

**WESTCHESTER
COUNTY
PLANNING
BOARD**

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County Planning Board Referrals:

Letters dated March 16, 2015 through April 15, 2015

Meeting Date:
May 5, 2015

Ardasley

ARD 15-001 The Lock-Up Self Storage

630 and 642 Saw Mill River Road

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

Proposal to demolish existing commercial buildings and replace them with a newly constructed self-storage facility. As initially proposed – and approved – in late 2014, the application involved the development of a 63,864 square foot self-storage facility and eight off-street parking spaces on a 0.659-acre site located at 642 Saw Mill River Road. The applicant has now acquired the adjacent 0.26-acre property located at 630 Saw Mill River Road and is seeking a revised plan approval to construct an additional 19,341 square feet of self-storage building space to be added to the approved (but unconstructed) self-storage building. Three additional parking spaces would be provided.

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

Letter date: Monday, March 30, 2015

Response type: Comment

Consistency with Westchester 2025:

- We strongly recommend that the applicant construct a sidewalk along the entire frontage of the site. This is because the site is just south of the downtown center, as well as the first parcel on its side of the street not to contain a sidewalk.

Impacts to County facilities and services:

- As more detailed site plans are developed for the project, we strongly recommend that the applicant take steps to treat and retain as much stormwater onsite as possible because the site is adjacent to the Saw Mill River.

Additional comments:

- Because Saw Mill River Road is a state road (NYS Route 9A), the Town should forward a copy of the application to NYS DOT.
- We encourage the applicant to incorporate green or sustainable building methods and technologies into this project

Briarcliff Manor

BMR 15-001 Zoning Text Amendment: Central Business Districts

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 as well as the Village Zoning Map to create two new zoning districts: Central Business District 1 (CB1) and Central Business District 2 (CB2). The Village proposes to map the new districts on approximately 40 acres of land along Pleasantville Road, NYS Route 9A and North State Road.

The CB1 District would be a mixed use district that would replace the existing B1 District along Pleasantville Road. The new permitted uses within the CB1 District will be the same as those included in the B1 District with the addition of multi-family residential uses permitted on upper floors when mixed with ground floor commercial uses. Area and bulk regulations for the CB1 District are similar to the existing B1 District with some changes with respect to required yard and building height.

The CB2 District would be a mixed use district that would replace the existing B1 and B2 Districts east of Route 9A. The new permitted uses will be the same as those included in the existing B2 District with the addition of multi-family residential uses permitted by special permit issued by the Board of Trustees when mixed with commercial uses. All area and bulk standards within the CB2 District are similar to the existing B2 District with some changes with respect to building height. In addition, the residential floor area of any development in the CB2 District will not be permitted to exceed 80% of the total floor area.

Letter date: Monday, March 16, 2015

Response type: Comment

Consistency with Westchester 2025:

The proposed amendments are consistent with Westchester 2025 because the Village will be increasing the potential for a more diverse range of housing types in the downtown.

Impacts to County facilities and services:

Additional comments:

We do not believe that a prohibition on three-bedroom units is necessary given our long-term observation of development projects under similar zoning elsewhere in the county.

Greenburgh

GRB 15-006 The Solana Senior Living

448 Underhill Road

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

The proposal is for the construction of a 4-story, 80-unit senior living facility with 70,074 square feet of floor area, supported by 55 parking spaces. The 4.01-acre site is the former site of Sprain Brook Nursery, located on the north side of Underhill Road, at the intersection of Underhill Road and Sprain Road. The site encompasses steep to very steep slopes, a watercourse and wetland buffer area.

The proposal requires a special permit from the Town Board and site plan approval from the Planning Board as well as an area variance from the Zoning Board. The area variance concerns a zoning regulation requiring assisted living facilities to be within 200 feet of, and have access to, a state or county right of way.

Letter date: Monday, March 30, 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 also recommend the applicant consider food composting.

- We encourage the applicant to incorporate green or sustainable building methods and technologies into this project and to consider a bicycle rack for building employees who may ride bicycles to work.

GRB 15-007 Curry Acura

685 Central Avenue

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

Proposed 6,008 square foot addition to existing car dealership.

Letter date: Monday, March 30, 2015

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Harrison

HAR 15-003B Keio Academy of New York

3 College Road

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

Lead Agency notification for a proposal to construct a 22,000 square foot student center at an existing private school. The plans also show the relocation of three tennis courts. There will be no change to parking or traffic as a result of the proposed improvements. The subject site is located at 3 College Road and contains frontage along Anderson Hill Road (County Road 18).

Letter date: Monday, March 16, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the site abuts Anderson Hill Road (CR 18) approval is required from WCDPWT.

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

HAR 15-004B Old Oaks Country Club

3100 Purchase Street

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

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

Letter date: Monday, March 16, 2015

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

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

Irvington

IRV 15-001B Brightview Senior Living - Draft Scoping Document

88-94 North Broadway

- 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 a draft environmental impact statement (EIS). The applicant is petitioning the Village to amend the text of the Village Zoning Ordinance to add assisted living facilities as a special permit use in the 1F-40 zoning district. If approved, the applicant would seek special permit and site plan approvals to construct a 150-unit assisted and independent living facility consisting of 85 independent units, 29 assisted living units and 26 memory care units as well as indoor and outdoor amenities for residents. The subject site consists of eight acres located at 88-90 North Broadway. The site currently contains an office building and three outbuildings. As part of the application, the applicant is also considering preserving these outbuildings to provide five affordable affirmatively furthering fair housing (AFFH) units as well as community space.

Letter date: Thursday, April 09, 2015

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.
- The draft EIS should discuss the potential for sidewalks in the immediate area to connect the site to Bee-Line bus stops.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables and we recommend the applicant consider a food composter.

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

IRV 15-004 DeNardo Capital Corporation

30 South Broadway

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

A copy of a petition to amend the Village Zoning Ordinance with respect to the MF – Multi-family Residence District. Specifically, the petitioner is seeking modifications to the regulations to permit attached townhouse development on fee-simple lots. Additional modifications include reducing the required separation between multi-family buildings on each site to 15 feet (currently 60 feet) and to increase the allowable building coverage on multi-family sites to 30% of the gross area of the subject property (currently 10%). The maximum number of dwelling units permitted on a development site would continue to be governed by the Village’s Resource Protection Ordinance.

The petitioner states that the proposed regulations will allow for additional flexibility in constructing modern multi-family developments and that the proposed amendments will “better reflect the existing pattern of multi-family residential development in the Village.”

We generally agree with the concept of adding flexibility to multi-family zoning regulations, if they will result in thoughtfully planned developments that contribute to the sustainable growth of Westchester’s municipalities and are consistent with County and local development policies. We also support any proposed amendment which will help increase the supply of affordable affirmatively furthering fair housing (AFFH) units in Westchester.

The petitioner notes that they are the owner and contract-vendee of two parcels that they wish to develop under the proposed regulations. While it is our opinion that the proposed zoning regulations may be positive, it may be helpful if the Village were able to review a sketch plan of the type of development the petitioner envisions under the proposed regulations so as to better understand how the proposed zoning may be applied in a specific development.

Letter date: Thursday, April 09, 2015 **Response type:** Comment

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

IRV 15-005 Zoning Text Amendment: Outdoor Seating

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 text of the Village Zoning Ordinance. The proposed amendment would establish a mechanism to permit and regulate outdoor seating areas associated with restaurants or food retail uses in the Railroad Zoning District.

Letter date: Monday, April 13, 2015 **Response type:** Local Determination

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

Lewisboro

LEW 15-001 Zoning Text Amendments: Hotels and B&Bs

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

Two proposed Local Laws to amend the text of the Town Zoning Ordinance to permit and regulate Hotels, Inns and Bed & Breakfasts in the town.

Letter date: Thursday, April 09, 2015

Response type: Local Determination

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

Mount Vernon

MTV 15-001C Oneness Rehoboth Apostolic Church

131-141 East Third Street

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

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

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

Letter date: Monday, March 30, 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 15-004 Hill Holme Manor Lot 4

643 King Street

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

Site development plan for Lot 4 of Hill Holme Manor (formerly known as Meadowhill Subdivision)

Letter date: Monday, April 13, 2015

Response type: Local Determination

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

Ossining (village)

OSV 15-001 Victoria Home - Draft EIS

25 North Malcom Street

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

A draft environmental impact statement (EIS) for a proposal to demolish an existing three-story, 49-bed home for elderly care and replace it with a new 120-bed facility (increased from the prior proposal of 96 beds) comprised of two buildings of three stories each.

The subject site encompasses 4.22 acres located at 25 North Malcolm Street. The site also contains frontage along Matilda Street. Vehicular access will be provided via curb cuts along both streets with parking for 69 vehicles in garages beneath the two buildings and parking spaces provided at grade.

Letter date: Thursday, April 09, 2015

Response type: Comment

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

- We note that the draft EIS contains adequate discussions of sewage impacts and recycling.

- We commend the applicant for including permeable paving surfaces on the plans and recommend that additional green building elements be considered.
- We recommend the applicant consider providing a bicycle parking area for employees.

Peekskill

PKS 15-001 Tern Construction

922 Main Street

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

A proposed mixed use development to be located on a 25,019 square foot site through-lot with frontage on both Main Street and Diven Street. The development would include two four-story buildings, one fronting on each street, with a courtyard in between the buildings. The building located at 922 Main Street would contain an art gallery and retail space on the first floor with artists' lofts on the three floors above. The building located at 921 Diven Street would have a common area on the first floor along with loft apartments on all four floors. A total of 74 total apartments are proposed (37 one-bedroom and 37 two-bedroom).

No parking is shown to be provided on site; the applicant states that parking will be provided for residents within an existing parking garage located on Main Street, one block to the south.

Letter date: Monday, March 30, 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 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.
- Because Main Street is a County road (CR 25A), approval from WCDPWT is required.

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.

Pelham Manor

PMR 15-001 Zoning Text Amendment: Restaurants

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 to redefine various categories of restaurant uses into six types: "restaurant, carry-out"; "restaurant, coffee shop"; "restaurant, drive-in"; "restaurant, fast-casual"; "restaurant, fast-food"; and "restaurant, full service". Coffee shop and fast-casual restaurants would also be added to the list of permitted uses in the Business 2 (B2) zoning district.

Letter date: Thursday, April 09, 2015

Response type: Local Determination

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

Pleasantville

PLV 15-002 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.

Letter date: Thursday, April 09, 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

PLV 15-003 Athletes Warehouse

220 Tompkins Avenue

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

A project involving the internal reorganization of an existing building to locate batting cages on the second floor. Physical therapy space would also be moved from the first floor to the second floor. Other renovations would include adding an elevator and converting a bathroom to a unisex ADA approved facility.

Letter date: Monday, March 30, 2015

Response type: Local Determination

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

Port Chester

PCH 15-002 Neri's Office Building

10 Pearl Street

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

A proposal to demolish an existing three-story building in order to construct a 23,000 square-foot, five-story, mixed use building consisting of a ground floor restaurant and four floors of office space at 10 Pearl Street. Parking for the building would be provided at 15 Pearl Street. In addition to site plan approval, five area variances will be sought from the Zoning Board of Appeals for floor-area-ratio, front yard, rear yard, side yard and off-street loading spaces.

We note that the proposed zoning variances are outside of the County Planning Board's jurisdiction. We offer the following comments on the proposed site plan:

Letter date: Monday, March 16, 2015

Response type: Comment

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

This proposal is consistent with Westchester 2025 because it can provide more growth in Port Chester's downtown center, where residents and office employees can easily walk to shopping and services, as well as bus and rail transit.

We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development, including the provision of bicycle parking.

Somers

SOM 15-001 Somers Crossing - Draft EIS

Route 100 and Route 202

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

Draft EIS for the proposed “Somers Crossing.” The applicants are petitioning the Town Board to establish a new Multifamily Residence Downtown Hamlet (MFR-DH) floating zone district in the Town Zoning Ordinance and to apply this new district to a 26.68-acre site within the Somers hamlet. The site surrounds the existing Somers Towne Centre shopping center and has frontage on both Somerstown Turnpike (NYS Route 100) and Somers Road (US Route 202). The site is currently zoned R-40 and R-80, for single-family development, and is within the Groundwater Protection Overlay district.

If the zoning petition is approved by the Town Board, the applicant intends to seek site plan approval to develop the site with 80 condominium residential units and a 19,000 square foot grocery store with 457 total parking spaces. The proposed grocery store would be located on Route 202 and would function as an extension of the existing Somers Towne Center shopping center. The condominium units are proposed to be arranged around a new loop road with vehicular access from Route 100. Walking paths would be provided connecting the residential areas with the shopping center. The proposed unit mix is 50 two-bedroom units and 30 three-bedroom units. Most of the units would range in size between 2,200 and 2,600 square feet; all units would have two-car garages. Some single-level units may also be provided that would be 1,800 square feet in size. The applicant states that the units would not be age-restricted but would be marketed primarily to “empty-nesters.” No affordable units which would affirmatively further fair housing (AFFH) are proposed.

Because the site is encumbered with wetlands, the applicant is proposing to preserve 10.58 acres of the site as open space, which is primarily comprised of wetland or wetland buffer. Water and sewer for the development will be provided via extensions of the Heritage Hills Water District and the Heritage Hills Wastewater District, for treatment at the Heritage Hills Sewage Treatment Plant.

The draft EIS also presents eight different development alternatives, including development under existing zoning and development under MFR-H zoning. Alternatives also include variations of the preferred development, such as placement of the grocery store, a “new urbanist design,” increased buffering along Route 100 and variations on unit count and internal roadway configuration.

Letter date: Wednesday, April 15, 2015

Response type: Comment

Consistency with Westchester 2025:

- We recommend zoning the bulk of the site to MFR-H so that 15% of the proposed units would be affordable. The land to be occupied by the grocery store could be rezoned to NS.
- We continue to encourage the Town to adopt Model Ordinance Provisions with respect to affordable AFFH.
- We support the inclusion of a grocery store in this development as there are none in the Somers hamlet. We prefer a more pedestrian-oriented layout and recommend that it share parking with the adjacent Somers Towne Centre.

Impacts to County facilities and services:

- The draft EIS includes an adequate discussion of recycling. Food composting should also be considered on the site.

Additional comments:

- The Town should consider if sufficient recreational space is provided for the proposed development.
- We recommend improvements to the pedestrian circulation system and that the applicant work with the Town towards providing sidewalks throughout the Somers hamlet
- We encourage the applicant to consider including building technology into the proposed development.
- We recommend pathway surfaces suitable for bicycles as well as a small communal pool of electric carts or adult tricycles.
- Because the site is in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection are of critical importance.
- Because Route 100/202 is a State Road (NYS Route 120), Town should forward a copy of the application to NYS DOT.

White Plains

WHP 15-003 Zoning Text Amendment: Public Hearing Notices

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

A proposed amendment to the text of the City's Zoning Ordinance with respect to the requirement for publication of notice of a public hearing. The proposed amendment would reduce the requirement from three days to one day for zoning related applications. The one day publication requirement is consistent with State law and other local governments throughout the state. It also is a cost saving measure for both private applicants and the City of White Plains, as it will cut publication expenses by two thirds.

Letter date: Monday, March 16, 2015

Response type: Local Determination

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

WHP 15-004 St. Gregory the Enlightener Sunday School Building

1131 North Street

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

Amended site plan application for the proposed construction of a 7,050 square foot Sunday School building on an existing church property. The property, located at 1131 North Street (County Road 30), consists of 10.57 acres and currently contains a 17,220 square foot church building, a parking lot, children's playground, a single family house, a barn and a cottage. The proposed Sunday School hall will be connected to the main building by an enclosed walkway. 18 new gravel parking spaces are also proposed for overflow parking.

This project was granted approval by the White Plains Common Council on October 7, 2013. It is our understanding that the approvals have expired and that the applicant is seeking re-approval for the same plans which were previously approved.

Because the plans have not changed, we offer our previous comments, which were sent to the City in a letter dated January 22, 2013.

Letter date: Monday, March 16, 2015

Response type: Comment

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

Because North Street is a County road (CR 30) , approval from WCDPWT is required.

We encourage the applicant to consider using as much green building technology as possible in the proposed new building.

WHP 15-005 Hindu Temple of Tri-State

390 North Street

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

One-year extension of site plan approvals for the proposed construction of a 15,000 square foot Hindu temple.

Letter date: Monday, March 16, 2015

Response type: Local Determination

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

WHP 15-006 BP Gas Station Redevelopment

186-200 Westchester Avenue

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

A proposal to renovate an existing BP gas station located on the northeast corner of Westchester Avenue (County Road 71) and South Kensico Avenue. Because the applicants have acquired an adjacent property containing a vacant building, the plan involves demolishing this building and expanding into this lot with a renovated gas station which would include a new, 1,891 square feet retail building, 12 fuel pumps and parking for 13 cars.

Letter date: Thursday, April 09, 2015

Response type: Comment

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

- Because Weastchester Avenue is a County road (CR 71) , approval from WCDPWT is required.

- The applicant should be encouraged to investigate if the proposed landscaped areas can be used for on-site stormwater infiltration.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as provide bicycle parking.

Yonkers

YON 15-002 Palisades Point (Parcels H & I)

20 Water Grant Street

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

An application to amend the existing site plan and Planned Urban Redevelopment (PUR) special permit approvals for the Palisades Point residential development to be located at 20 Water Grant Street along the downtown Yonkers waterfront.

Palisades Point was initially proposed as part of the larger Yonkers SFC proposal which was previously reviewed under SEQR resulting in a Findings Statement issued by the City Council on November 5, 2008. Site plan and PUR special permit approvals followed in 2009 and the development was approved as two 25-story residential buildings containing 436 dwelling units, 8,700 square feet of ground-floor retail and 727 parking spaces (57 spaces on street and 670 spaces in garages). 184 garage spaces were intended to replace the existing surface parking on part of the site that is used by residents of Scrimshaw House.

The current applicant, Mill Creek Residential Trust, LLC, is seeking amendments to the previously approved plans to construct a six-story residential building with 324 one- and two-bedroom apartments. 590 garage parking spaces would be provided along with 28 on-street spaces. Vehicular access would be provided via a new public street extension of Water Grant Street that would be constructed between the proposed building and the Metro-North Hudson Line tracks and then continuing along the south face of the building along the property line that abuts the American Sugar Refining property. It is our understanding that Scrimshaw House will continue to share the garage parking associated with the project under the amended plan.

Letter date: Wednesday, March 18, 2015 **Response type:** Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Issues on the plan with respect to the location of the County's sewer force main must be corrected.
- Site plan approval must establish conditions during construction and post-construction that will serve to protect this vital force main.
- We recommend the waterfront pathway include design elements consistent with Westchester County RiverWalk Guidelines
- 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 urge the city to adhere to its SEQR findings and require the applicant to add adequate and necessary stormwater quality infrastructure to the plans as well as provide a dedicated maintenance plan for such infrastructure to ensure its continued operability into the future.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development.
- We commend the applicant for including a bicycle storage room on the plans.