

**WESTCHESTER  
COUNTY  
PLANNING  
BOARD**

Westchester  
gov.com

---

**County Planning Board Referrals:**

Letters dated May 16, 2015 through June 15, 2015

Meeting Date:  
July 7, 2015

## Ardasley

### ARD 15-002 Sprain Brook Manor at Ardsley

### Cross Rd, Old Sprain Rd & Ardsley R

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

Lead Agency notification for a subdivision application which was previously approved in 2012. The application involves an 11-lot subdivision for the purpose of creating 10 new single-family houses and one multi-family townhouse building to contain at least 2 affordable AFFH units. The 5.8-acre site has frontage on Cross Road, Sprain Road and Ardsley Road. The 10 single-family lots would have access via a new Village street ending in a cul-de-sac that connects to Cross Road. The multi-family townhouse building would have vehicular access via a new driveway connection to Ardsley Road. The site is traversed by the Sprain Brook, which is a County regulated stream. The applicant notes that the proposed development is unchanged from the originally approved proposal, except for the re-routing of a water main along Sprain Road.

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

**Letter date:** Tuesday, June 09, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

We are supportive of the inclusion of at least two affordable affirmatively furthering fair housing (AFFH) units in this proposal.

**Impacts to County facilities and services:**

Sprain Brook is a County stream channel. A County Stream Control Permit will be required

**Additional comments:**

Because the plan proposes extensive artificial channelization of Sprain Brook and the construction of a stormwater management structure within and adjacent to freshwater wetlands within a floodplain, there are concerns about impacts to this area which should be examined.

## Cortlandt

### CTD 15-004 Montauk Student Transport LLC

### 301 6th Street

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

A proposal to develop a parking area for student transportation vehicles on a 4.9-acre parcel located at 301 6th Street in the Verplanck hamlet. The site is zoned MD. A total of 187 parking spaces are proposed including 92 parking spaces for full and van size school buses and 95 standard-sized parking spaces to accommodate bus driver parking. A fuel storage and dispensing facility is also proposed. An existing 4,200 square foot garage/office facility and storage area will be used as a business office, employee lounge and garage for light service and maintenance.

**Letter date:** Tuesday, June 09, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

The Town should require the applicant to verify that sufficient storage measures are provided to accommodate the expanded County recycling program.

**Additional comments:**

Because site is located directly adjacent to the Hudson River, careful attention should be paid to the potential for flow of pollutants and runoff into the river. We recommend that the Town require the applicant to provide an enforceable maintenance program for stormwater management infrastructure on the site.

# Elmsford

**ELM 15-001 35 Valley Avenue**

**35 Valley Avenue**

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

A proposal to construct 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.

**Letter date:** Monday, May 18, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- We recommend that the Village and the applicant consider setting aside 10% of the units as affordable AFFH units.

**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:**

- The development site is located in an "A" Zone 100-year flood plain. Therefore, adherence to FEMA regulations for structures in flood plains should be required.

- The Village should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed development.

- We recommend adding bicycle parking to the plans particularly since the site is very close to the South County Trailway.

# Harrison

## HAR 15-001C The Residences at Corporate Park Drive - DEIS

## 103-105 Corporate Park Drive

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

Draft EIS for the demolition of an existing, mostly vacant, office building complex located at 103-105 Corporate Park Drive and its replacement with a new 421-unit apartment building (containing 17 studio, 214 one-bedroom and 190 two-bedroom units) with 753 parking spaces, 10,000 square feet of recreation space and 5,000 square feet of retail or restaurant space.

The applicants are petitioning the Town/Village to amend the Zoning Ordinance to add two new sections (X and Y) under the regulations for the SB-O Zoning District. Section X: SB-O Multi-Family Residential would contain regulations to permit and regulate multi-family dwellings in this district. Section Y: SB-O Retail Use, Retail Service Use, Restaurant Use would contain regulations to permit and regulate these types of commercial uses in this district. Because both types of uses would require special exception use permit approval from the Town/Village Board as well as site plan approval from the Harrison Planning Board, the applicant intends to apply for those approvals if the zoning amendment is approved.

The materials state that the proposed apartment building is intended for occupancy by either young professionals with no children or "empty-nesters." The proposed zoning text amendments seek to codify this intention by requiring the design of the project to be "primarily geared" towards these demographics. The proposed zoning text notes that the purpose for this design is to avoid creating additional demands on the Harrison School District.

**Letter date:** Tuesday, June 09, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- The draft EIS contains no discussion as to whether any of the proposed units will be set aside as affordable AFFH units. We recommend that the final EIS include a discussion on how the proposed development could potentially affirmatively further fair housing.  
- The proposed development is generally consistent with Westchester 2025 because it will enhance one of the county's major corridors through the redevelopment of a section of the Platinum Mile into an attractive mini-center.

**Impacts to County facilities and services:**

- The draft EIS contains an adequate discussion of I&I mitigation for increased wastewater flows.  
- We recommend that the final EIS include a discussion of how recyclables will be sorted and stored on site in compliance with the expanded County recycling program.

**Additional comments:**

- We strongly support improving access between the subject site and adjoining sites.

**HAR 15-008 Greenwood Union Cemetery**

**215 North Street**

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

A proposal to construct a new columbaria and two new mausoleums with 64 crypts each at the Greenwood Union Cemetery located at 215 North Street (County Road 73)

**Letter date:** Monday, May 18, 2015

**Response type:** Local Determination

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

- Because the site abuts North Street (CR 73), approval is required from WCDPWT.

**Mount Kisco**

**MTK 15-001 Estate Motors - Mercedes Benz**

**333 North Bedford Road**

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

The applicant is requesting a site plan amendment for an existing multi-tenant commercial building located at 333 North Bedford Road (NYS Route 117) to move a car dealership into an existing warehouse space that was formerly used by Wine Enthusiast. In addition, the applicant proposes to improve and expand an existing parking/loading area that is located on a portion of the site which is within the Town of Bedford. The applicant also proposes to construct a separate 7,000 square foot building for used car sales on two abutting parcels on the northeast portion of the site. These parcels are also located in the Town of Bedford, but would have vehicular access internal to the rest of the site.

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

**Letter date:** Monday, June 15, 2015

**Response type:** Local Determination

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

# Mount Vernon

**MTV 15-004 120 Sandford Boulevard**

**120 Sandford Boulevard**

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

Proposed reconstruction of a vacant, existing one-story 25,025 square foot building in order to create two commercial spaces with exterior parking. The applicants propose to reduce the size of the existing building to a 12,500 square foot auto parts store and vehicle service center. While the existing building covers 80 percent of the site, the proposed building will cover 38 percent of the site. The majority of this building coverage reduction will occur in the front of the site, where the applicant proposes to provide parking in between the street and the building.

**Letter date:** Tuesday, May 26, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- The re-use of an existing site in a transit-oriented neighborhood center with a retail use building is consistent with Westchester 2025.
- We recommend changing the auto-dominated layout of the site by moving the parking to the rear of the building.

**Impacts to County facilities and services:**

- 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.

# New Castle

## NWC 15-001B Chappaqua Hollows

## 120 & 126 King Street

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

Lead Agency notification. The applicants propose to merge two lots located at 120 and 126 King Street (NYS Route 120) to create a 1.36-acre site for a new multi-family development. 120 King Street currently contains a vacant church, which would be demolished. 126 King Street contains a residential structure, a commercial building and a garage, which would also be demolished.

The applicant proposes to combine the lots for the purpose of constructing 10 townhouse units, 8 of which would be three-bedroom and 2 of which would be 2-bedroom. As per the Town's affordable affirmatively furthering fair housing (AFFH) regulations, one unit would be set aside as an affordable AFFH unit. The site is currently zoned B-R (Retail Business) which according to zoning may be developed under the MFR-C (Multi-Family Residential C) District regulations.

Vehicular access to the site would be provided by a new driveway connecting into King Street. Each townhouse would contain a garage (18 total spaces) and 11 additional parking spaces would be provided at grade. Sidewalk connections would be provided along the new driveway to both King Street and Senter Street (via a stairway).

In addition to subdivision and site plan approvals, the submitted materials also indicate that two area variances will be sought from the Zoning Board of Appeals, one for development coverage (49.4% proposed where 35% is permitted) and one for building coverage (20.9% proposed where 20% is permitted).

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

We previously offered preliminary comments on this application in a letter dated February 11, 2015. We have no further comments at this time.

**Letter date:** Wednesday, May 20, 2015      **Response type:** Comment

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

---

**NWC 15-006 Sunshine Children's Home**

**15 Spring Valley Road**

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

A proposal to expand the Sunshine Children's Home and Rehabilitation Center, which currently operates as a 54-bed licensed nursing facility specializing in the care and treatment of children with medically complex challenges who require post-acute rehabilitative care. The applicant proposes to construct a two-story addition with 128,451 square feet to the existing building, add 45 parking spaces, make improvements to the driveway, install a new stormwater system and make other site improvements. The addition will provide for 68 patient beds, which will bring the total number to 122 patient beds.

The property consists of 33.28 acres located on the west side of Spring Valley Road north of Cedar Lane Park. The site is within the R-2A One Family Residence District, which allows this type of use by special permit issued by the Zoning Board of Appeals. This application requires the amendment of this special permit and Town Planning Board approvals related to permits for steep slopes, tree removal, stormwater and wetlands.

**Letter date:** Monday, June 15, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- 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, including the provision of bicycle parking for employees.

**New Rochelle**

**NRO 15-008 Zoning Text Amendment: DB District**

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 City's Zoning Code. The proposed amendment would refine the list of permitted uses within the DB - Downtown Business District to exclude the sale of building materials, stone, lumber, coal and other fuels, or other such materials and products. According to the local law, the sale of these goods, and their requirements for site design, is inconsistent with the City's goals and objectives for the downtown area, which is to encourage density and walkability by allowing retail, office, dining, services, residential and other similar and compatible uses.

**Letter date:** Tuesday, June 09, 2015

**Response type:** Local Determination

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**



# North Castle

## NOC 15-006 Brynwood Golf & Country Club - FEIS

## 568 Bedford Road

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

Final EIS for proposed modifications to the 156-acre Brynwood Golf & Country Club (formerly known as the Canyon Club), which is located between NYS Route 22 and Interstate 684, north of the Armonk hamlet. The applicants are seeking to modify recreational facilities on the site, including proposed changes to the golf course, and to renovate the existing clubhouse. While new swimming pools would be added, tennis court space would be reduced from 14 courts to six courts. The existing parking for 178 parking vehicles would remain the same. By re-working the space in the front of the site, the applicant intends to create space for a new residential community of 80 housing units. Two alternatives are presented in the final EIS:

- Alternative 1 would contain 63 two-bedroom flats or “golf residences” along with 10 four-bedroom “golf cottages,” which would be detached single-family homes. Seven affordable AFFH units are proposed, to be located in a separate building on the opposite site of the property next to the parking lot.
- Alternative 2 would be a similarly configured site plan with 70 “golf residences” and 10 “golf cottages.” However, instead of placing the affordable AFFH units in a separate building next to the parking lot, eight affordable AFFH units would be located off-site at a location yet to be determined. A “club hospitality” building containing lodging suites and employee housing is shown to be located in lieu of the affordable AFFH unit building.

The proposed action requires a number of approvals. The applicant is petitioning the Town for amendments to the Town Zoning Ordinance to add “golf course community” as a new special permit use and to amend the existing Town regulations for “membership clubs” to change the allowable ownership and operational structures of such clubs to permit the flexibility necessary to add residential units. A Town Comprehensive Plan amendment is also sought to allow “golf course community” as a land use in the Town. Site plan and subdivision approvals would be required. In addition, the applicant will also seek inclusion of the site into a Town water district which serves the surrounding area. Wastewater is proposed to be handled on-site through the construction of on-site wastewater treatment facilities and subsurface discharge areas.

The County Planning Board reviewed the draft EIS and responded in a letter dated August 6, 2013. We note that the majority of our comments were adequately addressed in the final EIS. We offer the following comments on a few specific topics that we recommend be further addressed.

**Letter date:** Wednesday, May 20, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- The applicant is proposing fewer affordable AFFH units than are required by local zoning.
- Placing all of the affordable AFFH units in a separate building appears to conflict with local zoning.
- If the affordable AFFH units are located off-site, the Town should include enforceable provisions in the approval to ensure that the affordable AFFH units are completed prior to, or at the same time as, the market rate units.

**Impacts to County facilities and services:**

**Additional comments:**

- We continue to recommend that a pedestrian connection be established between between the site and the elementary school on the abutting property so that any school children living within the development can walk to school.
- We recommend that the applicant consider bicycle storage or parking areas for the residential units that do not contain individual garages.

**NOC 15-007    Kensico Little League Storage Trailer**

**Clove Road Field**

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

Proposed installation of a 20-foot by 8-foot trailer at Clove Road Park to be used as a Little League storage trailer for sports equipment. The trailer will be located a minimum of 50 feet from the nearest property line but is going to be visible from the Bronx River Reservation.

**Letter date:** Wednesday, May 20, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

We recommend that the trailer be located to minimize visual impacts and that shrubbery be used to screen the trailer from the Bronx River Reservation.

---

**NOC 15-008 Armonk Commons**

**156 & 170 Bedford Road**

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

An application to develop a 1.26 acre site in the Armonk hamlet with multi-family housing. A previous proposal to develop this site had received approval in May 2004 for the construction of a 24-unit multi-family building containing six affordable housing units at 170 Bedford Road. The applicant later acquired the adjacent parcel located at 156 Bedford Road and proposed it for additional development. This portion of the site was also rezoned in 2014 from RB – Roadside Business to RMF-SS to match the existing zoning of the parcel at 170 Bedford Road. The RMF-SS district requires a 20% set-aside of affordable AFFH units.

The current proposal is for a 36-unit apartment building containing 16 one-bedroom units and 19 two-bedroom units. Of the total number of apartments, six (16.6%) would be restricted as affordable affirmatively furthering fair housing (AFFH) units. Parking for 76 vehicles would be provided with 36 spaces in garages and 40 spaces in surface parking lots.

**Letter date:** Monday, June 15, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- The proposed development is generally consistent with Westchester 2025 because it would direct additional residential density towards an already developed downtown center where shopping, services and bus transit are within walking distance.
- We recommend that the Town and applicant consider bringing the proposed front of the building closer to the street with the parking located in the rear of the building.
- It is not clear why the applicant is proposing fewer affordable AFFH units than appears to be required under Town zoning.

**Impacts to County facilities and services:**

- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

**Additional comments:**

- We recommend that the Town and applicant consider adding additional, above-ground treatment measures with the goal of treating and retaining as much stormwater on-site as possible.
- We encourage the applicant to consider using as much green building technology as possible in the proposed development and to consider providing a bicycle storage area for residents.

## North Salem

### NSM 15-003 Various 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 several sections of Chapter 250, the Zoning Code of the Town of North Salem. No changes to the zoning map or existing zoning district boundaries are proposed. The submission states that the proposed text amendments are regulatory enhancements which will bring increased awareness and clarity to the land use goals and recommendations of the Comprehensive Plan of North Salem. These changes are intended to bring better understanding of the expectations of the Town's regulatory officials and boards to developers and property owners when conceiving or preparing development plans or proposing changes in land use. The zoning text amendments are described as also intended to clarify and streamline the Town's zoning code.

**Letter date:** Tuesday, June 09, 2015

**Response type:** Local Determination

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

---

# Pleasantville

## PLV 15-002B York Funding Mixed Use Building

## 98 Washington Avenue

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

Site plan application involving the conversion of an existing mixed use structure into a retail/residential mixed use complex. It will consist of 10 one-bedroom apartments and four two-bedroom apartments with seven apartments on each of the second and third floors. The lower street level will consist of a 750 square feet retail area. Most of the work consists of interior renovation with some minor grounds improvements.

We previously reviewed this matter and we responded in a letter dated April 9, 2015. Because the plans have not changed substantially with respect to our earlier comments, we offer our earlier comments again for your continued consideration:

**Letter date:** Monday, June 15, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

- The proposed development is consistent with Westchester 2025 because it will continue the growth of mixed use development within an existing downtown center.  
- The submitted materials do not specify which of the proposed 14 units will be developed as affordable AFFH. It will be important for the Village's approval to reference the requirement that the units comply with the County's affordable housing program.

**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:**

- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development as well as bicycle parking

# Port Chester

## PCH 15-003 Zoning Amendments: C1M District

- 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 Village Zoning Code. The amendments would create a new C1M Neighborhood Retail-Medical Zoning District and rezone the area along Westchester and Irving Avenues between Ponongo and Oak Streets to C1M from its current zoning, which is C1 Neighborhood Retail District. The proposed new zoning will update the regulations for the granting of special use exceptions for medical and dental offices and establish off-street parking requirements for these uses, which are not currently permitted under C1 zoning.

**Letter date:** Tuesday, June 09, 2015                      **Response type:** Local Determination

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

---

## PCH 15-004 Zoning Text Amendment: Lot Line Adjustments

- 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 Code. The amendment would provide for an administrative process for minor lot line adjustments in cases where the adjustment of a boundary line between two adjoining lots would not create any additional buildable area, create a lot which is non-conforming or cause any violation of dimensional requirements.

**Letter date:** Monday, June 15, 2015                      **Response type:** Local Determination

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

---

# White Plains

## WHP 15-001B 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 revised version of proposed amendments to the text of the City's Zoning Ordinance and to the City Zoning Map.

The originally proposed amendments (commented on in a letter dated January 12, 2015) would have created a new Light Industrial Mixed Use (LI-M) zoning district and rezoned a number of properties currently zoned Light Industrial (LI) to this new district. The properties initially proposed for rezoning were located on Intervale Street, Westmoreland Avenue, Irving Place, Home Street, Harlem Avenue, North Broadway, Bond Street, Glenn Street, Holland Avenue and Fisher Lane.

The revised proposal would only rezone properties to LI-M in the Westmoreland Avenue area. In addition the proposed text revisions would now be less restrictive with regards to the conversion or expansion of existing buildings for residential or hotel uses and would allow the construction of new or expanded principal buildings for residential or hotel uses.

**Letter date:** Monday, May 18, 2015

**Response type:** Local Determination

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

---

**WHP 15-008B The Collection - Draft Scoping Document**

**60-96 Westchester Avenue**

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

Draft scoping document. The applicants are petitioning the City for zoning text amendments, as well as site plan and special permit approvals, to redevelop a 4.4-acre site containing 14 tax lots on the north side of Westchester Avenue (County Road 71) with a new mixed-use development containing:

- 236,000 square feet of commercial space, including an auto dealership showroom and service facilities, retail, restaurant, a 154 room hotel and spa fitness uses
- 261 residential units (including 10% affordable)
- 1233 parking spaces, including 200 municipal spaces intended to replace the existing 150-space Franklin Avenue municipal lot.

Vehicular access will be provided via a new curb cut and driveway from Westchester Avenue

**Letter date:** Monday, June 15, 2015

**Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- The applicant should be advised that Westchester Avenue in the vicinity of the project will be paved by the County in 2016. We recommend that this be noted in the final scoping document
- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed. We recommend that the final scope require that specific details on how implementation of I&I improvements are to be accomplished.

- We recommend the final scope require a discussion concerning how the development will, or potentially can include green building technology.



# Yonkers

## YON 15-004 Ridge Hill Village Hotel

## Ridge Hill Village Shopping Center

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

A petition to amend the approved comprehensive development plan for Ridge Hill Village Shopping Center with respect to the proposed construction of a hotel. Under the approved comprehensive development plan, the hotel was to be located on Parcel O, outside of the main shopping corridor of the outdoor mall. The applicants are petitioning to amend the plan so that the hotel can be constructed above the approved ground floor retail on Parcel K, which is within the main shopping mall area. Because the hotel would now be integrated into the mall, as opposed to a location outside the mall area, the applicant is proposing to eliminate the 405 parking spaces originally associated with the hotel since the parking could be shared with the existing shopping mall spaces.

**Letter date:** Tuesday, June 09, 2015

**Response type:** Local Determination

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

---