

**WESTCHESTER**

**COUNTY**

**PLANNING**

**BOARD**

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**County Planning Board Referrals:**

Letters dated November 16, 2015 through December 31, 2015

Meeting Date:

January 5, 2016



# Buchanan

## BUC 15-001 Zoning Amendments - Senior Housing in M-1 Zone

## Bleakley Avenue and Broadway

- 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 Buchanan Zoning Ordinance to add Senior Multi-family Housing as a special permit use in the M-1 District. The proposed regulations would require residents of senior multi-family housing to be 62 years of age or older. The proposed regulations also limit the amount of affordable affirmatively furthering fair housing (AFFH) units in any proposed development to no more than 85% of the total number of units.

We are generally supportive of the proposed amendments. While we are pleased that the proposed regulations would permit senior multi-family developments with up to 85% of units set aside as affordable, we recommend the Village also consider adopting the "Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units". These provisions would add additional requirements to the Village Zoning Ordinance that would ensure all future development proposals in the Village require at least a 10% set aside of affordable AFFH units that would also be affirmatively marketed.

**Letter date:** Tuesday, November 17, 2015    **Response type:** Comment

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

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## Cortlandt

### CTD 15-001B Cortlandt Crossing - Final EIS

4133 East Main Street

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

Final environmental impact statement (EIS) for a proposal to redevelop a portion of 36-acre site located on the north side of East Main Street (US Route 6) with a new shopping center. The site is across from the Cortlandt Town Center shopping center. The applicant, Acadia Realty Trust, owns the Cortlandt Town Center.

Since the draft EIS was reviewed earlier this year, the proposal has been revised in response to comments that were received. The shopping center has been reduced in size to 130,000 square feet of floor area with 619 parking spaces. To accommodate this development, the applicants are petitioning the Town to amend the Town Zoning Map to extend the CD – Designed Commercial District to encompass more of the site. Currently, the CD District encompasses 9.48 acres, the portion of the site closest to East Main Street. The proposed petition would extend this area further north so as to encompass 15 acres. The remainder of the site (21 acres) would continue to be zoned Residential R-40. If rezoned by the Town Board, the applicant would seek site plan approval from the Town Planning Board.

The applicants have also petitioned the Town to create a new sewer district, “Cortlandt Boulevard Sewer District #1,” and to have the new district include the subject site and part of the Cortlandt Town Center property. In addition, Van Cortlandtville Elementary School, which abuts the site to the west, is proposed to be allowed to connect to this new sewer district as an out-of-district user. The applicant is requesting that the Town petition the County Board of Legislators to add the Cortlandt Boulevard Sewer District #1 to the Peekskill County Sewer District once it is created. As part of this petition, the applicant is proposing to construct a new sewer pump station

The County Planning Board has previously reviewed the draft EIS and responded to the Town in a letter dated March 13, 2015 and we find several of our comments have been adequately addressed. Remaining concerns are as follows:

**Letter date:** Tuesday, November 24, 2015    **Response type:** Comment

**Consistency with Westchester 2025:**

- The final EIS disagrees with our assessment that the proposed development design is not consistent with County Planning Board policies which encourage a more comprehensive vision for the East Main Street corridor that would promote more pedestrian scaled mixed-use development.

**Impacts to County facilities and services:**

- The County sewer infrastructure has sufficient capacity to accommodate additional flow from the subject parcel if it is added into the Peekskill Sanitary Sewer District. It is our understanding that legislation pertaining to this requested action has been prepared for submission to the County Board of Legislators.  
- The final EIS does not contain meeting minutes concerning a discussion with WCDPWT about proposed Bee-Line bus service changes.

**Additional comments:**

- We recommend that the site plan be revised to include sidewalks along all site driveways and for sidewalks to be extended along the entire site frontage with East Main Street.  
- We recommend incorporating as much green building technology as possible into the proposed development.  
- While the final EIS states bicycle parking will be provided, the site plan should show the locations of where bike racks will be located.

**CTD 15-006    Envision Cortlandt: Sustainable Comprehensive Master Plan**

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

A Lead Agency notification pursuant to the NYS Environmental Quality Review Act (SEQR) with respect to a proposed comprehensive plan update for the Town of Cortlandt entitled Envision Cortlandt, 2016 Cortlandt Sustainable Comprehensive Plan Update.

We have no objection to the Cortlandt Town Board assuming Lead Agency status for this review.

We look forward to reviewing the proposed comprehensive plan update. It is our understanding that our comments will be sought in either January or February of 2016. We commend the Town for undertaking this effort to update its comprehensive plan.

**Letter date:** Monday, December 07, 2015    **Response type:** Comment

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

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# Greenburgh

## GRB 15-008B The Jefferson at Saw Mill River - Draft Scoping Document

## 1 Lawrence Street

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

Draft scoping document for the development of a 10.77-acre vacant, former industrial brownfield site with a 4-story apartment building containing 272 rental apartment units and 438 parking spaces. The site is located at 1 Lawrence Street and is bounded by Lawrence Street to the south, Saw Mill River Road (NYS Route 9A) to the east and Westchester County’s South County Trailway to the west. A County-owned trunk sewer line traverses the site.

The proposed building would contain 24 studio apartments, 164 one-bedroom apartments and 84 two-bedroom apartments. Twenty-seven (10%) of the units are proposed to be restricted as affordable. Primary vehicular access would be provided via a driveway from Lawrence Street which would connect to a 122-space surface parking lot and a 316-space parking garage which would be constructed as part of the new building. A secondary/emergency access is shown provided off of Western Avenue, which is a Dobbs Ferry public right-of-way which, as described, has historically provided access to the property. As part of the improvements, 21 new parking spaces are proposed along Western Avenue for use by patrons of the South County Trailway.

The site is located within the GI – General Industrial zoning district which permits “any use not specifically permitted and not otherwise prohibited by law” by special permit use by the Zoning Board of Appeals. Therefore this application requires special permit approval along with site plan approval from the Town Board. Area variances from the Zoning Board of Appeals are also required for building height, building coverage and side yard.

**Letter date:** Monday, December 14, 2015      **Response type:** Comment

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

- Because the development will increase sewage flows, scoping outline should be revised to include a broader discussion of I&I mitigation.
  - Because WCDEF has requirements with respect to development in or around County trunk sewer easements, we recommend that all of these requirements be discussed in the EIS.
  - The scope should include a discussion regarding the provision of sufficient space for the storing of recyclables.
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**GRB 15-010 Loop Road Holdings (Regeneron)**

**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 proposal to construct a temporary parking lot of 391 spaces to accommodate displaced parking associated with the construction of a previously approved 128,564 square feet building known as "Parcel D" and located on the south side of Old Saw Mill River Road near the intersection of Saw Mill River Road (NYS Route 9A).

We have no objection to the Town Board declaring its intent to be Lead Agency for this project.

**Letter date:** Monday, December 07, 2015 **Response type:** Local Determination

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

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**GRB 15-011 Jackson Avenue Nursery**

**21 Jackson Avenue**

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

A site plan amendment application to legalize current conditions on the site of the Jackson Avenue Nursery, a 2.91-acre property located in both the Town of Greenburgh and the City of Yonkers. The Greenburgh portion of the site is 2.18 acres. In addition to legalizing current conditions, the applicant is also proposing site improvements and modifications that are intended to mitigate prior work activities on the site. Additional site improvements are also proposed to ensure that certain operations, such as topsoil manufacturing and wood-chipping are accessory to the nursery business. No increase or intensification of the use of the property is proposed as part of the application.

**Letter date:** Monday, December 14, 2015 **Response type:** Local Determination

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

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**GRB 15-012 Scarsdale Golf Club**

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

Proposed construction of a new 12,000 square foot golf course maintenance building and a 2,900 square foot environmental center with a restroom for golfers. The proposed construction would be within the same general area as an existing maintenance building, shed and trailer which will be demolished.

**Letter date:** Monday, December 14, 2015 **Response type:** Local Determination

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

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

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# Harrison

## HAR 15-011B Purchase Professional Park

3040 Westchester Avenue

- 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 new 46,000 square foot office building within the Purchase Professional Park and to construct a new 232-space parking garage at the opposite end of the property. A 2,400 square foot building would be demolished to make way for the new office building, which would be three stories of office space above parking. The new building would have an address of 3040 Westchester Avenue.

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

We have previously reviewed this matter in a letter dated October 26, 2015. We refer you to our earlier comments for your continued consideration:

**Letter date:** Monday, November 23, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- The plans should be revised to show Bee-Line bus stop locations. The applicant must contact WCDPWT to ensure that the new construction will not cause conflict with the operation of the Loop Shuttle currently serving the site. We also recommend that consideration be given to increasing sidewalk connections between the bus stops and all of the buildings within the Professional Park.
- 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

**HAR 15-012 Trinity Presbyterian Church - Final EIS**

**526-530 Anderson Hill Road**

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

A final environmental impact statement (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).

We find that the final EIS adequately addresses our comments made on the draft EIS.

**Letter date:** Monday, November 16, 2015      **Response type:** Comment

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

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## Hastings-on-Hudson

**HAS 15-003 Gateway Cluster Overlay District**

**Broadway**

- 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 Village Zoning Ordinance as well as to the Zoning Map. The amendments would add a new Gateway Cluster Overlay District to the Zoning Code and map it on nine parcels along Broadway at the southern end of the Village. The overlay district regulations would require that a cluster plan be submitted for any subdivision application. As part of the cluster plan, the Village Planning Board would have the authority to permit detached, semi-attached and attached housing units as a means to conserve open space on a site. In no case would a cluster development result in more dwelling units than would be allowed under a standard subdivision. The intent of the proposed regulations is to preserve the natural and scenic qualities of the parcels in order to preserve the character of the gateways to the Village.

**Letter date:** Monday, November 16, 2015      **Response type:** Local Determination

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

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## Irvington

### IRV 15-004C 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 proposed Local Law containing a revised zoning text amendment regarding an earlier petition by the applicant to develop an attached townhouse development on fee-simple lots. The proposed revisions would make further technical changes to the zoning that was initially proposed.

We previously reviewed the original zoning text amendment for this matter and responded to the Village in letters dated April 9, 2015 and October 26, 2015. While we have no further specific comments at this time, we point out that 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.

**Letter date:** Thursday, December 03, 2015    **Response type:** Comment

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

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## Larchmont

### LAR 15-001 Development Moratorium

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

A proposed local law that would implement a temporary moratorium on the acceptance, consideration and approval of subdivision, demolition, site plan building permit, variance and special permit applications in the R-30, R-20, R-15, R-12.5, R-10, R-7.5, R-5 and W zoning districts for a period of six months. Appeals from the proposed moratorium can be applied for on a case-by-case basis from the Board of Trustees.

According to the Local Law, the Village of Larchmont has experienced an increase in applications to apportion or subdivide existing lots in residential zoning districts and to develop additional single-family homes on newly created lots. Applications have also involved the teardown of existing homes to make room for additional and/or larger homes. The Village anticipates continuing to receive similar applications which they believe have the potential to impact negatively the Village’s residents, character, infrastructure and provision of services, which could be irreversible. The moratorium is intended to ensure that no approvals of applications are granted until the Village completes planning studies and the Board of Trustees considers and enacts comprehensive zoning changes as appropriate.

We point out that moratoria should be enacted with specific intent and purpose and should not extend beyond a reasonable time frame. The proposed moratorium appears to be consistent with these criteria.

**Letter date:** Monday, December 21, 2015    **Response type:** Comment

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

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# Mount Kisco

## MTK 15-004 Mount Kisco Supply Company

369 Lexington Avenue

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

A petition to amend the Mount Kisco Zoning Map to adjust a zoning boundary that currently runs through an existing commercial building. As proposed, the boundary of the CL District would be moved east by 30 feet to add 11,500 square feet of an existing 1.5-acre site to the CL District. The proposed petition is part of a pending site plan under consideration by the Mount Kisco Planning Board.

The proposed zoning map amendment is a matter for local determination. We look forward to reviewing the site plan when this application moves into that phase of review.

**Letter date:** Thursday, December 03, 2015    **Response type:** Local Determination

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

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## MTK 15-005 Maplewood Senior Living

2 Morgan Drive

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

A petition to amend the text of the Mount Kisco Zoning Ordinance to add Senior Enriched Independent Living Housing and Senior Assisted Living Housing as a special permit use in the RD Research and Development Zoning District. If approved, the applicants intend to seek special permit and site plan approval for the construction of a 90-unit assisted living facility on a 5.716-acre site located at 2 Morgan Drive.

The proposed zoning text amendment is a matter for local determination. We look forward to reviewing this proposal if it advances to site plan and special permit applications.

**Letter date:** Thursday, December 03, 2015    **Response type:** Local Determination

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

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# Mount Vernon

## MTV 15-002B 1 Bradford Road

## 1 Bradford Road

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

Site plan for the proposed redevelopment of a 3.08-acre site located at One Bradford Road, bordered on three sides by Willson’s Woods County Park. The site is currently developed with a vacant 52,000 square foot office and warehouse building which the applicant proposes to demolish. A 120-unit apartment building is then proposed to be constructed along with 155 parking spaces (seven to be land banked). The site was rezoned by the City Council from LI-75 to RMF-15 on February 25, 2015; the zone change permits the proposed development, subject to site plan review. Because the applicant would like to have access to the site from the north via the County-owned road through Willson’s Woods Park, approval for this access must be obtained from Westchester County.

The County Planning Board discussed this proposed development at the board meeting held on December 1, 2015 and offers the following comments:

**Letter date:** Thursday, December 10, 2015    **Response type:** Comment

**Consistency with Westchester 2025:**

- The County Planning Board is encouraged to see proposals for the development of new market-rate housing in Mount Vernon.
- Because the location is generally near the Pelham train station and the surrounding commercial area, the development should capitalize on many of Westchester’s strengths.

**Impacts to County facilities and services:**

- The developer should inform new tenants about the noise and traffic impacts that popular activities at Willson’s Woods Park generate.
- Several capital improvements will be made in Willson’s Woods Park in the coming years.
- We are concerned that parking may be inadequate and that people may park cars within the County park which has limitations on parking.
- The applicant should add more landscaping between the site and the park.
- Increased sewage flows into the County sewer system should be offset through inflow and infiltration (I&I) mitigation.
- The applicant should verify that sufficient space will be provided for recycleables.

**Additional comments:**

- The stormwater management plan should be revised so that as much stormwater as possible is treated and retained on-site.
- We encourage the applicant to incorporate green or sustainable building methods and technologies into this project.
- We recommend that bicycle parking be provided for building residents

**MTV 15-006B The Pointe - Draft Scoping Document**

**S. Fourth Avenue & E. Third Street**

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

A draft scoping document for the preparation of an environmental impact statement (EIS) for the redevelopment of several parcels located within the UR-PUD-S4 zone located at South Fourth Avenue and East Third Street that were part of the South Fourth Avenue-East Third Street Urban Renewal Plan adopted by the City in 2014. As proposed, the development includes:

- Building A: 11 stories containing 210 affordable apartments, 30,000 square feet of retail and 41 underground parking spaces
- Building B: nine stories containing 100 assisted living apartments
- Building C: seven stories containing 56 affordable apartments
- Building D: six stories of municipal parking containing 630 spaces with 12,660 square feet of ground floor retail space along South Fourth Avenue.

**Letter date:** Monday, December 07, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- The scoping outline should be revised to specifically include the identification of mitigation measures that will offset the projected increase in flow through reductions in inflow/infiltration (I&I).
- The scoping outline should include a discussion regarding the provision of sufficient space for the storing of recyclables.

- We recommend that the draft EIS include a discussion of the role of green building technology in the development of this project. We also recommend that bicycle parking be considered.

## New Castle

### NWC 15-003G Chappaqua Crossing - Zoning Text Amendment for Residential Uses 480 Bedford Road

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

A revised proposed amendment to the text of the Town Zoning Ordinance. The revised amendment proposes additional revisions to the B-RO-20 District regulations to add multi-family residential as a permitted use that that would be allowed as part of the “adaptive reuse of the two uppermost floors of commercial buildings in existence as of January 1, 1942.” The initial intent of this amendment was to allow for the construction of 28 affordable affirmatively furthering fair housing (AFFH) units on the upper two floors of the “Cupola Building” on the Chappaqua Crossing site to proceed.

The currently proposed amendments expand on the previously proposed amendment by adding another principal permitted use to the B-RO-20 District to provide the option for the “adaptive reuse of all floors” subject to additional requirements that would add “workforce housing” units that are subject to Town regulations as well as market rate units. Under this option, no more than 28 affordable AFFH units could be constructed, and between 15% and 20% of the total number of units must be “workforce housing.” Any additional units that could be developed would be market rate.

The proposed amendments also add various technical requirements governing the location of parking, open space, mailboxes and refuse and recycling receptacles for units within the Cupola Building as well as regulations pertaining to the physical appearance and integration of affordable AFFH units under different circumstances.

The County Planning Board previously commented on the proposed development in letters dated May 26 and October 3, 2006; September 14, 2007; January 4, 2008; June 23, 2009; November 23, 2010; April 11, 2011; May 17, 2013; January 14, June 16, July 22, August 5, November 17 and December 8, 2014; February 23, August 5, August 17, October 5, and October 6, and November 13, 2015.

We note that the proposed zoning revisions will allow for a greater range of housing types in the proposed Chappaqua Crossing development. However, this allowance should not be permitted to reduce the number of affordable AFFH units proposed for this site (now at 28). The County Planning Board has no objection to the Town including a provision for workforce preference for local employees and first responders with the understanding that there will be 28 AFFH units in the building which are not subject to any such preferences.

**Letter date:** Tuesday, December 08, 2015      **Response type:** Comment

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

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# New Rochelle

## NRO 15-012C Downtown Overlay Zone - 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 the adoption of six new overlay zones for a 279-acre area of downtown New Rochelle, centered on Ruby Dee Park and the New Rochelle Transit Center. The final GEIS contains a revised version of a new Article XXIII of the New Rochelle Zoning Ordinance which would establish the new overlay zones and provide form-based zoning regulations within them. The GEIS also contains a "Recommended Action Plan" which provides a comprehensive plan and rationale for the downtown area on which the new zoning is based.

The proposed Downtown Overlay Zones would not replace existing zoning in the downtown, which is currently comprised of 14 base zoning districts. Rather, each of the six overlay zones would be applied to various portions of the downtown so that property owners or development applicants could choose between developing under existing zoning and developing under the overlay regulations. To encourage use of the overlay, the regulations incorporate a series of bonuses or incentives to encourage applicants to build in accordance to certain parameters that provide community benefit. The three existing overlay zones in the downtown area (DDB, NBTOFZ and WBD-F) would be repealed.

The six new Downtown Overlay Zones would share a new use table with the intention of providing developers with the ability to mix uses currently allowed in the underlying zoning in a way that may not be allowed today and provide more flexibility for property owners to react to changing market conditions. As a form based code, the zoning will regulate many aspects of the form, mass, scale and style of the buildings based on a Zoning Standards Map. The proposed zoning amendments would also expand the Central Parking Area to the entire Downtown Overlay Zone and amend some of the parking requirements. Most notably, the amendments would allow for credits for shared parking, attendant parking, car share parking and bike rental/storage. Property owners not seeking to develop under Downtown Overlay Zone regulations would be subject to the parking standards of the underlying zoning.

**Letter date:** Monday, November 23, 2015      **Response type:** Comment

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

- The final GEIS did not respond to our prior comments concerning Bee-Line bus services
- Technical comments with respect to County sewer impacts were offered.
- We are supportive of the proposed Fair Share Mitigation Fund that would be dedicated to I&I removal.

# North Castle

## NOC 15-015 Madonna Age Restricted Project

125 Old Mount Kisco Road

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

A proposed Local Law which would amend the text of the North Castle Zoning Ordinance with respect to the R-MF-SCH Zoning District. The proposed amendment would increase the minimum required building setbacks and increase the maximum permitted number of stories from 2 to 2.5 on specific parcels within the R-MF-SCH district. It is our understanding that the amendments are proposed to accommodate the Madonna age-restricted residential development project that is proposed for 125 Old Mount Kisco Road.

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

**Letter date:** Monday, December 21, 2015      **Response type:** Local Determination

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

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## NOC 15-016 Hergenhan Recreation Center Municipal Parking

40 Maple Avenue

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

A proposal to reconstruct and expand the existing parking lots surrounding the Hergenhan Recreation Center located at 40 Maple Avenue in downtown Armonk. When completed, the new parking lot will contain 66 spaces. The site is adjacent to Wampus Brook, a County stream channel.

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

**Letter date:** Monday, December 21, 2015      **Response type:** Comment

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

Wampus Brook is a County stream channel. A County Stream Control Permit will be required from WCDPWT.

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**North Salem**

**NSM 15-004 Joseph Bryson Gas Station Redevelopment**

**2 Fields Lane**

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

An application for use and area variances along with site plans for a proposal to re-establish a gas station with accessory convenience retail store on a 1.4-acre site located at 2 Fields Lane. Specifically, the applicants propose to establish a convenience store with 1,800 square feet of floor area, eight gasoline fueling positions and one diesel fueling position. An existing towing and auto repair office is proposed to remain on the site. The proposal requires a use variance to allow the gas station and convenience store as well as 10 area variances, mostly pertaining to yard requirements.

The proposed variances are matters for local determination. We offer the following preliminary site plan comments for the Town’s consideration in the event the variances are granted and the application moves into site plan review.

**Letter date:** Monday, December 07, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

- Because Hardscrabble Road is a County road (CR 138), an approval from WCDPW&T is required.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.

- 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 consider incorporating as much green building technology as possible into the proposed development as well as bicycle parking.

**NSM 15-004B Joseph Bryson Gas Station Redevelopment**

**2 Fields Lane**

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

A notice of public hearing for a proposal to re-establish a gas station with accessory convenience retail store on a 1.4-acre site located at 2 Fields Lane. Specifically, the applicants propose to establish a convenience store with 1,800 square feet of floor area, eight gasoline fueling positions and one diesel fueling position. An existing towing and auto repair office is proposed to remain on the site.

The proposal requires a use variance to allow the gas station and convenience store as well as 10 area variances (mostly pertaining to yard requirements) from the Zoning Board of Appeals. The proposal also requires a site plan approval from the Town Planning Board.

We reviewed the proposed variance application and we responded to the Zoning Board of Appeals in a letter dated December 7, 2015. At that time we commented on site plans (dated revised September 15, 2015) and it is our understanding that those site plans are still current. Therefore we offer the following site plan comments based on what we have already received:

**Letter date:** Monday, December 21, 2015      **Response type:** Comment

<b>Consistency with Westchester 2025:</b>	<b>Impacts to County facilities and services:</b>	<b>Additional comments:</b>
	<ul style="list-style-type: none"> <li>- Because Hardscrabble Road is a County road (CR 138), an approval from WCDPW&amp;T is required.</li> <li>- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant should be encouraged to investigate if the proposed landscaped areas can be used for on-site stormwater infiltration</li> <li>- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development as well as bicycle parking.</li> </ul>

**Ossining (village)**

**OSV 15-003 Zoning Text Amendment: Commercial & Industrial Use Groups**

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

A local law to clarify and refine definitions of certain types of uses in the Commercial and Industrial Use Groups within the Village Zoning Ordinance. The intention of these changes is to encourage the crafting, serving, sampling and distribution of artisanal products such as gelato, ice cream, confectionaries, craft beer or distilled spirits, woven, loomed or knitted goods and other similar small scale crafted products.

**Letter date:** Monday, December 21, 2015      **Response type:** Local Determination

<b>Consistency with Westchester 2025:</b>	<b>Impacts to County facilities and services:</b>	<b>Additional comments:</b>
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# Peekskill

## PKS 15-004B Abbey at Fort Hill Apartments, Inn & Spa

## John Street

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

Site plan and special permit approvals to construct a development consisting of a clustered three-building mid-rise apartment complex comprising 178 units with associated parking. An existing, vacant convent and chapel on the site would also be redeveloped as an inn and spa. As part of the development plan, 50 acres would be conserved and dedicated to the City for passive park use.

The site, which is located on Fort Hill above the intersection of Belden Street and Saint Mary's Street, was previously rezoned by the City Council from R-1B, R-1C and R-6 to the Planned Residential District (PRD). Amendments to the PRD regulations were also approved so as to allow the proposed project to move forward pending site plan and special permit approvals.

**Letter date:** Monday, December 21, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

- We recommend that the City and the applicant consider setting aside 10% of the units as affordable AFFH units. Alternatively, it has come to our attention that the applicant may be seeking development approval for a different development site elsewhere in the city. If affordable AFFH units cannot be provided on the subject site, perhaps this approval can be linked to the approval of the other project where affordable AFFH units can be provided.

**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, including the provision of bicycle parking.

**PKS 15-008 JP McHale Pest Management Training/Office**

**640 Washington Street**

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

The proposed conversion and expansion of a former bar/restaurant to accommodate a pest management company office, training site and garage. The new garage will be 4,000 square feet. Alteration of the existing building will add a second floor of approximately 2,200 square feet. There will be installation of curbing, fencing, gates, landscaping, a new entry with canopy and a new sidewalk along Roosevelt Avenue. The existing two-way curb cut on Washington Street is proposed to be changed to accommodate exiting vehicles only.

**Letter date:** Monday, December 21, 2015      **Response type:** Comment

<b>Consistency with Westchester 2025:</b>	<b>Impacts to County facilities and services:</b>	<b>Additional comments:</b>
	<ul style="list-style-type: none"> <li>- Because Washington Street is a County road (CR 92), approval from WCDPWT is required.</li> <li>- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.</li> </ul>	<ul style="list-style-type: none"> <li>- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development, including the provision of bicycle parking.</li> </ul>

**Pleasantville**

**PLV 15-004 39 Marble LLC**

**39 Marble Avenue**

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

Site plan application involving the construction of a new, two story, mixed use building on the foundation footprint of an existing single story building formerly occupied by Pizza Hut. The proposed structure will house professional offices on the second floor and retail or restaurant use on the first floor.

**Letter date:** Monday, December 21, 2015      **Response type:** Comment

<b>Consistency with Westchester 2025:</b>	<b>Impacts to County facilities and services:</b>	<b>Additional comments:</b>
<ul style="list-style-type: none"> <li>- The proposal is consistent with Westchester 2025 because it will continue the growth of mixed use development within an existing downtown center.</li> </ul>	<ul style="list-style-type: none"> <li>- Because the development may increase sewage flows from this site into County sewers, I&amp;I mitigation should be performed.</li> <li>- The applicant should verify that sufficient space is available to accommodate the storage of recyclables.</li> </ul>	<ul style="list-style-type: none"> <li>- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development, including the provision of bicycle parking.</li> </ul>

# Port Chester

## PCH 15-001B 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:** Monday, December 14, 2015      **Response type:** Comment

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

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## PCH 15-007 52 Eldredge Street Realty, LLC

## 52 Eldredge Street

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

A petition to amend the Village Zoning Map to rezone a 0.098-acre site located at 52 Eldredge Street from R2F Residential to C1 Neighborhood Retail. The site is currently vacant, having once contained a 2-family dwelling which has been demolished. The applicant is the owner of Frank's Auto Body, which is located on an abutting lot at 312 Midland Avenue, which is also zoned C1. The auto body shop is an existing, non-conforming use. If the subject parcel is rezoned to C1, the applicant intends to seek site plan approval to develop an enclosed parking garage for six vehicles with 1,630 square feet of office space above the garage. The intended use of the garage is to park vehicles overnight that are being serviced at the auto body shop. The applicant also states that additional vehicles could be parked within the site's driveway.

While the applicant states that the proposed garage and office will be on a site that is separate from the existing auto body business, the proposed development of the site with a garage and office is described as accessory to a use that is non-conforming in the C1 District. We recommend that the Village consider whether the proposed rezoning is the appropriate way to accommodate the expansion of this business and how the proposed zoning and development relates to the policies and recommendations of the Village's comprehensive plan.

**Letter date:** Monday, December 07, 2015      **Response type:** Comment

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

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## Scarsdale

**SCD 15-003 Eighteen Heathcote LLC**

**18 Heathcote Road**

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

Special permit and area variance application to construct a house greater than 15,000 square feet on a 5.39-acre lot.

**Letter date:** Thursday, December 03, 2015    **Response type:** Local Determination

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

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## Sleepy Hollow

**SLH 15-004 East Parcel Redevelopment**

**Former GM Plant Site**

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

A notice of intent to designate Lead Agency as well as a draft scoping document for the preparation of an environmental impact statement (EIS). The project involves the redevelopment of the 28.74-acre East Parcel of the former GM Assembly Plant for municipal purposes including a relocated Department of Public Works facility, a bus garage repair facility for the Tarrytown UFSD, new recreation facilities, new municipal parking and a new overpass connecting the East and West Parcels of the site over the Metro-North tracks. It is our understanding that this development proposal would require a special permit and conceptual plan from the Board of Trustees as well as a site plan approval from the Village Planning Board.

We have no objection to the Sleepy Hollow Local Development Corporation assuming Lead Agency status. We look forward to participating in the review of this matter. At this time we have no comments on the draft scoping document.

**Letter date:** Monday, November 16, 2015    **Response type:** Comment

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

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# Somers

## SOM 15-005 Zoning Map Update

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

A proposed local law which would adopt a new Town Zoning Map to include all rezonings which have occurred in the town since May 2005, which was the last time the Zoning Map was revised.

We have no objection to the Somers Town Board assuming Lead Agency status for this review. We commend the Town for taking this step to update its Zoning Map.

**Letter date:** Monday, November 23, 2015      **Response type:** Local Determination

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

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## SOM 15-006 Minor Text Amendments to MFR District

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

A proposed local law which would amend the text of the Somers Zoning Ordinance by making minor, technical modifications to the Multifamily Residence MFR District.

**Letter date:** Monday, November 23, 2015      **Response type:** Local Determination

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

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**SOM 15-007 Comprehensive Plan Update**

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

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 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.

We have no objection to the Somers Town Board assuming Lead Agency status for this review.

**Letter date:** Thursday, December 03, 2015   **Response type:** Comment

**Consistency with Westchester 2025:**

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.

**Impacts to County facilities and services:**

**Additional comments:**

We are supportive of the inclusion of non-motorized transportation and complete streets into the Comprehensive Plan Update.

**SOM 15-008 Somers Pointe**

**1000 West Hills Drive**

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

Site plan application for the construction of a new swimming pool and new accessory cabana building adjacent to an existing golf clubhouse. Two new tennis courts and associated parking are also proposed.

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

**Letter date:** Thursday, December 03, 2015    **Response type:** Local Determination

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

**TTN 15-005 Snap Fitness Gym**

**69 North Broadway**

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

Construction of a gym in an existing two-story vacant retail space, consisting of a total of 11,000 square feet.

**Letter date:** Monday, December 21, 2015    **Response type:** Local Determination

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

## WHP 15-012B 60 South Broadway

## 60 South Broadway

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

An application to construct a new large-scale, mixed-use development on a 3.58-acre site which now contains the White Plains Pavilion Mall in downtown White Plains. The applicants propose to demolish the existing mall and construct two 24-story towers above a podium building containing retail and parking. In total, 707 residential apartments are proposed (including 71 restricted as affordable per City regulations) with 95,396 square feet of street-level commercial space. Parking for 1,022 vehicles would also be constructed.

The subject site is bounded by South Broadway (a portion of which is County Road 108), Maple Avenue and Hale Avenue. Because the site is sloped downward from South Broadway, the retail/parking podium building will be constructed into the hill, placing parking below grade of the site's South Broadway frontage. Vehicular access to the parking would be from Maple Avenue and Hale Avenue.

The subject property was part of a previous SEQR review with respect to a rezoning which occurred in 2014 to change the designation of the site from B-6 (Enclosed Mall) to CB-3 (Core Business 3). A generic environmental impact statement (EIS) for the proposed development was completed for the rezoning and a Findings Statement was adopted by the City on November 3, 2014. At this time the applicants are seeking site plan approval to construct the project as well as a special permit approval to permit outdoor dining.

We provided prior comments on the site plan in a letter dated August 17, 2015. We have now reviewed the revisions to the site plan and we have no further comments. Our comments from our prior letter are below for your reference and continued consideration:

**Letter date:** Monday, November 16, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

- The proposed development is consistent with a number of noteworthy project elements that we believe are model examples of what all downtown redevelopment projects should contain. These elements were: orientation of retail to the street, bicycle parking and green building technology.

**Impacts to County facilities and services:**

- The portion of South Broadway north of the intersection of East Post Road is a County road (CR 108). Approval from WCDPWT is required. The City and the applicant should be advised that roads in the vicinity of the project (South Broadway, East Post Road and Armory Place) will be paved by the County in 2017. In addition, Westchester Avenue (CR 71) will be paved by the County in 2016.  
- 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:**

- A conceptual plan for a BRT route along South Broadway and Maple Avenue, directly along the frontages of the site, was examined by the Mass Transit Taskforce for the New NY Bridge Project. We are confident that as various private development plans advance, opportunities for BRT implementation and transit service enhancements and infrastructure will be identified and integrated as appropriate.

**WHP 15-014 Official Map Amendment - Greenacres Way**

**Greenacres Way**

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

Proposed amendment to the Official Map of the City of White Plains to remove a portion of a paper street known as Greenacres Way.

**Letter date:** Monday, November 16, 2015      **Response type:** Local Determination

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

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**Yonkers**

**YON 15-007 Alexander Street Planned Urban Redevelopment**

**159 Alexander Street**

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

A Lead Agency notification for the renewal of a previously approved Planned Urban Redevelopment (PUR) Special Use Permit for the Alexander Street Urban Renewal Area (URA) Parcels E, E-1, H-1, I-1 and J approved by the City in 2011. The scope of the development plan is identical to that in the previously approved Alexander Street PUR.

We have no objection to the Yonkers Planning Board assuming Lead Agency status for this review. We respectfully request that we be sent additional information on this proposal, such as site plans and other supporting materials, as they become available or as this application progresses through the SEQR process.

**Letter date:** Monday, November 16, 2015      **Response type:** Comment

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

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# Yorktown

**YTN 15-007 Mobil Gas Station Store**

**2035 Saw Mill River Road**

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

Lead Agency designation with respect to an application to amend an existing special permit for a gas station convenience store located at 2035 Saw Mill River Road (US Route 202, NYS Routes 118 and 35). As proposed, the applicants are seeking to demolish an existing 1,000 square foot convenience store and replace it with a 3,000 square foot convenience store with a reconfigured parking lot accommodating 15 vehicles.

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

**Letter date:** Monday, December 07, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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

- Because Saw Mill River Road (US Route 202, NYS Routes 118 and 35) is a State road, the Town should forward a copy of the application to NYS DOT.  
- We encourage the applicant to consider using as much "green" or sustainable building technology as possible in the proposed development. We commend the applicant for including a bicycle rack on the plans.

**YTN 15-008 RPG Properties**

**3574 Lexington Avenue**

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

A petition to amend the Town Zoning Map with respect to a 1.08-acre site located at 3574 Lexington Avenue; the zone would be changed from R1-20 to R-3. If rezoned, the applicant intends to seek site plan approval to construct a 10-unit multi-family development. The applicant has also provided two conceptual layout plans, dated revised October 23, 2015. Option A is the preferred layout, although it would require variances for floor-area-ratio and side yard. Option B is zoning compliant but would require that all of the units be placed within one large building and require two curb cuts.

We recognize the potential benefits of the proposed rezoning as it would increase the potential to develop a wider range of housing types in an area that is close to a school, a bus line and a variety of commercial and institutional services. In addition, the development of 10 units of multi-family housing on this site would require the provision of at least one affordable affirmatively furthering fair housing (AFFH) unit, which we support.

Because conceptual layout plans for the proposed development were included, we offer the following preliminary site plan comments for the Town’s consideration. We reserve further comments for a later date if the rezoning is approved and the application enters site plan review.

**Letter date:** Monday, December 07, 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 recommend that the site be developed with a sidewalk along its entire frontage, or that some other pedestrian connection be established that will allow residents of the new development to walk to nearby properties.
- We encourage the applicant to consider including as much “green” or sustainable building methods and technologies into the proposed development. We commend the inclusion of a rain garden on the plans.

**YTN 15-009 Marathon Development Group**

**322 Kear Street**

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

Lead Agency notification and preliminary site plan with respect to the above referenced application. The applicants propose to construct a three-story mixed-use building containing twelve dwelling units and 2,750 square feet of ground floor retail on a vacant 0.409-acre site located at 322 Kear Street. The twelve apartments would be constructed on the second and third floors of the building and would contain a mix of six one-bedroom and six two-bedroom apartments. All twelve apartments are proposed to be affordable affirmatively furthering fair housing (AFFH) units. 28 parking spaces are proposed with vehicular access provided via two one-way curb cuts from Kear Street.

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

We look forward to reviewing this proposal as it moves through the SEQR process and as more detailed plans are developed. At this time we offer the following preliminary comments:

The proposed development is consistent with Westchester 2025 because it directs new growth to an existing downtown center where existing infrastructure will support it, and where shopping, services, transit and a County trailway are all within walking distance. The proposal will also expand the range of housing types in the Yorktown Heights hamlet by affirmatively furthering fair housing with twelve affordable AFFH units. Furthermore, we point out that the proposed site plan shows a development that is highly consistent with the pedestrian-scaled design that the County Planning Board has been advocating for downtown areas for many years, with the building placed along the street with parking in the rear. The site plan also shows a shared parking arrangement between the retail and residential uses, which reduces the amount of impervious surfaces necessary for this development, and brings the parking requirement more in line with actual demand.

**Letter date:** Monday, December 14, 2015      **Response type:** Comment

**Consistency with Westchester 2025:**

**Impacts to County facilities and services:**

**Additional comments:**

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

- We encourage the applicant to consider including as much "green" or sustainable building methods and technologies into the proposed development and to consider providing bicycle parking.