

**WESTCHESTER
COUNTY
PLANNING
BOARD**

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County Planning Board Referrals:

*Letters dated November 16, 2014 through December 31,
2014*

Meeting Date:
February 3, 2015

Briarcliff Manor

BMR 14-003 Zoning Text Amendment: Steep Slopes

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 by deleting Section 220-15 "Protection of Natural Resources" and replacing it with a new Section 220-15 "Protection of Steep Slopes."

We are supportive of the proposed amendment as it makes a number of revisions to the existing law that better define the scope of the regulations as well provide additional clarity.

Letter date: Monday, December 29, 2014 **Response type:** Comment

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

Croton-on-Hudson

CRO 14-003 Zoning Amendment: Cutsomary Home Occupations & Small Lots

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

A draft of a local law to amend the text of the Village Zoning Ordinance to modify the existing provisions for customary home occupations and to modify the provisions for existing small lots in RA and RB Districts.

The amendments to the customary home occupation regulations are intended to better reflect current business and employment trends while also ensuring that these accessory uses are compatible with the character of the Village. The proposed amendments regarding small lots in the RA and RB districts are intended to ensure that lots within approved subdivisions are grandfathered from the pending creation of a new RA-60 residential district.

Letter date: Monday, November 17, 2014 **Response type:** Local Determination

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

CRO 14-004 ShopRite Expansion

460 South Riverside Avenue

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

A special permit application to renovate and expand an existing ShopRite supermarket located at 460 South Riverside Avenue. The proposed expansion would consist of 20,844 square feet of additional gross floor area.

Because the referral did not include site plans that would permit us to conduct a review of this matter, we respectfully request that site plans be sent when they become available.

Letter date: Tuesday, December 23, 2014 **Response type:** Comment

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

Elmsford

ELM 14-002 35 Valley Avenue

35 Valley Avenue

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

Lead Agency notification for a mixed-use development on a 2.6-acre site located at 35 Valley Avenue. The proposed development would contain a 96-unit apartment building with 12,500 square feet of retail served by 189 at-grade parking spaces.

We have no objection to the Elmsford Board of Trustees assuming Lead Agency status for this review.

Because we have only received a preliminary layout plan we will reserve our comments on this proposal until we are sent additional materials and site plans, as this project enters into its review.

Letter date: Monday, December 15, 2014 **Response type:** Comment

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

Greenburgh

GRB 14-012 Pepe Vehicle Prep Center

2269 Saw Mill River Road

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

A proposed redevelopment of a 6.7-acre site located at 2269 Saw Mill River Road, just south of the Village of Elmsford. The site currently contains a 93,400 square foot building which will be partially demolished and renovated into a 47,600 square foot vehicle preparation facility for the Pepe Auto Group, the operator of five auto dealerships in Westchester County. The site is environmentally sensitive, being partially located within a flood zone with areas of wetlands and steep slopes.

Letter date: Monday, December 15, 2014 **Response type:** Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the plans show 4 car wash bays, the applicant should disclose how much water will be used, how water will be recycled and how water is to be disposed. I&I mitigation should be performed at a 3 for 1 ratio based on water the amount of projected wastewater from the site.
- The applicant should verify that sufficient space will be provided for recycleables.
- The plans should be revised to show the location of an existing Bee-Line bus stop in front of the site. The applicant should contact WCDPW&T to determine if improvements to the bus stop serving the site are required or desired.

- We encourage the Town to ensure that as much stormwater is retained on-site as possible, due to the fact that the site is located close to the Saw Mill River, which has flooding issues.
- We recommend that additional measures be considered to reduce stormwater quantity, such as incorporating a green roof and using pervious pavers.
- We recommend that the Town work with the applicant to provide a sidewalk along the site's frontage on Saw Mill River Road.
- Bicycle parking should be provided for employees.
- We recommend a landscaping mitigation plan be provided.
- Because Saw Mill River Road (NYS Route 9A) is a State highway, the Town should forward plans to NYS DOT.

Hastings-on-Hudson

HAS 14-002 Zoning Text Amendment: Rounding of Affordable Units

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

A proposed amendment to the Village Zoning Code. The text amendment would add a provision for rounding numbers in relation to the set-aside requirement for affordable and workforce housing units. The calculation of the required number of housing units would be rounded to the closest whole number such that 1.1 to 1.4 units would be rounded down to 1 unit and 1.5 to 1.9 units would be rounded up to 2 units.

While this action is a matter for local determination the letter notes that guidance on the rounding of number for affordable housing requirements in “Questions and Answers on Affordable Affirmatively Furthering Fair Housing Units Model Ordinance Provisions”.

Letter date: Tuesday, December 23, 2014 **Response type:** Local Determination

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

Irvington

IRV 14-008 Miscellaneous Zoning Text Amendments

- 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 by making technical revisions and corrections with respect to two-family dwellings, swimming pools and resource protection deductions.

Letter date: Tuesday, November 25, 2014 **Response type:** Local Determination

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

IRV 14-009 Zoning Text Amendment: Wireless Telecommunications Facilities

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 location priorities for wireless telecommunications service facilities.

Letter date: Monday, December 08, 2014 **Response type:** Local Determination

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

Mamaroneck (village)

MMV 14-010 151 Mamaroneck Avenue Mixed Use Building

151 Mamaroneck Avenue

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

Notice of intent to designate a Lead Agency for a proposed action to renovate and convert an existing four-story retail building into twelve one-bedroom residential units and two levels of retail or restaurant space. The subject site is 0.209 acres and located at 151 Mamaroneck Avenue.

We have no objection to the Village of Mamaroneck Planning Board assuming Lead Agency for this review.

Because the referral did not include site plans that would permit us to conduct a review of this matter we respectfully request that this material be sent as it becomes available.

Letter date: Tuesday, December 23, 2014 **Response type:** Comment

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

MMV 14-010B 151 Mamaroneck Avenue Mixed Use Building

151 Mamaroneck Avenue

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

A proposed action to renovate and convert an existing four-story retail building into 12 one-bedroom residential units and two levels of retail or restaurant space. The renovation of the building will require a partial fourth floor addition and will change the parking requirement. It is our understanding that the property currently has access to 10 parking spaces where 12 would be required by the new mixed-use configuration, requiring a variance. The subject property is 9,100 square feet and located at 151 Mamaroneck Avenue. The retail space would be accessed from Mamaroneck Avenue while the apartments would be accessed by a side walkway connecting to East Prospect Avenue.

Letter date: Monday, December 29, 2014 **Response type:** Comment

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

- The proposed development is consistent with Westchester 2025 because it will bring more infill development, including residences, to Mamaroneck's downtown center.

- 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.

MMV 14-011 Philips Harbor Townhouse Development

532 West Boston Post Road

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

Notice of intent to designate a Lead Agency for a proposed action to construct a new seven-unit townhouse development on a 0.655-acre site located at 532 West Boston Post Road. Seven on-grade parking spaces will be provided within the development along with a two-car garage for each townhouse unit.

We have no objection to the Village of Mamaroneck Planning Board assuming Lead Agency for this review.

Because the referral did not include site plans that would permit us to conduct a review of this matter we respectfully request that this material be sent as it becomes available.

Letter date: Tuesday, December 23, 2014 **Response type:** Comment

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

MMV 14-011B Philips Harbor Townhouse Development

532 West Boston Post Road

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

A proposal to construct a new seven-unit townhouse development on a 0.655-acre site located at 532 West Boston Post Road. Seven on-grade parking spaces will be provided in the rear of the development next to a common opens space area. A two-car garage will also be provided for each townhouse unit.

Letter date: Monday, December 29, 2014 **Response type:** Comment

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

- The proposed development is consistent with Westchester 2025 because it will bring more infill development, including residences, to Mamaroneck's downtown center.
-The proposed building's orientation to the street, with parking in the rear, will also contribute towards a pedestrian-oriented streetscape along Boston Post Road.

- 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.

Mount Pleasant

MTP 14-002 Pleasant Manor Funeral Home

Columbus Avenue

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

Lead Agency notification for the proposed development of a 15-acre site fronting on Columbus Avenue with a 9,000 square foot, two-story funeral home with 83 parking spaces. We have no objection to the Mount Pleasant Planning Board assuming Lead Agency status for this review.

We respectfully request that we be sent additional information about the project, such as site plans, when they become available.

Letter date: Tuesday, November 25, 2014 **Response type:** Comment

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

Because Columbus Avenue is a County road (CR 64), WCDPWT should be listed as an as an involved agency with respect to SEQR.

MTP 14-003 Baker Residential Subdivision

582-590 Columbus Avenue

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

Lead Agency notification for a proposed subdivision. The applicants propose to subdivide a 164.78-acre property, owned by the Legion of Christ religious order and located at 582-590 Columbus Avenue (County Road 64), for the purpose of constructing a 121-lot residential cluster subdivision.

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

We respectfully request that we be sent additional materials and site plans as this project enters into its review. We offer the following preliminary comments:

Letter date: Tuesday, December 23, 2014 **Response type:** Comment

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

We encourage the Town to consider amending local regulations so as to be consistent with the County's "Model Zoning Ordinance Provisions."

Because Columbus Avenue is a County road (CR 64), approval from WCDPWT may be required.

Mount Vernon

MTV 14-004F Alexander Development Group

42 West Broad Street

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

Additional site plan 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, and August 19, 2014. We have no additional comments at this time, but we refer you to our previous comments, as noted below:

Letter date: Monday, December 29, 2014 **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 recyclables.

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

MTV 14-005D South Fourth Avenue-East Third Street Urban Renewal Plan

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

Proposed amendments to the text of the City Zoning Ordinance as well as to the City Zoning Map with respect to the implementation of the South Fourth Avenue – East Third Street Urban Renewal Plan. This urban renewal plan encompasses a 10.85-acre area surrounding South Fourth Avenue and East Third Street. The plan area comprises 64 properties of which 14 could potentially be developed with mixed-market rate and affordable housing, commercial and office facilities and off-street parking.

The urban renewal plan proposed the rezoning of much of the urban renewal area with a new UR-PUD-S4 overlay district. A separate sub district (UR-PUD-S4-TP) would be applied to a portion of the area to preserve existing townhouses with historic character. It is our understanding that the City Council is considering the adoption of these zoning changes as recommended in the urban renewal plan document.

We previously reviewed the urban renewal plan and responded to the City in letters dated June 16 and August 5, and September 29, 2014. We have no further comments at this time.

Letter date: Monday, December 22, 2014 **Response type:** No Comments

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

MTV 14-011 Metro Green Recycling Facility

216 South Terrace Avenue

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

This project involves the conversion of an existing industrial site. The site currently contains office space and exterior storage of construction material and supplies. The proposed plan would change the site to a construction material recycling facility, including a small office building and storage areas for materials. Parking will be provided on site.

Letter date: Monday, December 08, 2014 **Response type:** Local Determination

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

New Castle

NWC 14-001E Chappaqua Crossing - Office Park Retail Overlay District Revisions Bedford Road & Roaring Brook Road

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

Proposed revisions to the draft Office Park Retail Overlay District regulations that would be adopted as part of the approvals for the Chappaqua Crossing development. The revisions add a number of requirements to incorporate "traditional neighborhood design (TND) principles" into any proposed retail development in this district. The revisions also add several design guidelines with respect to "visual harmony and unity." A variety of technical amendments are also proposed.

The County Planning Board previously commented on the proposed development in letters dated May 26, 2006, October 3, 2006, September 14, 2007, January 4, 2008, June 23, 2009, November 23, 2010, April 11, 2011, May 17, 2013, January 14, 2014, June 16, 2014, July 22, 2014 and August 5, 2014.

We are supportive of the proposed new regulations with respect to TND principles. As per our previous comments, we would prefer that the Office Park Retail Overlay zone permit both residential and retail uses so as allow for a site plan that would create a mixed-use development with residences placed closer to (or above) stores and workplaces. The proposed revised TND principle regulations should provide guidance to better connect the residential, retail and office zones proposed within the Chappaqua Crossing development, particularly from the perspective of pedestrian and bicycle access.

Letter date: Monday, November 17, 2014 **Response type:** Comment

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

NWC 14-001F Chappaqua Crossing - Office Park Retail Overlay District Rezoning Bedford Road & Roaring Brook Road

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

A proposed amendment to the New Castle Zoning Map with respect to the Chappaqua Crossing development. The amendment would apply the newly created Office Park Retail Overlay District to a 19.1-acre portion of the Chappaqua Crossing development site.

The County Planning Board previously commented on the proposed development in letters dated May 26, 2006, October 3, 2006, September 14, 2007, January 4, 2008, June 23, 2009, November 23, 2010, April 11, 2011, May 17, 2013, January 14, 2014, June 16, 2014, July 22, 2014, August 5, 2014 and November 17, 2014.

We are supportive of the proposed zoning amendment as it will allow this site to be developed with a mix of uses. In our prior letters we recommended that the Office Park Retail Overlay zone permit both residential and retail uses so as allow for a mixed-use development with residences placed closer to (or above) stores and workplaces.

Letter date: Monday, December 08, 2014 **Response type:** Comment

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

NWC 14-001G Chappaqua Crossing - Office Park Retail Overlay District Revisions Bedford Road & Roaring Brook Road

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

Additional proposed revisions to the draft Office Park Retail Overlay District regulations that would be adopted as part of the approvals for the Chappaqua Crossing development.

The County Planning Board previously commented on the proposed development in letters dated May 26, 2006, October 3, 2006, September 14, 2007, January 4, 2008, June 23, 2009, November 23, 2010, April 11, 2011, May 17, 2013, January 14, 2014, June 16, 2014, July 22, 2014, August 5, 2014, November 17, 2014 and December 8, 2014

We have reviewed the proposed revisions to the draft regulations and we offer no further comments at this time.

Letter date: Tuesday, December 16, 2014 **Response type:** No Comments

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

North Salem

NSM 14-006 Spear/Burnett Horse Barn

6 Delancey Road

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

A special permit application for the construction of an 18-stall barn and installation of a concrete pad for a manure dumpster at the Stone Gate Equestrian Center at 6 Delancey Road.

Letter date: Monday, December 08, 2014 **Response type:** Comment

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

- The site is located in the Croton Watershed. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.
- The Town should encourage the applicant to incorporate "green" or sustainable building methods and technologies into the proposed new buildings and site improvements

Port Chester

PCH 14-006 Zoning Text Amendment: Site Plan Review Procedures

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 site plan review procedures. The amendments would require sealed and licensed official surveys with all site plan submissions and would extend the validity of site plan approval from four months to one year.

Letter date: Monday, December 15, 2014 **Response type:** Local Determination

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

Sleepy Hollow

SLH 14-002 Downtown Zoning Revisions

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

Proposed downtown zoning revisions in Sleepy Hollow. The proposed revisions are a package of zoning map and text amendments intended to implement the recommendations of the 2014 Downtown Zoning Study. As part of the study effort, the Village is seeking to create a more active mixed-use, pedestrian-oriented environment in the downtown core while preserving the residential character of the existing neighborhood area. The study identified a number of barriers in the existing zoning that may hinder these redevelopment goals. The proposed amendments seek to revise and supplement the existing downtown C-2 zoning district to facilitate future redevelopment.

Specifically, the proposed revisions call for the removal of regulations that prohibit bars or restaurants from locating within 200 feet of each other as well as the prohibition of non-residential uses on upper floors of mixed use buildings. In addition, a new Downtown Residential Overlay District is proposed for the western portion of Beekman Avenue and Clinton Street. Within this overlay zone, non-residential first-floor uses would require a special permit. In all other areas of the C-2 district, residential first-floor uses would require a special permit.

The proposed revisions would also make modifications to area and bulk controls, requiring a rear yard for mixed uses and a 60% building coverage for all uses. The Planning Board would also be given discretion to allow an additional building story in exchange for certain public benefits. Additional flexibility would be given to the Planning Board to allow off-site parking, shared parking, and payment-in-lieu of parking. Parking requirements would also be slightly reduced for multi-family uses. Loading space requirements for small commercial sites would also be eliminated.

Letter date: Monday, December 08, 2014 **Response type:**

Consistency with Westchester 2025:

We are supportive of the proposed amendments as we believe they will foster additional redevelopment and infill opportunities in downtown Sleepy Hollow, which is consistent with Westchester 2025.

Impacts to County facilities and services:

Additional comments:

The proposed Downtown Residential Overlay District, by restricting ground floor commercial or retail only by special permit, could foster a lack of continuity in Sleepy Hollow's downtown retail core once the General Motors site is redeveloped. The key factor will be the requirements/conditions for obtaining a special permit.

Tuckahoe

TUC 14-002B Marriott Springhill Suites

109 Marbledale Road

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

Declaration of Lead Agency regarding a proposal to construct a 163-room hotel and a separate 6,400 square foot restaurant with 208 parking spaces and loading spaces to serve both buildings. The subject site is 3.4 acres located at 107 Marbledale Road.

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

We have previously received site plans for this application (dated revised July 22, 2014) and we offered preliminary comments to the Village in a letter dated September 22, 2014. While we respectfully request that we be sent additional plans and materials to review as this matter progresses through the SEQR process, we continue to offer the following preliminary comments:

Letter date: Monday, December 29, 2014 **Response type:** Comment

Consistency with Westchester 2025:	Impacts to County facilities and services:	Additional comments:
	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - We encourage the applicant to incorporate as much green building technology as possible into the development. We also recommend that the applicant consider providing bicycle parking on the site.

White Plains

WHP 14-009 Zoning Amendments: Light Industrial Mixed Use (LI-M) District

- 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 as well as an amendment to the City Zoning Map. The amendments would create a new Light Industrial Mixed Use (LI-M) zoning district and rezone a number of properties currently zoned Light Industrial (LI) to this new district. These properties are located on Intervale Street, Westmoreland Avenue, Irving Place, Home Street, Haarlem Avenue, North Broadway, Bond Street, Glenn Street, Holland Avenue and Fisher Lane.

The proposed LI-M district would continue to allow various light industrial uses as either principal permitted or special permit uses while also allowing a wide array of other uses including multi-family dwellings, nursery schools, professional offices, retail stores, restaurants, cafes and banks.

Letter date: Monday, December 08, 2014 **Response type:** Local Determination

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

YTN 14-006 Lake Osceola Square

393,415,431 East Main Street

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

The applicants propose to redevelop an existing 2.95-acre site located at 393, 415 and 431 East Main Street which also has frontage on Lake Osceola in the Jefferson Valley hamlet of the town. The site currently contains two buildings associated with a private recreational and entertainment use as well as a miniature golf course and associated parking. The applicants propose to demolish all but one of the structures and redevelop the site with a 26,500 square foot, three-story mixed-use building. The proposed building would contain commercial or retail on the ground floor, office on the second floor and eight residential apartments on the third floor. Parking will be provided for 130 vehicles on site to support the new building as well as the one remaining building. Parking would also be available for beach patrons, since the applicant intends to make a beach along the site's lake frontage accessible to Town residents.

We have no objection to the Yorktown Planning Board assuming Lead Agency status for this project.

Letter date: Monday, December 01, 2014 **Response type:** Comment

Consistency with Westchester 2025:

- The Town Code requires that one unit be set aside as a fair and affordable housing unit which will serve to affirmatively further fair housing. We are appreciative of this inclusion.

Impacts to County facilities and services:

- Because a Bee-Line bus stop in front of the site, the applicant should contact WCDPWT about improvements to this bus stop.
- 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 commend the applicant for providing a number of "green" or sustainable site elements on the plans, including pervious paving surfaces, rain gardens and bicycle parking.

YTN 14-007 Crompond Terraces

Old Crompond Road

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

A petition to amend the Yorktown Zoning Map for a proposed mixed-use development containing 80 townhouse units and approximately 44,000 square feet of commercial space on a 23.61 acre site located on Old Crompond Road within the Bear Mountain Triangle area of the town. The applicant is petitioning the Town to rezone the site from its current R1-20 zoning to R3 (16.9 acres) and C2 (6.71 acres). If successfully rezoned, it is assumed that the applicant will apply for a site plan approval to construct the proposed development.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this proposal.

Please be advised that since we have only received a project narrative prepared by the applicant, along with a conceptual site plan, we will reserve our comments for a later date when more comprehensive application materials are provided.

Letter date: Tuesday, December 23, 2014 **Response type:** Comment

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

We note that since the Town Code requires a minimum set aside of 10% of new housing units as fair and affordable housing units, this development could serve to affirmatively further fair housing.
