

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated January 16, 2016 through February 15, 2016

Meeting Date:

March 1, 2016

Cortlandt

CTD 16-001 Moratorium on Certain Uses

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 nine month moratorium on certain uses pending the Town Board's adoption of a new Master Plan and associated zoning changes. The Town Board review of the Master Plan is expected to begin in October. Specifically, the moratorium will apply to applications to and approvals by the Planning Board, Zoning Board of Appeals and Building Inspector with respect to the following provisions of the Zoning Ordinance:

- Section 307-94 – Community Betterment District
- Section 307-61 – Junk Yards
- Section 307-52 – Country Club
- Section 307-53 – Tennis Club, Yacht Club or similar membership, sports and recreation club
- Section 307-50 – University, College or Seminary
- Section 307-59 – Nursing Home

The moratorium would also apply to new applications for any non-residential development for a change in use of existing buildings within a half-mile radius of the intersection of the Metro-North Hudson Line and NYS Route 9A in Montrose. Non-residential applications within 2000 feet of the Hudson River shoreline will also be subject to this moratorium.

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

Letter date: Monday, February 01, 2016 **Response type:** Comment

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

Greenburgh

GRB 16-001 Town of Greenburgh Comprehensive Plan 2015

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

A new "Town of Greenburgh Comprehensive Plan 2015". This Plan is intended to replace the Town's existing Comprehensive Plan and to establish a desired vision of the Town, outside of its six villages, for the next 20 years.

The draft comprehensive plan examines many facets of the Town of Greenburgh. After providing an overview and brief history of Greenburgh, the plan delves into a diverse array of topics in nine different chapters. Each chapter provides a series of goals, objectives and policies which are intended to help guide the Town. The topics include: sustainability; community well being; historic resources and cultural assets/programs; environmental resources; parks, trails, open space and recreational facilities; public infrastructure and essential services; transportation, mobility and access; demographics and housing; economic development; and land use and zoning. The plan concludes with a chapter on implementation and monitoring.

We recognize that the plan is the result of more than seven years of work that began with a first draft in 2008. The high level of detail in the plan is evidence of the years of work that went into creating this document, which may be the most encyclopedic comprehensive plan we have in our files from Westchester municipalities. The plan will likely become a reliable reference source for information. We applaud the Town for undertaking this effort and encourage the Town to adopt the plan.

We offer the following comments for the Town's consideration:

The plan does an exceedingly thorough job documenting "special planning areas". However, instead of the plan providing specific recommendations for future land uses, each area is recommended for further study. We encourage the Town to focus greater positive attention on the potential for higher density, multi-family development within some of the "special planning areas"

The plan offers more specific recommendations for zoning map updates that would primarily correct zoning map errors, rezone split-zoned lots into one zone or update zoning to reflect current land use characteristics. We are supportive of these corrective actions.

We commend the Town for including a substantive section on sustainability in the Comprehensive Plan.

The draft comprehensive plan essentially offers a Town-wide bicycle/pedestrian master plan when elements of Chapter 7 (Parks, Trails, Open Space and Recreation Facilities) and Chapter 9 (Transportation, Mobility and Access) are combined. We encourage the Town to consider formalizing these aspects as an official Bicycle and Pedestrian Plan.

While the draft comprehensive plan attempts to document and explain the various issues with parking in the town, we encourage the Town to consider more discussion of innovative solutions in the plan.

Letter date: Friday, February 12, 2016 **Response type:** Comment

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

Harrison

HAR 16-001 Trinity Presbyterian Church

526-530 Anderson Hill Road

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

An application to permit the renovation of an existing residence and construction of an addition in order to establish a place of worship on a 6.5-acre lot located at 526-530 Anderson Hill Road (County Road 18). The 19,200 square foot addition will be set at the rear of the existing structure and is described as architecturally consistent with the existing residence. Parking for 130 vehicles is proposed with driveway access via two curb cuts on Anderson Hill Road.

This proposal has been the subject of draft and final environmental impact statements (EIS) and a Findings Statement was adopted by the Harrison Planning Board on December 15, 2015. The site plan now referred includes significantly more detail than the site plan included in the EIS.

Letter date: Tuesday, January 26, 2016 **Response type:** Comment

Consistency with Westchester 2025:	Impacts to County facilities and services:	Additional comments:
	<ul style="list-style-type: none"> - Because Anderson Hill Road is a County road (CR 18) an approval is required from WCDPWT. - The applicant should verify that sufficient space is available to accommodate the storage of recyclables - Because two Bee-Line bus stops are near the site, we recommend sidewalk improvements. 	<ul style="list-style-type: none"> - We recommend a shared parking scheme be considered between the church and a nearby school. - We encourage the applicant to include as much green building technology as possible into the proposed development as well as bicycle parking.

HAR 16-002 249 Halstead Avenue Mixed Use Building

249 Halstead Avenue

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

Revised plans to construct a two-story commercial building with store front commercial space on the first floor and three residential apartment units on the second floor.

We previously reviewed this matter and responded to the Town/Village in a letter dated March 3, 2015. We find the proposed development to be consistent with Westchester 2025 because it is a mixed-use infill development in a downtown center, with good access to public transportation.

We note that the County's Model Ordinance Provisions with respect to affordable affirmatively furthering fair housing (AFFH) would not require either of the proposed apartments to be set aside as affordable AFFH units because the total development is less than five units. We continue to recommend that the Town/Village take steps to incorporate the Model Ordinance Provisions into the Town/Village Code.

Letter date: Tuesday, January 26, 2016 **Response type:** Comment

Consistency with Westchester 2025:	Impacts to County facilities and services:	Additional comments:
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HAR 16-003 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 notice of public hearing with respect to a proposed zoning text amendment for the above referenced 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 Lake Street for a total of 7.3 acres. Parking is to 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.

We previously commented to the Harrison Planning Board on a proposed site plan for this site that was referred on March 20, 2015. We offer the following updated comments for consideration by the Town Board/Board of Trustees:

Letter date: Friday, February 12, 2016

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.

Lewisboro

LEW 16-001 Goldens Bridge Shopping Center

Route 22 and Route 138

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

Site plans for the proposed expansion of the Goldens Bridge Shopping Center. The applicant is proposing the construction of a 16,844 square foot 2-story building to be located in the northeast portion of the property. The building is proposed to contain a 6,889 square foot day care center for up to 90 children with the remaining space used for retail and office space. As part of the expansion, 80 additional parking spaces would be provided in an expanded parking area.

The site plans also show a proposed second phase expansion at the south end of the site which would provide for the construction of a new 10,000 square foot retail building with an additional 134 parking spaces. It is our understanding that this second phase will be subject to additional site plan review.

In addition to site plan approval from the Lewisboro Planning Board, it is our understanding that this proposal will also require variances from the Zoning Board of Appeals for parking deficiency, height of retaining walls/fences and maximum site coverage. The extent of the variances changes with the construction of each phase. For example, the existing site plan currently has a parking deficiency of 70.25 parking spaces. With the construction of Phase 1, that deficiency is reduced to 59.98 spaces. With the construction of Phase 2, that deficiency is further reduced to 17.98 spaces. However, with the construction of Phase 2, the site would then require a variance for maximum site coverage. These variance requests do not require referral to the County Planning Board.

Letter date: Tuesday, January 26, 2016

Response type: Comment

Consistency with Westchester 2025:

- We recommend that the Planning Board and applicant explore an alternative site plan that leverages the sharing of uses.

Impacts to County facilities and services:

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

Additional comments:

- We recommend the applicant provide an enforceable maintenance program with respect to subsurface stormwater management infrastructure.
 - We encourage the applicant to include as much green building technology as possible into the proposed development as well as bicycle parking.
 - Because NYS Route 22, NYS Route 138 and the roadway connecting them are State highways the Town should forward a copy of the application to NYS DOT
 - Because the site is located in the Croton Watershed, stormwater runoff water quality protection, both during and after construction, is of critical importance.

LEW 16-002 Wilder Balter Affordable Housing Development

Route 22 and I-684 Exit 6A Ramp

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

The applicant proposes the development of a multi-family community consisting of 45 affordable affirmatively furthering fair housing (AFFH) units and a caretaker's unit (46 units total) in five buildings arranged around a driveway connecting into NYS Route 22. The development would also include common areas for residents such as a clubhouse and recreational facilities along with 92 parking spaces.

The subject site is 35.4 acres located on the east side of Route 22 near the northbound exit 6A ramp from I-684. The site is split zoned with the portion along Route 22 being located in the CC-20 Campus Commercial District and the rear being located in the R-4A Residential District. As proposed, the development would be constructed only within the CC-20 zoned portion of the site, with approximately nine acres of site disturbance. Water service will be provided from on-site wells and wastewater will be treated by a private on-site septic system.

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

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

- We are supportive of the proposed application as it will bring 45 affordable AFFH units to the Town. It is consistent with Westchester 2025 which calls for increasing the range of housing types in Westchester County. We recommend that the Town require that the affordable AFFH units meet all requirements of the Housing Settlement Agreement.

Impacts to County facilities and services:

- The site plans do not show the locations of trash enclosures. The applicant should be requested to verify that sufficient space will be provided to store recyclables under the expanded County recycling program which now includes plastics numbered 1 through 7.

Additional comments:

- We note that one of the proposed stormwater management basins is shown within a wetland buffer. We recommend the applicant relocate all stormwater basins outside of wetland buffers.
- We recommend that the Town and applicant consider placing a sidewalk along the proposed driveway connection to Route 22. Doing so will ensure enhanced safety for walking.
- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed construction
- We recommend that the applicant consider establishment of a common bicycle parking area, consistent with the Town's bicycle and pedestrian plan. This development is a short biking distance from the Goldens Bridge Shopping Center.
- NYS Route 22 is a State highway. The Town should forward a copy of the application to NYS DOT to identify any required permits for the proposed development.
- Because the site is located in the Croton Watershed, stormwater runoff water quality protection, both during and after construction, is of critical importance.

Mount Pleasant

MTP 16-001 Landmark at Eastview North Campus - Supplemental EIS

777 Old Saw Mill River Road

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

A supplemental draft environmental impact statement (SEIS) for the next phase of redevelopment on the 86.21-acre Landmark at Eastview North Campus property within the Town of Mount Pleasant. This application proposes the construction of four new laboratory and research buildings totaling 519,520 square feet along with structured parking for 1,355 vehicles. Construction will require the disturbance of approximately 20 acres of the site and will include demolition of an existing building containing 137,110 square feet. This will result in a net increase in building space of 382,410 square feet.

The application materials note that the Town undertook a SEQR review for the master plan of this site, which culminated in a findings statement issued on September 12, 2011 and a site plan approval on October 17, 2011. At that time, the master plan approval was for 440,000 square feet. In 2013, the applicant was granted a site plan amendment to construct the first phase of the development, which resulted in 268,702 square feet of built space, leaving 171,298 square feet of space left under the master plan approval to be built as a second phase. The current application exceeds this approved amount by 211,112 square feet, necessitating a re-opening of the SEQR process.

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

- This proposal is consistent with Westchester 2025 because it will direct additional growth of research and development space to a site that has long been home to such uses and that can support the additional development.
- This proposal is consistent with County economic development goals to increase the concentration of science-related research/technical industries in Westchester.

Impacts to County facilities and services:

- The Town should confirm that the applicant will provide inflow and infiltration (I&I) mitigation for County sewer impacts
- An approval is required from WCDPW&T because Old Saw Mill River Road is a County Road (CR 303). The Towns of Greenburgh and Mount Pleasant must concur with the installation of the proposed traffic signal at Driveway D and Old Saw Mill River Road and agree on the maintenance responsibility.
- The applicant should contact WCDPW&T to discuss what impacts the proposed development will have on bus service.
- Sufficient space should be provided for the storage of recyclables. A food composter should be considered for any on-site foodservice operation for employees of the site.

Additional comments:

- The applicant should detail how stormwater will be managed on the site so as to not cause an increase in the peak rate of runoff and a decrease in water quality over pre-development conditions. We recommend considering a green roof for the parking garage
- Bicycle parking should be considered.
- We encourage the applicant to consider using as much green building technology as possible.

Mount Vernon

MTV 16-001 Burger King

20 Colonial Place

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

A proposed conversion of an existing bank with drive-thru window into a Burger King with a drive-thru window. Minor parking lot improvements are also proposed.

Letter date: Monday, February 01, 2016 **Response type:** Local Determination

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

Port Chester

PCH 16-001 G&S Port Chester - "Retail D"

Main Street and Westchester Avenue

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

A revised petition to amend the text and map of the Port Chester Zoning Ordinance as well as amend the approved Urban Renewal Plan for the Modified Marina Redevelopment Project along the Port Chester waterfront with respect to a 23,138 square foot property located at the northeast corner of North Main Street and Westchester Avenue. This site, also known as "Retail D", is currently approved for the construction of a 40,000 square foot retail building initially proposed as part of the Marina Redevelopment Project.

The applicant had previously petitioned to amend the MUR District zoning to permit a 90,000 square foot mixed use building. The applicant has modified this petition to reduce the permitted floor area on the site to approximately 72,000 square feet in response to comments received on the earlier petition.

We find the proposed changes to be a matter for local determination. We look forward to reviewing the site plans for this proposal if the zoning and urban renewal plan amendments are approved and this application moves into that phase of review.

Letter date: Tuesday, January 26, 2016 **Response type:** Comment

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

PCH 16-002 Port North Main Street

531 North Main Street

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

A petition for a proposed amendment to the text of the Port Chester zoning code so as to amend the C4 District to allow as a special exception use "retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services." The proposed special exception use would only apply to lots north of Terrace Avenue in the existing C4 District.

We find the proposed zoning amendment to be a matter for local determination. We will reserve comment on the proposal's site plan until a later date if the zoning amendment is approved.

If the proposed zoning amendment is approved, the applicant intends to seek site plan approval to redevelop two lots located at 601 North Main Street and 531 North Main Street with a retail store, office space and parking.

Letter date: Monday, February 01, 2016 **Response type:** Local Determination

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

Rye Brook

RYP 16-001 Sun Homes

1100 King Street

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

The application involves a proposed planned unit development that would contain 110 dwelling units of which 10 would be set aside as affordable affirmatively furthering fair housing (AFFH). The subject site is the Phase 3 parcel of the Reckson Executive Park, which was previously approved for the construction of a 280,000 square foot office building with 1,120 parking spaces. That building was not constructed. The application would seek to construct the new housing development instead of the office building, with vehicular access provided via an extension of International Drive, the road which currently services the office park.

We note that the 31.56-acre site has been rezoned from OB-1 to PUD and the PUD district regulations have been amended so as to require inclusion of affordable AFFH units in new developments. The applicant has also received PUD concept plan approval.

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

- We are supportive of the proposed application as it will bring 10 additional affordable AFFH units to the Village. It is consistent with Westchester 2025 which calls for increasing the range of housing types in Westchester County. We recommend that the Village require that the affordable AFFH units meet all requirements of the Housing Settlement Agreement.

Impacts to County facilities and services:

- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed.
 - The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- We recommend that the plans be revised to place sidewalks along all roadways within the development. We also recommend that a sidewalk be added to the full length of International Drive so as to connect the development to the office parks as well as to the Bee-Line bus stops that are located in front of each office building and along King Street.
 - We agree with the Village Planning Board recommendations that the applicant should submit an enforceable maintenance agreement for stormwater management facilities
 - We encourage the applicant to consider using as much green building technology as possible in the proposed development.

Somers

SOM 16-001 DiSiena Subdivision

126 Primrose Street

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

Re-subdivision of an 11.7 acre property containing 2 tax lots into four new lots to accommodate three new single-family dwellings and one existing dwelling. The proposed subdivision involves the creation of a new Town road connecting into Primrose Street (NYS Route 139).

Letter date: Tuesday, January 26, 2016

Response type: Local Determination

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

SOM 16-002 Comprehensive Plan Update

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

Revisions to a proposed Comprehensive Plan Update for the Town of Somers. The Comprehensive Plan is proposed to update the 1994 Comprehensive Master Plan. It expresses a vision to protect and preserve the Town’s environmental and historical resources while providing appropriate levels of low-impact development that facilitate economic development and a variety of residential development options. The plan articulates eight policy goals with various objectives in the following areas: quality of life, environmental quality and sustainable development, enhancing the economic base, supporting a mix of land uses in appropriate locations, open space/park preservation and enhancement, infrastructure and municipal service improvements, multimodal transportation and preserving historic and cultural resources.

The Comprehensive Plan contains several chapters intended to provide guidance for the future of the town. Land use, population, residential development, business development, transportation, the environment, sustainability, open space, recreation, cultural resources, public facilities and services, and infrastructure are all discussed. The final chapters of the Comprehensive Plan include a Future Land Use Plan as well as an Implementation and Action Agenda.

It appears that one of our comments, restated below, is not addressed in the current proposed revisions.

Letter date: Monday, February 01, 2016 **Response type:** Comment

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

We note that the Plan does not discuss the County’s promotion of “Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units”. We recommend that the Plan discuss potential future zoning amendments that would provide increased compatibility with the Model Ordinance Provisions.

White Plains

WHP 16-001B The Esplanade

95 South Broadway

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

A notification for a site plan review for the above referenced application to renovate an existing senior apartment building known as the Esplanade so as to convert it into a non-age-restricted building containing 212 apartments, 8,866 square feet of retail space, and 9,000 square feet of office space with associated parking. The subject property is two parcels located at 95 South Broadway and 4 Lyon Place. We previously received site plans for this application as part of an earlier referral.

Letter date: Friday, February 12, 2016

Response type: Local Determination

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

WHP 16-002B Boulevard

West Post Road and Brady Place

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

Site plan review for a proposal for a 4.2 acre development site bounded by West Post Road (NYS Route 22, County Road 53), Rathburn Avenue and Maple Avenue comprised of 15 tax lots. The applicants propose to construct a 220,000 square foot mixed building including retail, health club and restaurant uses along with 12 townhome-style residential dwellings. The commercial uses would be constructed along West Post Road and Rathburn Avenue with the residential uses constructed along Maple Avenue. Parking for 720 vehicles would be provided in a garage placed in between the residential and commercial uses with vehicular access provided to the garage from all surrounding streets. A pedestrian walkway would be placed through the site in the approximate location of Brady Place to maintain pedestrian through-access in this area.

We have previously reviewed site plans for this matter (dated November 12, 2015). . Since it is our understanding that the plans have not been revised, we offer again the following comments:

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will bring more infill mixed-use development to central White Plains.

Impacts to County facilities and services:

- The site plan shows new on-street parking and curb bump-out modifications in the approximate location of Bee-Line bus stop #426. The applicant should contact the WCDPWT to discuss how the proposed development will relate to this bus stop.
- Because West Post Road is a County road (CR 53) an approval is required from WCDPWT.
- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- We are supportive of the applicant’s plan to reduce parking to 720 spaces with a parking management plan that would allow for valet parking during peak periods. We recommend that the applicant also consider encouraging employees of the site to use Bee-Line during peak periods.
- Because the site is along a bike route, bicycle parking should be provided in the parking garage. We recommend that the City give consideration to adding bicycle lanes to Maple Avenue, perhaps through a “road diet” treatment.
- We recommend that attention be paid to the facades of the proposed buildings, including signage and lighting, so as to ensure that new features do not have a negative impact on the surrounding residential areas.
- We encourage the applicant to include as much green building technology as possible into the proposed development.

WHP 16-003 City Center Renovations

237 Martine Avenue

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

A proposal to renovate various aspects of the White Plains City Center complex. These improvements include updating the pedestrian plaza and courtyard between the east side of the retail building and the parking garage; implementing valet parking and modifying the sidewalks along Mamaroneck Avenue; modifying the Mamaroneck Avenue entrance by installing escalators from a renovated and redesigned lobby area up to the second floor; and updating signage.

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

We find the proposed modifications to be consistent with Westchester 2025 because it will improve the pedestrian-oriented streetscape of this development and improve access to the interior uses.

Impacts to County facilities and services:

Additional comments:

We recommend that improved and additional bicycle parking be provided at the City Center site.

WHP 16-004 Norden Lofts

121 Westmoreland Avenue

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

Application to adaptively reuse and redevelop an existing 48,000 square foot industrial building into an apartment building containing 65 dwelling units. The subject site is located at 121 Westmoreland Avenue within the LI-M Zoning District, which permits such conversions.

Letter date: Friday, February 12, 2016

Response type: Comment

Consistency with Westchester 2025:

We find the proposed modifications to be consistent with Westchester 2025 because it will bring more infill development to central White Plains.

Impacts to County facilities and services:

Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed.

Additional comments:

We encourage the applicant to include as much green building technology as possible into the proposed development.

Yonkers

YON 16-001 Artisans & Industry Special District

Blocks 2071, 2073, 2179 and 2183

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

A proposed amendment to the City Zoning Ordinance and Zoning Map to create a new zoning district to be known as the “Artisans & Industry Special District.” The intention of this new zone is to create a setting intended to foster industrial uses that “produce good jobs and are forward looking.”

The dimensional regulations Artisans & Industry Special District are similar to that of the I Industry Zone. However, the new zone contains supplemental regulations to allow for certain retail, restaurant and personal service uses on the ground floor of industrial uses within this zone. The new district would be mapped on Blocks 2071, 2073, 2179 and 2183.

Letter date: Friday, February 12, 2016 **Response type:** Local Determination

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

YON 16-002 Central Plaza Associates

2542 Central Park Avenue

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

The applicants propose to construct a new 6,000 square foot Verizon store within the existing Central Plaza Shopping Center located at 2542 Central Park Avenue (NYS Route 100) in between the intersection with Fort Hill Road and the Greenburgh town line. To construct the building as proposed, the applicants are seeking variances to allow parking and loading spaces, as well as fencing within the required front yard setback. If approved, the applicant would also need to obtain site plan approval from the Yonkers Planning Board.

We note that there is no sidewalk along the majority of this frontage and therefore there are limited opportunities for pedestrians to enter the shopping center from the street. There is also a lack of sidewalks along many of the shopping center's driveways. This situation presents significant difficulties to the transit riders as two Westchester County Bee-Line bus stops are located along the shopping center's frontage on Central Park Avenue.

The proposed additional construction within the required front yard of the site could potentially exacerbate these undesirable conditions for pedestrians and bus riders. We recommend that mitigation measures be identified and required to be implemented as part of consideration of granting the requested variances.

Letter date: Friday, February 12, 2016 **Response type:** Comment

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