

**WESTCHESTER  
COUNTY  
PLANNING  
BOARD**

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**County Planning Board Referrals:**

*Letters dated September 16, 2014 through October 15, 2014*

Meeting Date:  
**November 5, 2014**

## Briarcliff Manor

### BMR 14-002 Dwelling Units in Existing Accessory Buildings

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

A proposed local law to amend the text of the Village Zoning Ordinance with respect to permitting and regulating residential dwelling units in existing accessory buildings. The local law notes that many properties exist within the village that contain separate accessory buildings that contain, or at one time contained, residential units. The Zoning Ordinance as currently written contains no provisions for such uses, which are treated as pre-existing, non-conforming uses. The proposed amendment is intended to recognize and regulate such uses. In addition, since a number of other properties contain non-residential accessory buildings which could eventually be converted to residential uses, the proposed amendment could help facilitate such conversions.

**Letter date:** Tuesday, October 14, 2014      **Response type:** Comment

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

We support the proposed amendment because it will increase the potential for a more diverse range of housing types in the Village.

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## Harrison

### HAR 14-002C Trinity Presbyterian Church - Draft EIS

526-530 Anderson Hill Road

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

Draft EIS for the proposed renovation of an existing residence and construction of an addition in order to establish a place of worship on a 6.5-acre lot. The 19,200 square foot addition will be set at the rear of the existing structure and will be architecturally consistent with the existing residence. Parking for 130 vehicles is proposed with driveway access via two curb cuts on Anderson Hill Road (County Road 18).

**Letter date:** Tuesday, October 14, 2014      **Response type:** Comment

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

- Anderson Hill Road is a County road (CR 18) requiring an approval from WCDPWT.

- We encourage the applicant to incorporate green building methods and technologies into the proposed development as well as provide bicycle parking.

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## Lewisboro

### LEW 14-002 Bike and Pedestrian Master Plan

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

A draft "Bike and Pedestrian Plan" which is proposed as an addendum to the Town's 1985 Master Plan. The Bike and Pedestrian Plan highlights a number of proposed and desired improvements throughout the Town to facilitate more bicycling and walking for both transportation and recreational purposes. The Plan also includes a section containing public comments.

**Letter date:** Monday, September 22, 2014      **Response type:** Comment

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

We find the proposed Bike and Pedestrian Plan to be consistent with the policies set forth in Westchester 2025. The Bike and Pedestrian Plan is also consistent with the Mid-Hudson South Region Bicycle and Pedestrian Master Plan.

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## Mamaroneck (village)

### MMV 14-008 DCH Toyota City

**1305 East Boston Post Road**

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

An application to renew a site plan for renovation and redesign of the Toyota City showroom located at 1305 East Boston Post Road. The applicant is seeking new site plan approval as the previous application, which was approved in 2008 and renewed in 2010, has expired. The project will renovate one story of the existing 9,708 square foot showroom/service area and change to only showroom usage. There will be 71 parking spaces in the adjacent lot.

**Letter date:** Monday, October 06, 2014      **Response type:** Local Determination

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

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# Mount Vernon

## MTV 14-005C South Fourth Avenue-East Third Street Urban Renewal Plan - FGEIS

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

Final generic environmental impact statement (GEIS) for an urban renewal plan for the 10.85-acre area surrounding South Fourth Avenue and East Third Street. The plan area comprises 64 properties of which 14 could potentially be developed with mixed-market rate and affordable housing, commercial and office facilities and off-street parking. This development plan would be undertaken through the proposed rezoning of much of the urban renewal area with a new UR-PUD-S4 overlay district. A separate sub district (UR-PUD-S4-TP) would be applied to a portion of the area to preserve existing townhouses with historic character.

If the proposed areas are rezoned as recommended in the Urban Renewal Plan, the theoretical maximum build-out would be 936 dwelling units, 323,429 square feet of non-residential floor area and 959 off-street parking spaces. The GEIS analyses these impacts and recommends mitigation measures.

We previously reviewed the draft GEIS for this action and responded to the City in letters dated June 16 and August 5, 2014. We have now reviewed the final GEIS and we note that it has adequately addressed our prior comments. We have no further comments at this time.

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

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

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## MTV 14-008 The Green Patch

## 49 Edison Avenue

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

Proposed construction of a one-story pre-fabricated 5,000 square foot building to be erected in an industrial area of the City. The plant will provide a business, storage and distribution warehouse for a product called "Greenpatch" which is used to repair roads.

**Letter date:** Monday, October 06, 2014     **Response type:** Local Determination

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

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**MTV 14-009 Living Faith Church**

**195 West First Street**

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

Proposed construction of a second floor addition to an existing church building for office space. The first floor space at the location of the proposed addition will be renovated for use as a youth center.

**Letter date:** Monday, October 06, 2014      **Response type:** Local Determination

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

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**New Castle**

**NWC 14-007 Hill Holme Manor Lot 3**

**643 King Street**

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

Site plan for the construction of a single-family residence and in-ground swimming pool on a 2.34-acre lot in the Hill Holme Manor subdivision, formerly known as Meadowhill (Placid) Subdivision.

**Letter date:** Monday, September 29, 2014      **Response type:** Local Determination

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

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# New Rochelle

## NRO 14-007 Zoning Text and Map Amendments: Iona College

690 North Avenue

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

Proposed amendments to the text of the City's Zoning Ordinance as well as to the Zoning Map with respect to Iona College. Specifically, Iona College has recently assembled five adjoining parcels for the purpose of developing student housing. The parcels, when combined, are bisected by zoning, in both the NA and R2-7.0 districts. It is proposed to adjust the zoning district line to incorporate the entire site into the NA District which would allow development student housing by special permit. Additional changes to the text of the zoning ordinance are proposed with respect to side and rear yard setbacks for the NA District.

We have no objection to the New Rochelle City Council declaring itself Lead Agency for the proposed action.

**Letter date:** Monday, September 22, 2014    **Response type:** Local Determination

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

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## NRO 14-008 Zoning Text Amendment: Banks in LSR District

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

A proposed amendment to the text of the City's Zoning Ordinance. The amendment would allow banks as a principal permitted use in the LSR – Large Scale Retail zoning district.

We have no objection to the New Rochelle City Council declaring itself Lead Agency for the proposed action

**Letter date:** Monday, September 22, 2014    **Response type:** Local Determination

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

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## North Castle

### NOC 14-010 DiPietro Construction Corporation

20 Banksville Avenue

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

Site plan application for the conversion of a 2,080 square foot residence to a 1,040 square foot storage area and 1,040 square foot residence. The applicant also proposes construction of a new 2,600 square foot garage with a 1,500 square foot office on the second floor. The subject site is 1.42 acres, located in the RC zoning district.

**Letter date:** Monday, October 06, 2014

**Response type:** Local Determination

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

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## Ossining (village)

### OSV 14-004 Hudson Steppe - Final EIS

34 Spring Street

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

Final EIS for the redevelopment of a 5.907 acre site on the northwest corner of State Street and James Street, which currently contains vacant buildings and parking. One of the existing buildings, the Smith-Robinson House, will remain and be renovated. The other buildings will be demolished and replaced with three residential buildings containing 188 multi-family condominium or rental apartments. Of these apartments, four are proposed as studios, 75 as one-bedroom, 90 as two-bedroom and 19 as three-bedroom units. Nineteen units would be set aside as affordable according to Village guidelines. These units would be proportionate to the overall unit breakdown in terms of number of bedrooms.

The three proposed buildings would be placed around a new circular roadway in the interior of the site. This area would feature a landscaped plaza in the center. Thirteen parallel parking spaces would be provided around the edge of this central plaza. A fully automated parking garage for 230 vehicles would be located in the basement of the westernmost proposed building. This would contain the required parking for all three buildings. The northern-most building would be connected to one side of the Smith Robinson House, which will be renovated to contain 7,500 square feet of office space on its three floors.

The County Planning Board previously reviewed the draft EIS and responded to the Village in a letter dated September 23, 2013. Our review of the final EIS finds that all of our previous comments have been adequately addressed.

**Letter date:** Tuesday, September 30, 2014

**Response type:** Comment

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

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## Peekskill

### PKS 14-005 C-3 District Residential Regulations

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

A proposed amendment to the text of the City's Zoning Ordinance. As proposed, the amendment would reduce the minimum residential dwelling unit floor area (for lots with a minimum of 20,000 square feet) and reduce the minimum land area per dwelling unit for mixed-use residential buildings in the General Commercial (C-3) District.

We support adoption of the amendment as it would increase opportunities for mixed-use residential development in downtown Peekskill. New residences could increase the viability of downtown commerce and increase housing opportunities.

**Letter date:** Monday, October 06, 2014      **Response type:** Comment

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

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## Pelham Manor

### PMR 14-001 R District Rezoning - DGEIS

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

Draft generic environmental impact statement (GEIS) regarding proposed text amendments to the R – Retail Zoning District, which is comprised of four parcels totaling 5.35 acres at the intersection of Boston Post Road and Pelhamdale Avenue. While these parcels are already developed, the purpose of the revisions is to expand development opportunities within the R District in case these sites are redeveloped in the future. Specifically, the proposed zoning changes would expand the list of permitted principal uses in the R District, as well as create a new special permit use for mixed-use development with residences on upper floors. As part of these new regulations, any mixed-use development would be required to have a set-aside of not less than 10 percent of the total number of residential units as affordable affirmatively furthering fair housing (AFFH) units. If the development consists of five to nine units, at least one affordable AFFH unit would have to be created.

The draft GEIS presents a build-out analysis which shows that, if the proposed zoning changes are adopted, the R District could be redeveloped to contain a maximum of up to 357 dwelling units and 50,220 square feet of retail space on the four subject parcels combined.

Our review finds the draft GEIS to be an adequate discussion of the anticipated impacts of the proposed action. We have no specific comments with respect to the GEIS.

We support the proposed zoning changes as they will serve to continue to focus development within an existing downtown center. Furthermore, the proposed zoning changes would increase the potential to affirmatively further fair housing development in the village.

**Letter date:** Monday, September 22, 2014      **Response type:** Comment

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

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# Rye Brook

## **RYB 14-006 Rye Ridge Shopping Center Change of Use**

## **South Ridge Street and Bowman Ave**

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

A proposed amendment to the approved site plan for the Rye Ridge Shopping Center to allow the conversion of 13,950 square feet of existing retail use to restaurant, or similar high intensity uses. While no construction is currently proposed, approval of the application would potentially allow uses to be changed within the existing buildings of the shopping center.

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

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

We encourage the applicant to incorporate as much green building technology as possible into any proposed future redevelopment. We also recommend that the applicant consider providing bicycle parking on the site.

## **RYB 14-008 Electronic Submissions of Applications**

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

Two local laws to amend various chapters of the Village Code, including Chapter 250: Zoning, with respect to adding a requirement that land use and permit application submissions include an electronic copy of the application materials.

**Letter date:** Tuesday, October 14, 2014    **Response type:** Local Determination

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

## Somers

### SOM 14-004 Paul R. Iacuone Fast Food Restaurant

63 Route 6

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

A proposed application for a use variance for a 1-acre parcel located at 63 US Route 6 in the Baldwin Place hamlet of the town. The applicant is seeking a use variance to construct a fast-food restaurant with a drive through. The subject site is located in the NS – Neighborhood Shopping district which does not permit restaurants with counter service or drive-throughs.

With respect to the use variance, this action is a matter for local determination. We will reserve comment on the site plan until a later date if site plan approval is sought after a use variance is granted.

**Letter date:** Monday, September 29, 2014    **Response type:** Local Determination

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

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## Tarrytown

### TTN 14-003B Historic Commons Zone

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

A revised package of materials with respect to the Historic Commons Zone as well as a Lead Agency notification. The package includes proposed text amendments to the regulations of the HC District. These amendments make technical revisions to the district’s regulations, which are intended to provide clarity and to ensure consistency and architectural compatibility with the historic resources and visual quality of existing buildings, landscapes and sites. The amendments also provide for new lot, bulk, height and density regulations as well as view shed protection.

The package also includes a proposed amendment to the Village Comprehensive Plan to revise the area zoned HC from “medium density residential” to “low density residential” and to include RiverWalk South, which runs along the western portion of the HC district. A Zoning Map amendment is also proposed to rezone two properties to HC from R-40. These properties include Belvedere, which is subject to a conservation easement from Scenic Hudson, and County-owned parkland located in between Sunnyside and Lyndhurst.

We have no objection to the Tarrytown Board of Trustees declaring itself Lead Agency.

**Letter date:** Monday, September 29, 2014    **Response type:** Local Determination

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

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# Tuckahoe

## TUC 14-002 Marriott Springhill Suites

## 109 Marbledale Road

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

A proposal to construct a 163 room hotel and a separate 6,400 square foot restaurant with 208 parking spaces and loading spaces to serve both buildings. The subject site is 149,650 square feet and located at 107 Marbledale Road. In addition to site plan approval, zoning variances are also required for insufficient rear-yard and landscaped buffers as well as for building height.

We note that all of the proposed area variances are outside of County Planning Board jurisdiction. With respect to the site plan review, we offer the following preliminary comments:

**Letter date:** Monday, September 22, 2014    **Response type:** Comment

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

- As full engineering plans for the site are developed, we encourage the applicant to take steps to treat and retain as much stormwater runoff on-site as possible.  
- We encourage the applicant to incorporate as much green building technology as possible into the development. We also recommend that the applicant consider providing bicycle parking on the site.

# Yonkers

## YON 14-011 Mixed Use Development in OP & IP Districts

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

A proposed amendment to the City's Zoning Ordinance to permit a new use category in the OL (office laboratory) and IP (industrial park) zones. The proposed use is called Planned Mixed Use development and permits the addition of limited retail and service uses to other permitted uses in these two zones. The amendment is intended to make these low density commercial zones more attractive by allowing mixed use development where the essential office, laboratory and commercial nature of the site will not be overwhelmed by other uses.

**Letter date:** Monday, October 06, 2014    **Response type:** Local Determination

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

**YON 14-012 323 Tuckahoe Road Rezoning**

**323 Tuckahoe Road**

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

A City Council Resolution with respect to a petition to amend the Yonkers Zoning Map to rezone two tax lots located at 323 Tuckahoe Road (County Road 36) from BR – Restricted Business Residences Excluded to I – Industrial. According to the accompanying SEQR documentation, it is the applicant’s intention to develop a 121,833 square foot warehouse on the subject lots and adjacent parcels, if the rezoning is approved.

We have no objection to the Yonkers City Council assuming Lead Agency status for this review.

We have reviewed the proposed zoning petition and it to be a matter for local determination. We reserve comment on the proposed site plan until site plan review is initiated if the rezoning is approved.

**Letter date:** Tuesday, October 14, 2014 **Response type:** Local Determination

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

If the development application proceeds, the Westchester County Department of Public Works and Transportation should be listed as an Involved Agency under SEQR since Tuckahoe Road is a County Road.

**Yorktown**

**YTN 14-004 BJ's Gas Station**

**3333 Crompond Road**

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

A petition to amend the Yorktown Zoning Map for the BJ’s Wholesale Club located at Staples Plaza at 3333 Crompond Road (US Route 202 and NYS Route 35). The applicants are requesting a rezoning of the 10.1-acre site from C-1 to C-3 in order to allow BJ’s to add a gasoline filling station as an amenity for its members. The proposed rezoning is necessary in order to facilitate the project since gasoline stations are permitted in the C-3 District but not in the C-1 Zoning District. If the site is successfully rezoned, the applicant would also have to apply to the town for a special permit as well as amended site plan approval.

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

**Letter date:** Monday, September 22, 2014 **Response type:** Local Determination

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