

**WESTCHESTER
COUNTY
PLANNING
BOARD**

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County Planning Board Referrals:

Letters dated April 16, 2015 through May 15, 2015

Meeting Date:
June 2, 2015

Cortlandt

CTD 15-002 Moratorium on Country Clubs

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

A proposed local law which would establish a six month moratorium on any Planning Board, Zoning Board or building inspector approvals with respect to any "Country Club" uses under the provisions of the Town Zoning Ordinance. The purpose of the moratorium is to allow the Town time to review and further define the terms and conditions of the special permit regulations related to country clubs. The reason for enacting the proposed moratorium, as stated in the proposed local law, arose out of a situation where a principal country club use was across a municipal boundary, and not under the Zoning Ordinance of the Town.

The proposed moratorium appears to be of specific intent and purpose and should not extend beyond a reasonable time frame.

Letter date: Tuesday, May 05, 2015

Response type: Comment

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

Dobbs Ferry

DBF 15-001 Rivertowns Square

Lawrence Street & Saw Mill Parkway

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

A request to re-approve an existing subdivision approval associated with the proposed Rivertowns Square development. The applicant proposes to redevelop an existing 17.7-acre multi-lot property located to the west of the Saw Mill River Property with frontage on Stanley Avenue, Danforth Avenue, Livingstone Avenue, Ogden Avenue and Lawrence Street. The Lawrence Street intersection with the Saw Mill River Parkway is near the southeast corner of the site. The existing vacant office/laboratory buildings, totaling 200,000 square feet, are proposed to be demolished and replaced by 11 buildings with a total of 442,048 square feet that was approved for:

- 202 rental apartments (including 10 affordable AFFH units),
- 138-room hotel,
- 18,000 square foot supermarket,
- eight buildings with a total of 64,800 square feet of retail/restaurant floor area,
- 650-seat movie theater and
- 926 parking spaces.

Our understanding is that the existing subdivision approval associated with this project expires on June 1, 2015 and that the Village Planning Board may no longer extend the approval. Therefore, the applicant is requesting a new approval of the already approved project, with no changes.

We have previously reviewed the Rivertowns Square development and responded to the Village in letters dated March 21, 2011, April 20, 2011, February 10, 2012, November 7, 2012 and July 28, 2014. We find that the proposed subdivision re-approval does not significantly change our previous recommendations for this project.

Letter date: Friday, April 17, 2015

Response type: No Comment

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

Harrison

HAR 15-001B The Residences at Corporate Park Drive

103-105 Corporate Park Drive

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

Draft scoping document 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 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.

After receiving the initial materials from the Town/Village Clerk, the County Planning Board discussed the conceptual proposal at the board's November 6, 2014 meeting. Based on that discussion, and our review of the draft scoping document, we offer the following comments

Letter date: Monday, April 27, 2015

Response type: Comment

Consistency with Westchester 2025:

- The draft scoping document and other submitted materials do not indicate if any of the proposed units will be set aside as affordable AFFH. We continue to recommend that the Town/Village take steps to incorporate the Model Ordinance Provisions into the Town/Village Code

Impacts to County facilities and services:

- We recommend that the draft EIS contain a discussion concerning the connection of Corporate Park Drive and Manhattanville Road that would, at a minimum, allow pass-through of buses, bicycles and pedestrians. Such a pass-through should be analyzed with respect to the impacts this development would have on Bee-Line bus 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 applicant is contemplating “improved access to adjoining properties for pedestrians and cyclists” as part of the proposal. We strongly support this idea and encourage the Town/Village to give consideration to both vehicular and non-motorized connections in a broader context.
- We recommend the scoping outline include a discussion of the potential use of green building technology in the proposed development

HAR 15-006 Brightview Senior Living

600 Lake Street

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

A proposal to construct a four story, 160-unit independent and assisted living and memory care facility located at 600 Lake Street, which was previously a granite quarry known as the Lake Street Quarry. The property consists of two parcels of land, a 6.5 acre development site and a 0.08 acre site across the street for a total of 7.3 acres. Parking will be provided for 101 vehicles.

The applicant is petitioning the Town/Village to create a new Special Exception Use in the R-1 and R-2 zoning districts that would permit independent and/or assisted living facilities subject to certain conditions. If the zoning amendment is approved, the applicant would then seek site plan and special exception use permits from the Town/Village.

Letter date: Monday, April 27, 2015

Response type: Comment

Consistency with Westchester 2025:

The County’s Model Ordinance Provisions with respect to affordable AFFH would require a number of units to be set aside as affordable. We point out that the applicant – Brightview Senior Living – is currently pursuing approvals for a similar assisted living development in the Village of Irvington, which would include an affordable component. We urge the Town/Village to look at the project in Irvington as a possible model to use in Harrison.

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. We also recommend adding a food comoposter for on-site food waste.

Additional comments:

- The applicant should be required to provide documentation to show that there will be no increase in stormwater runoff from the site, and that flooding down- and up-stream of the site will not be exacerbated by the proposed development.
- We encourage the applicant to include as much “green” or sustainable building methods and technologies into the proposed development. We also recommend providing a bicycle rack for any employees on the site, to encourage bicycling to work.

HAR 15-007 Century Country Club Pool Complex

233 Anderson Hill Road

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

A proposal to expand an existing pool complex at the Century Country Club, located at 233 Anderson Hill Road (County Road 18). The proposal involves expanding the existing pool house and covered terrace as well as reconfiguring the parking area to the south. Other improvements will be made in the vicinity of the pool, and an entry portico will be added to the main entrance of the clubhouse.

Letter date: Monday, April 27, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Because the site abuts Anderson Hill Road (CR 18), approval from WCDPWT is required for any work that may relate to the road.

Additional comments:

Lewisboro

LEW 15-002 Zoning Text Amendments: 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 Town Zoning Ordinance with respect to multi-family housing. Specifically, the amendments would add a definition of “affordable affirmatively furthering fair housing unit” (AFFH) to the ordinance as well as expand “multi-family dwellings” as a permitted principal use in the CC-20, SU, RB and GB Districts. Additional technical amendments are proposed for the R-MF District with respect to decreasing minimum site area, increasing development density, increasing allowable density bonuses and revising transition areas, open space and parking provisions.

We commend the Town for taking this step to add additional zoning provisions that will affirmatively further fair housing in the Town. We note that the current set of proposed amendments do not incorporate several recommendations of the County’s Model Ordinance Provisions. Also, it is not clear if several of the Town’s detailed regulations on middle-income units are intended to also apply to the AFFH units.

We recommend that the Town give consideration to additional amendments or revisions to the current proposal that would address:

- Requiring a mandatory set-aside of affordable AFFH units in all future developments created by site plan or subdivision
- Removing preferences for affordable AFFH
- Creating incentives for adding additional affordable AFFH units to a development
- Adding regulations of maximum rent and sales price
- Specifying a time period of affordability for at least 50 years
- Adding a property restriction regulation to ensure continued affordability
- Adding regulations concerning affordable AFFH unit appearance and integration
- Adding regulations with respect to affirmative marketing, minimum floor area, occupancy standards, the provision of an administrative or monitoring agency, and for providing an expedited project review process for developments containing affordable AFFH units.

Letter date: Monday, April 20, 2015

Response type: Comment

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

Mamaroneck (village)

MMV 15-001 Updated Zoning Map

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

A proposed local law that would update the Village Zoning Map to accurately reflect the actual zoning changes that have been made over the last several years. An accompanying reference to the new map would be made in the Zoning Ordinance through a zoning text amendment.

Letter date: Monday, April 27, 2015

Response type: Local Determination

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

MMV 15-002 Zoning Text Amendment: Harbor Island Scenic Overlay

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

A proposed local law that would amend the existing regulations with respect to the Harbor Island Scenic Overlay District regarding alteration, removal or demolition of a building or structure. Specifically the regulations would allow the Building Inspector to approve applications for demolitions of unsafe buildings. However, the Building Inspector may not approve any application for a building permit for alteration, removal or demolition unless and until all relevant applications required for any improvement to be erected have been granted.

Letter date: Tuesday, May 05, 2015

Response type: Local Determination

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

MMV 15-003 Zoning Text Amendment: TOD Overlay

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

A proposed local law that would amend the existing regulations with respect to the Transit-Oriented Development (TOD) Overlay District. Specifically, the amendments would establish a definition for “supermarket” as well as establish a parking requirement for supermarkets at 1 space per 235 square feet of gross floor area. Additional refinements to parking regulations within the TOD Overlay District are also proposed including directives to maximize pervious paving materials to minimize stormwater runoff and flooding.

Letter date: Tuesday, May 12, 2015 **Response type:** Local Determination

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

MMV 15-004 Zoning Text Amendment: RM-3 District

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

A proposed local law that would amend the existing regulations with respect to the RM-3 Multiple Residential District. Specifically, the proposed amendment would add a new footnote to the regulations which states that “where Planning Board approval is required for any new construction in the RM-3, the Planning Board shall not permit any development that would result in any more storm water runoff or flooding than would result from a development with a maximum coverage of 35%.”

Letter date: Tuesday, May 12, 2015 **Response type:** Local Determination

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

Mount Pleasant

MTP 15-003 Kings Capital Construction Group

9 Walnut Place

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

Site plan for the proposed demolition of an existing residential building and the construction of a new two-story 9,384 square foot LEED Certified office building. The balance of the site will be used as a contractor's yard. An existing accessory building will be enlarged by 1,000 square feet and re-used as a garage. New visitor and employee parking is proposed. The subject site is 0.528 acres and located at 9 Walnut Place in the M-2 Light Industrial Zoning District.

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

Letter date: Monday, April 27, 2015

Response type: Local Determination

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

Mount Vernon

MTV 15-001D 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 three-story church with 30,707 square feet of floor area 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 122 spaces. A recreation area, which was formerly proposed for the roof of the parking garage is no longer shown on the plans.

We previously reviewed this matter in letters dated August 22, 2014, January 20, 2015, March 2, 2015 and March 30, 2015. We have no additional comments at this time, but we refer you to our previous comments, as noted below:

Letter date: Tuesday, May 05, 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.

New Castle

NWC 15-005 Zoning Text Amendment: Massage Parlors

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

A proposed text amendment to the Town Zoning Cod that would regulate massage parlors by requiring them to obtain a special use permit from the Zoning Board of Appeals following a public hearing. The Town wishes to protect the public and promote public health, safety and welfare.

Letter date: Tuesday, May 05, 2015

Response type: Local Determination

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

New Rochelle

NRO 15-006 Zoning Text Amendment: Valet Parking

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 Code with respect to permitting and regulating valet parking. The changes will allow a new valet and attendant parking program for the City.

We have no objection to the City Council declaring itself as Lead Agency in this matter.

Letter date: Tuesday, May 05, 2015

Response type: Local Determination

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

NRO 15-007 Zoning Text Amendment: Fifth Avenue Overlay 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 Code that would increase the incentives for development in the Fifth Avenue Overlay Zone. Specifically, the amendments would:

- Increase maximum floor area ratio from 1.0 to 3.25
- Increase maximum impervious coverage from 90% to 100%
- Increase maximum building height from two stories and 40 feet to four stories and 55 feet
- Provide a waiver for front yard setback requirements for one of the two required yards on a through lot where the yard providing the main entrance meets code requirements
- Amend the off-street parking and loading space requirements to include a standard for self-storage facilities

We have no objection to the City Council declaring itself as Lead Agency in this matter.

Letter date: Tuesday, May 05, 2015 **Response type:** Local Determination

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

North Salem

NSM 15-002 Salem Golf Club Association

18 Bloomer Road

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

A proposal to construct a seasonal, outdoor swimming pool and related pool house at the Salem Golf Club located at 18 Bloomer Road (County Road 39). In addition to this construction, off street parking (including overflow grassed parking areas) will be expanded along with subsurface septic and stormwater controls. The 10th golf tee and associated golf cart paths will also be relocated as part of the proposal.

Letter date: Tuesday, May 05, 2015 **Response type:** Comment

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

- Because Bloomer Road is a County road (CR 39), an approval from WCDPW&T may be required. The Town should be advised that the road in the vicinity of the project will be paved by the County in 2016.

- We encourage the applicant to consider including as many "green" or sustainable building methods and technologies into the proposed development as possible
- Because the site is in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection are of critical importance.

Ossining (town)

OST 15-001 High View Farm Subdivision

123 Morningside Drive

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

A draft scoping document for the preparation of an environmental impact statement (EIS) for a proposed development described as “a 28-lot cluster subdivision, sprawling over three parcels of land...consisting of a total area of 31.57 acres.” Vehicular access will be provided via an extension of Tavano Road, with a gated emergency access drive providing emergency access. The applicant notes that two units would be set aside as affordable AFFH units as part of a density bonus provision in the Town’s zoning code. According to the submitted materials, both site plan and subdivision approvals will be required.

Because we have not received any plans or other documentation with the draft scoping document, we are able to offer only limited comments:

Letter date: Monday, April 20, 2015

Response type: Comment

Consistency with Westchester 2025:

It is our understanding that the development as proposed would require four affordable AFFH units, where only two are provided. This should be clarified.

Impacts to County facilities and services:

The scope should verify if the site is within a County sewer district. If so, the scope should address what I&I mitigation should be performed.

Additional comments:

We encourage the applicant to consider including as many “green” or sustainable building methods and technologies into the proposed development as possible.

Peekskill

PKS 15-002 B&S Land Holding, LLC

824 Main Street

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

A proposed re-occupancy of the former Peekskill Evening Star building by a lighting design and production company. The building is approximately 9,510 square feet of which 2,280 square feet will become an artist loft and 6,305 square feet will be used by the lighting design/production company. The remaining 925 square feet will be divided between two small retail storefronts that would be accessible from Main Street (US Route 6, County Road 25A). The project consists only of interior alterations and façade improvements with no new construction proposed.

No parking is shown to be provided on site, however the City of Peekskill states that parking will be available in existing facilities near the site.

Letter date: Tuesday, May 12, 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.

Impacts to County facilities and services:

- Because Main Street is a County road (CR 25A), approval from WCDPWT is required.
 - 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, including the provision of bicycle parking.

Rye Brook

RYP 15-001 Bowman Plaza

80 Bowman Avenue

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

The application proposes the construction of a market-rate 16-unit, three-story mixed use building that would have 2,400 square feet of retail space on the ground floor. Two single-family residences now located on the site would be removed. The proposed site is a 0.5-acre lot located on the southwest corner of Bowman Avenue (CR 104) and Barber Place within the C-1 zoning district with an overlay of the Village's Fair and Affordable Housing Overlay District (FAH). The overlay was applied when a previous proposal for the site was being considered for 16 units of affordable affirmatively furthering fair housing (AFFH). The applicant is petitioning the Village to remove the FAH overlay so that a new development proposal can be considered without any affordable AFFH units.

The plans show the proposed building to be located in the center of the site, with parking in the front and rear of the building as well as underneath the building. Nine parking spaces would be provided in the front of the building where the retail space would be located. Vehicles would enter from Bowman Avenue and exit onto Barber Place. Thirty parking spaces would be provided in the rear and under the building, primarily for the residential units. Access to those spaces is only provided via Barber Place. The entrance to the residential units is located at the parking level.

In addition to the proposed removal of the FAH Overlay Zone and site plan approval, the application will require variances from the Zoning Ordinance with respect to minimum front yard and minimum usable open space on the lot. These variances are either not under County Planning Board jurisdiction, or a matters for local determination.

With respect to the proposed zoning map amendment and site plan review, we offer the following comments:

Letter date: Tuesday, May 12, 2015

Response type: Comment

Consistency with Westchester 2025:

- We are disappointed that the current proposal seeks to remove a zoning designation from the site which would have set the foundation for the consideration of development of 16 affordable AFFH units. We respectfully recommend that the Village maintain the FAH overlay zoning designation on the site.
- We recommend the applicant consider moving the front of the building toward the street, with parking provided in the rear so as to be more consistent with Westchester 2025.

Impacts to County facilities and services:

- Because Bowman Avenue is a County road (CR 104) , approval from WCDPWT is required.
- 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:

- Because all stormwater runoff on the site is shown to be treated with subsurface stormwater management devices, we recommend that the applicant also consider adding additional, above-ground treatment measures or submit an enforceable maintenance plan to ensure this infrastructure does not fill up with sediment.
- We encourage the applicant to consider using as much green building technology as possible in the proposed development as well as consider adding a bicycle storage room for residents.

Tarrytown

TTN 15-001 River House At Hudson Harbor

5 Hudson View Way

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

Lead Agency notification. The applicant is proposing to construct a new 4-story residential building with 43 residential units and a two-story parking garage on a 1.55-acre site located at 5 Hudson View Way. The development, located within the WGBD – Waterfront General Business District, requires site plan approval from the Village Planning Board.

We have no objection to the Tarrytown 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 project progresses through the SEQR process. At this time, we offer the following initial comments:

Letter date: Tuesday, May 12, 2015

Response type: Comment

Consistency with Westchester 2025:

The submitted materials do not specify if any of the proposed units will be developed as affordable affirmatively furthering fair housing (AFFH) units. It is our understanding that, under Village Zoning, at least five units would be required to be developed .

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.

White Plains

WHP 15-008 The Collection

60-96 Westchester Avenue

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

Lead Agency notification. 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

We have no objection to the White Plains Common Council assuming Lead Agency status for this review.

Letter date: Tuesday, May 05, 2015

Response type: Comment

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

- Because Westchester Avenue is a County road (CR 71) , approval from WCDPWT is required.
- Because Bee-Line bus stop #316 is located in front of the site, bus service impacts must be examined
- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.

WHP 15-009 Salvation Army - Approval Extension

16 Sterling Avenue

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

One-year extension of existing site plan approval.

Letter date: Tuesday, May 12, 2015

Response type: Local Determination

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

WHP 15-010 The Venue - Approval Extension

120 Bloomingdale Road

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

One-year extension of existing site plan and special permit approvals.

Letter date: Tuesday, May 12, 2015

Response type: Local Determination

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

Yorktown

YTN 15-002 CVS/Pharmacy

3320 Crompond Road

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 construct a 12,900 square foot CVS/pharmacy with drive-thru and a standalone 3,472 square foot retail/bank building on a 1.96 acre lot, as well as associated parking for 74 vehicles. The applicant is proposing vehicular access onto Crompond Road (Routes 202 & 35) as well as onto Old Crompond Road. The applicant is also proposing to widen Old Crompond Road to accommodate a second west-bound lane at the intersection of Old Crompond Road and Stony Street and to widen Stony Street to accommodate an additional lane at the intersection of Stony Street and Routes 202/35. The development is shown to be located within a 100-year floodplain.

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

Letter date: Tuesday, May 12, 2015

Response type: Comment

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

- The development of this site as proposed would conflict with aspects of Westchester 2025 because it would involve the expansion of auto-dominated strip development along an undeveloped corridor segment.

- The applicant should verify that sufficient space will be provided to store recyclables under the expanded County recycling program which now includes plastics numbered 1 through 7.

- We recommend that the Town carefully consider the possible impacts of placing buildings in the "A" 100-year flood zone.
- Because Crompond Road is a State highway (US Route 202, NYS Route 35), the Town should forward a copy of the application to NYS DOT.