

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated October 16, 2015 through November 15, 2015

Meeting Date:

December 1, 2015

Dobbs Ferry

DBF 15-002 255 Corporation Multi-Family Building

255 Broadway

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

A proposal to construct a three-story, ten-unit, multi-family building on a 0.30-acre lot located at 255 Broadway (US Route 9). The site contains an existing single-family dwelling, which would be demolished to make way for the 12,902 square foot building with parking area for 11 vehicles.

Letter date: Saturday, November 14, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will continue to direct additional residential density to an existing downtown center.
 - The submitted materials do not indicate if any of the proposed residential units are to be developed as affordable AFFH. We urge the Village to work with the applicant to affirmatively further fair housing as a part of this development.

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 incorporate green or sustainable building methods and technologies into this project as well as provide bicycle parking since the site is located next to the Old Croton Aqueduct Trailway.
 - Because Broadway is a state road (US Route 9), the Town should forward a copy of the application to NYS DOT.

Harrison**HAR 15-011 Purchase Professional Park****3040 Westchester Avenue**

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

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 2040 Westchester Avenue.

Letter date: Monday, October 26, 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

Irvington

IRV 15-004B 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 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 a letter dated April 9, 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: Monday, October 26, 2015 **Response type:** Comment

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

Mamaroneck (village)

MMV 15-006B Hampshire Country Club - Draft Scoping Document

1025 Cove Road

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

Draft scoping document for a planned residential development (PRD) that is proposed for the 94.5-acre portion of the Hampshire Country Club that is zoned R-20 and is currently a golf course. The applicants propose to construct 105 dwelling units (44 detached single-family dwellings and 61 attached "carriage homes") utilizing the Village's PRD special permit regulations which provide flexibility to cluster the proposed development to preserve open space. The proposed residential units would have access to the surrounding areas via extensions of Cove Road, Eagle Knolls Road and Cooper Avenue. An additional subdivision "Road A" would also be constructed.

The Hampshire Country Club property is comprised of 106.2 acres in both the Village of Mamaroneck and unincorporated Town of Mamaroneck. The proposed development would not occur on the 4.4 acres within the MR District in the Village or on the 7.3 acres within the R-30 District in the Town. In addition to the PRD special permit, the proposal would require subdivision and site plan approvals from the Village Planning Board.

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

Letter date: Tuesday, October 20, 2015

Response type: Comment

Consistency with Westchester 2025:

- The submitted materials do not indicate if any of the proposed residential units are to be developed as affordable AFFH.

Impacts to County facilities and services:

- Section III.H Sanitary Sewer/Wastewater of the scoping document must be expanded to include a discussion of the Cove Road and West Basin Pump Stations as well as the capacity of all nearby sewers and force mains that will serve the project site. I&I mitigation must also be discussed.

Additional comments:

- Section III.I Traffic of the scoping document should be expanded to include a discussion on pedestrian circulation as well as the feasibility of using either golf carts or adult tricycles for travel within the development.
- We recommend the scoping document include a discussion on the potential for green, or sustainable, building technology to be used in the proposed development.

MMV 15-009 Library Lane Rezoning

Library Lane and Boston Post Rd

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

A proposed local law that would amend the Mamaroneck Village Zoning Map to rezone five parcels located along the west side of Library Lane, north of Boston Post Road, from C-1 General Commercial District to C-2 Central Commercial District. The local law also proposes amending the text of the Schedule of Minimum Requirements for Non-Residential Districts to add a new footnote requiring a 15 foot front yard for properties along the west side of Library Lane with no parking permitted in the front yard.

Letter date: Sunday, November 01, 2015

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

MMV 15-010 Zoning Text Amendment: Building Height in C-1 District

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

A proposed local law that would amend the text of the Mamaroneck Village Zoning Ordinance to modify the maximum building height requirements for parcels located on Boston Post Road and Mamaroneck Avenue. The new maximum building height on Boston Post Road would be 45 feet. The new maximum building height on Mamaroneck Avenue would be 50 feet.

Letter date: Sunday, November 01, 2015 **Response type:** Local Determination

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

Mount Pleasant

MTP 15-004 Landmark at Eastview – Site Plan Amendment

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 for the next phase of redevelopment on the 86.21-acre Landmark at Eastview 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.

We have no objection to the Mount Pleasant Planning Board assuming Lead Agency status. We look forward to participating in the review of this matter as this proposal moves through the SEQR process. We respectfully request that we be sent additional plans and documents as they become available. At this time, we offer the following preliminary comments:

Letter date: Sunday, November 01, 2015 **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 roundabout.
- 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 15-006 The Pointe

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 Designation of Lead Agency notification regarding the selection of a “designated redeveloper” for 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. If chosen as the designated redeveloper, the applicant must seek site plan approval from the Mount Vernon Planning Board to develop these parcels with four buildings containing the following:

- 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.

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

Because we have not received any plans or supporting materials for this matter, we are unable to conduct a review at this time. We respectfully request that we be sent additional materials and site plans as the review of this proposal continues.

Letter date: Tuesday, October 20, 2015 **Response type:** Comment

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

New Castle

NWC 15-003F 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 proposed amendment to the text of the Town Zoning Ordinance. The amendment would revise the B-RO-20 District regulations to add multi-family residential as a permitted use 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 amendment would also modify the Town’s affordable housing regulations to no longer require the integration of affordable AFFH units into larger development as long as such development involved the adaptive reuse of a “commercial building in existence as of January 1, 1942” and was located within a larger development in a campus-like setting within the B-RO-20 District.

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, 2015.

We support the proposed zoning amendment as it will allow for the construction of 32 affordable affirmatively furthering fair housing (AFFH) units on the upper two floors of the “Cupola Building” on the Chappaqua Crossing site to proceed.

Letter date: Friday, November 13, 2015 **Response type:** Comment

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

NWC 15-007 Castle Farms Nursery

442 Armonk Road

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

Special permit amendment to legalize existing structures at a wholesale nursery. The planting area in the rear of the site will also be expanded.

Letter date: Monday, October 26, 2015 **Response type:** Local Determination

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

New Rochelle

NRO 15-012B Downtown Overlay Zone - DGEIS

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

Draft generic environmental impact statement (GEIS). The City is considering 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 draft GEIS contains a draft 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 draft 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 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, October 26, 2015

Response type: Comment

Consistency with Westchester 2025:

- The proposed zoning amendments are consistent with Westchester 2025 because they have a form-based code that will help to create a vibrant, pedestrian friendly, transit accessible environment that will address the increased demand for the "Live, Work, Play" model of development that can capitalize on many of Westchester's strengths.
- When the sewer infrastructure was planned and designed, a 14% rise in population within the sewer district was not contemplated.

Impacts to County facilities and services:

- We recommend that the assumption in the draft GEIS that based future wastewater generation on 100 gpd/per capita be revised so as to raise future wastewater generation 150 gpd/per capita
- The draft GEIS and subsequent documents need to accurately estimate additional nitrogen loads to the New Rochelle WWTP.
- It should be made clear in the final GEIS that the New Rochelle Sewer District continues to be under a moratorium on sewer extensions set by NYSDEC. Therefore requiring developer-funded I&I removal as a condition of future development approvals is essential.
- Only residential solid waste would be accepted at County facilities.

Additional comments:

- Future public transit services can only be adjusted to meet future demand if it is possible to do so. We also caution the city about the proposal to implement a circulator bus route.

North Castle

NOC 15-013 Wampus Brook Park South

Bedford Road and Maple Avenue

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

A proposal to establish a new Town park on a vacant 2.73-acre property located on Bedford Road immediately across the street from the existing Wampus Brook Park. The site plan proposes the construction of new asphalt paths, lawn areas and parking for 20 vehicles. The site's western boundary is Wampus Brook, a designated County channel line. According to the submitted materials, the park proposal must receive site plan approval from the North Castle Planning Board.

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

Letter date: Tuesday, October 20, 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. The comment letter went on to make several technical comments with respect to Wampus Brook.

NOC 15-014 Wampus Mills

805-809 Route 128

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

A petition to amend the Town of North Castle Zoning Map and Comprehensive Plan to allow for the subdivision of a 10-acre property located at 805-809 Mount Kisco Road (NYS Route 128) into six building lots. The property is currently zoned R-2A and is proposed to be rezoned to R-1A with a corresponding change on the Comprehensive Plan Town Development Plan Map to change the map from Semi-Rural Density to Suburban Residential Density. The applicant is also petitioning the Town to extend Sewer District #2 to include the six new lots.

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

The proposed rezoning and comprehensive plan amendment are a matter for local determination. With respect to the proposed development, the submitted materials do not indicate if any of the proposed six residential units are to be developed as affordable AFFH. We encourage the Town to work with the applicant to ensure at least one affordable AFFH unit is provided with this subdivision, especially since the applicant is seeking both zoning and comprehensive plan amendments to suit this particular proposal.

Letter date: Monday, October 26, 2015 **Response type:** Comment

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

Peekskill

PKS 15-007 One Park Place

One Park Place

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

A proposal to construct a 150-unit, mixed-use building to include spaces for a health club, two restaurants and four to five ground-floor commercial spaces located along Park Street. A 410-space parking garage on three levels is proposed to be built beneath the building. Most of the parking spaces would serve onsite uses, including parking needed for the adjacent One Park Place office building which the new building would surround. Some parking would also be available to visitors in the surrounding downtown area as well. The subject site is comprised of an entire city block, which is mostly vacant except for the existing One Park Place office building. The parcel is 82,253 square feet in size and is bounded by Park Street, Broad Street, Brown Street and James Street.

Letter date: Sunday, November 01, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will continue the growth of mixed use development within an existing downtown center.
- The submitted materials do not indicate if any of the proposed residential units are to be developed as affordable AFFH

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.

Pelham Manor

PMR 15-002 Zoning Text Amendment: Hotels and Conference Centers

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

A proposed Local Law to amend the text of the Village Zoning Ordinance to delete the section concerning Hotels and Conference Centers from the special permit regulations for business districts.

Letter date: Monday, October 26, 2015 **Response type:** Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Sleepy Hollow

SLH 15-003 Zoning Text Amendment: Architectural Review

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 Village Zoning Ordinance. The proposed amendment would change and reduce the Board of Architectural Review's jurisdiction and authority, transferring some architectural review jurisdiction to the Village Planning Board.

Letter date: Monday, October 26, 2015

Response type: Local Determination

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

White Plains

WHP 15-005B Hindu Temple of Tri-State

390 North Street

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

A proposal for an amendment to a previously approved site plan for the Hindu Temple of Tri-State. The scale of the temple is proposed to be reduced from a two-story to a one-story building on a 76,000 square foot vacant site located at 390 North Street (NYS Route 127 – County Road 30). The footprint of the building and its location on the site remain identical, as does the parking and circulation areas, site lighting design and storm water mitigation.

We previously reviewed the earlier proposal for this development in a letter dated February 24, 2013. We respectfully direct your attention to our previous comments which remain relevant to the current application:

Letter date: Tuesday, October 20, 2015

Response type: Comment

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

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

- We commend the applicant for proposing the use of a permeably paved courtyard as a means to meet overflow parking needs for this facility.

- The City should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed redevelopment project, including the provision of bicycle parking.

Yorktown

YTN 15-006 Bear Mountain Triangle Rezoning

Old Crompond Road

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

Application to amend the Town Zoning Map so as to rezone eight parcels of land totaling 26.31 acres along Old Crompond Road in the “Bear Mountain Triangle” area, generally bounded by Crompond Road (US 202/NYS Route 35), the Taconic State Parkway and the Bear Mountain Parkway Extension. All eight parcels are currently zoned R-120 single-family. The proposed action contemplates rezoning 16.9 acres of this area to R-3 multi-family and the remaining 6.71 acres to C2-R commercial. The stated purpose of the rezoning is to establish contiguous zoning along the road frontage of Old Crompond Road “to allow future development in a hamlet concept as envisioned by the Town in its Comprehensive Plan.”

We note that the project sponsor, Mandalay Builders, controls six of the eight parcels proposed for rezoning. According to the submitted materials, Mandalay Builders initially petitioned the Town for a rezoning to construct “Crompond Terraces” which would contain up to 80 townhouse units, 16 affordable rental apartments, a 12,000 square foot multi-purpose recreational facility, up to 45,000 square feet of office space and up to 32,000 square feet of small scale retail space. The current proposal adds in two additional parcels which Mandalay does not control so as to rezone the entire area to be consistent with the 2010 Yorktown Comprehensive Plan. It is our understanding that if the area is rezoned, Mandalay will seek site plan approval for the Crompond Terraces development; the remaining two parcels may be subjects of future development proposals.

We offer initial, preliminary support for the proposed rezoning as it appears to be consistent with the development vision of the Yorktown Comprehensive Plan concerning the establishment of a new mixed-use hamlet in the Bear Mountain Triangle area. We reserve comment on specific site plan concerns for a later time if the Town Board approves this rezoning.

Letter date: Tuesday, October 20, 2015 **Response type:** Comment

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