear of the property affected. Proof of mailing would be required.

Letter date: Monday, February 23, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

NOC 15-003 Zoning Text Amendment: Above Ground Fuel Tanks

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Proposed zoning text amendment that would require that above ground fuel tanks comply with generator and screening requirements.

Letter date: Monday, February 23, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

NOC 15-004 New King Street Associates

4 New King Street

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

Petition to amend the Town Zoning Ordinance to permit "personal training facilities" as a principal permitted use in the IND-AA Zone. The IND-AA zone is located north of the Westchester County Airport along New King Street between the airport access road and Route 120. If approved, the applicant intends to lease existing space at 4 New King Street to a personal training company.

We have no objection to the North Castle Town Board assuming Lead Agency status for this review.

The addition of personal training facilities as a permitted use in the IND-AA district will not involve any County or intermunicipal planning issues of concern to the County Planning Board as long as no increase in building height is contemplated. We point out that the IND-AA district is within the runway protection zone of the County Airport, and therefore we recommend against raising the height of any new building beyond the 30-foot building height permitted by current zoning. Since this matter only involves principal permitted uses, this action is a matter for local determination in accordance with your community's planning and zoning policies.

Letter date: Monday, March 09, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

NOC 15-005 Zoning Text Amendment: Land Coverage Expansion

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

A proposed Local Law to amend the text of the Town Zoning Ordinance with respect to land coverage expansion. The proposed law would permit a one-time gross land coverage expansion of up to 250 square feet without the need to seek Residential Project Review Committee (RPRC) approval.

Letter date: Monday, March 09, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

Scarsdale

SCD 15-001B Moratorium on Gravel Surfaces

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

Revised version of a proposed moratorium on certain applications to the Planning Board, Zoning Board of Appeals, Board of Architectural Review, or the Building and Engineering Departments that involve gravel surfaces. Public concerns regarding the bulk of residential homes and the preservation of neighborhood character have led to the initiation of a comprehensive study on the use and impact of gravel surfaces on the Village's lot coverage regulations and the effect of treating gravel surfaces as impervious consistent with the Village's stormwater regulations. An analysis will be submitted to the Board of Trustees on or before June 30, 2015. The purpose of this temporary moratorium is to provide a reasonable time for review of the issue. Exceptions from the moratorium will be considered on a case-by-case basis by the Board of Trustees. The revisions to this moratorium also exempt any application that has received approvals or permits prior to February 10, 2015.

The proposed moratorium appears to have a specific intent and purpose and should not extend beyond a reasonable time frame. We have no comments on the additional revisions to this local law.

Letter date: Monday, March 02, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

White Plains

WHP 15-002 Zoning Text Amendment: Cabarets

Site Plan Special Permit Subdivision Zoning Text Amend Zoning Map Amend Area Variance Use Variance Moratorium Comp Plan

A proposed amendment to the text of the City's Zoning Ordinance with respect to Special Permit Uses in Non-Residential Districts. This would revise the definition of "Cabaret" and add the definitions of Primary Cabaret and Accessory Cabaret as well as amend the White Plains Municipal Code for Cabarets.

The amendment would create two cabaret classes, a primary cabaret and accessory cabaret, distinguished by the area of the business dedicated to entertainment uses as opposed to restaurant use when the cabaret is in operation. Each class would have its own unique standards. The amendments are intended to improve public safety as well as simplify and streamline the application for approval to operate a cabaret.

Letter date: Monday, February 23, 2015 **Response type:** Local Determination

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

Yonkers

YON 15-001 Cintas Uniform Service Facility

325 Corporate Boulevard South

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

The applicant proposes to construct a one-story, 62,445 square foot commercial laundry facility on a 5.16-acre site located at 325 Corporate Boulevard South. 152 parking spaces for employees will be provided along with 61 truck parking spaces.

We have no objection to the Yonkers Planning Board assuming Lead Agency status for this review.

We respectfully request that we be sent additional information on this proposal, such as site plans and other supporting materials, as they become available or as this application progresses through the SEQR process.

Letter date: Monday, February 23, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

YON 15-001B Cintas Uniform Service Facility

325 Corporate Boulevard South

- Site Plan
- Special Permit
- Subdivision
- Zoning Text Amend
- Zoning Map Amend
- Area Variance
- Use Variance
- Moratorium
- Comp Plan

Proposed construction of a one-story, 62,445 square foot commercial laundry facility on a 5.16-acre site located at 325 Corporate Boulevard South, within the South Westchester Executive Park. The facility will contain approximately 9,012 square feet of office space and 44,263 feet of warehouse and processing space. The rest of the facility, 9,170 square feet, will be used for storage and maintenance. The applicant proposes a parking lot with 152 car parking spaces and 61 truck parking spaces. The facility is projected to employ about 160 persons.

Letter date: Monday, March 09, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

- We recommend that low impact development practices be considered to extent feasible so as to reduce the amount of stormwater runoff. We also recommend an enforceable maintenance program for subsurface stormwater management infrastructure.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as provide a bicycle rack for employees since the South County Trailway and Old Croton Aqueduct are close to the site.