

Dobbs Ferry

DBF 17-001 Mercy College

555 Broadway

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

Site plan amendment application for proposed renovations to two existing buidings that would also involve minor additions. The application also involves site work for the construction of new seating on a hillside overlooking an existing turf athletic field.

Letter date: Monday, March 13, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilties and services:

Additional comments:

Larchmont

LAR 17-001 Zoning Text Amendment – Mechanical Rock Excavation

- Site Plan
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 Subdivision
 Zoning Text Amend
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 Use Variance
 Moratorium
 Comp Plan

A proposed local law that would amend the text of the Larchmont Zoning Ordinance by entirely repealing Section 381-44 which regulates mechanical rock excavation and rock blasting and replacing it with updated regulations.

Letter date: Monday, March 06, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilties and services:

Additional comments:

Mamaroneck (village)

MMV 17-001 Zoning Text Amendment: Performing Arts

Site Plan
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 Moratorium
 Comp Plan

A zoning text amendment to provide for Performing Arts Studios and Performing Arts Schools as a permitted use in the C-1 General Commercial District. The amendment is a text change that eliminates the existing exclusive language of dancing studios and dancing schools. This zoning code amendment would replace the current language with the broader category of performing arts studios. The text amendment maintains the intent of the original language and encompasses other types of studios and schools such as acting, music and similar activities under the broader performing arts category. These uses would remain under the ZBA special permit.

Letter date: Friday, February 17, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

New Castle

NWC 17-001 Moratorium on Solar Installation Permits

Site Plan
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 Comp Plan

A proposed local law that would establish a 90-day moratorium on the acceptance, review and approval of building permit, electrical permit or unified solar permit applications for the installation of any ground-mounted solar energy collectors town-wide, or for any roof-mounted solar energy collectors proposed in business or industrial zoning districts. The purpose of the proposed moratorium is to allow the Town time to review and adopt a new "Draft Solar Local Law" that has been drafted in relation to the Town's recently adopted Unified Solar Permit (USP) regulations. Exemptions from the proposed moratorium will be considered by the Town Board on a case-by-case basis if an application is made to the Town Board in writing demonstrating financial hardship caused by the moratorium.

The proposed moratorium appears to have a specific intent and purpose and should not extend beyond a reasonable time frame. Therefore this is a matter for local determination.

Letter date: Tuesday, February 28, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NWC 17-002 Whippoorwill Club

150 Whippoorwill Road

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

Special permit amendment application for renovations to an existing clubhouse, landscaping improvements, a 400 square foot addition and a new paddle tennis court.

We have no objection to the New Castle Zoning Board of Appeals assuming Lead Agency status for this review.

Letter date: Monday, March 06, 2017 **Response type:** Local Determination

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

New Rochelle

NRO 17-002 Zoning Text Amendment - Exterior Lighting

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

A proposed zoning text amendment to address the nuisance of existing lighting. Exterior lighting poses a challenge as sites require adequate lighting for safety but also must not create a nuisance to surrounding development. A recent zoning amendment provided greater protection for new development but does not address existing development. Accordingly, this additional amendment would require that nonconforming lighting on nonresidential properties come into conformance with the City code within six months of the code amendments' adoption.

We have no objection to the New Rochelle City Council assuming Lead Agency for this review.

Letter date: Friday, February 17, 2017 **Response type:** Local Determination

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

Peekskill

PKS 17-001 Trinity Associates Senior Housing

1847 Crompond Road

- Site Plan
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 Zoning Map Amend
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 Use Variance
 Moratorium
 Comp Plan

The proposed construction of a 5-story, 52-unit apartment building for seniors (age 62 and older) on a 2-acre site located at 1847 Crompond Road (US Route 202/NYS Route 35/County Road 24). The subject site currently contains an existing building, which would be demolished, and a parking lot. The proposed apartment building would contain 36 one-bedroom apartments and 16 two-bedroom apartments, with all of the units restricted as affordable across a range of income levels. Fifty-two parking spaces would be provided in a parking lot next to the proposed building.

Letter date: Monday, March 13, 2017

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is generally consistent with Westchester 2025 because it will add to the supply of affordable housing options for seniors in Northern Westchester. We also commend the applicant for including a range of affordability in the proposed development.

Impacts to County facilities and services:

- Crompond Road is a County road (CR 24), approval from WCDPWT is required. Because there is no sidewalk on the south side of Crompond Road connecting the subject site to nearby bus stops, it is our understanding that the City will undertake sidewalk construction.
- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- We recommend the applicant consider the potential for including "green" or sustainable building methods and technologies into the proposed buildings and we commend the applicant for using permeable paving surfaces in a portion of the parking area. We also recommend that provisions be made for bicycle parking.

Port Chester

PCH 17-001C United Hospital Redevelopment Zoning Text Amendment

406 Boston Post Road

- Site Plan
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Revisions to a proposed amendment to the text of the Village Zoning Ordinance that would revise the PMU – Planned Mixed Use District regulations to accommodate the proposed redevelopment of the 15.4-acre former United Hospital complex as a mixed-use development containing 730 residential apartments, 90,000 square feet of retail and a 135-room hotel. The site would also contain 217,000 square feet of medical office space. All buildings are proposed to be six stories in height except for the medical office building which would contain eight stories.

The proposed amendments would increase allowable floor-area-ratio from 0.8 to 1.6 within the PMU District and would add medical and dental offices and telecommunication facilities as permitted principal uses. The amendments would also increase allowable site coverage to 90% (currently 70%) and increase maximum building height to 8 stories or 115 feet. A building height bonus of two stories or 15 additional feet would be allowable by special exception from the Board of Trustees. Shared parking provisions are also included in the proposed zoning amendments. The proposed revisions primarily provide additional clarity with respect to the density bonus provisions.

We reviewed and responded to the earlier version of the proposed zoning text amendment in a letter dated January 30, 2017. Because the proposed revisions to the zoning do not include our previous recommendations with respect to affordable housing, we offer them again:

Letter date: Monday, March 06, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

We recommend adding provisions to the proposed zoning text amendment that would require at least a 10% set-aside of the residential units for affordable housing.

White Plains

WHP 17-003 52 North Broadway - Draft Scoping Document

52 North Broadway

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

A draft scoping document for a petition to amend the City Zoning Ordinance and Zoning Map with respect to the proposed redevelopment of the 16.1-acre Good Counsel campus located at 52 North Broadway (NYS Route 22/County Road 150) with a variety of residential uses in a campus-like setting. The campus would be developed with three primary components:

- A 90-95 unit assisted living and memory care facility,
- A four-story graduate student housing building for the adjacent Pace Law School campus containing 66 suites and
- Two ten-story multi-family buildings containing 400 apartments.

While most of the existing buildings on the site would be demolished, the applicant is proposing to retain two buildings, one of which would be re-located on site, for the continued use by the Sisters of the Divine Compassion, the religious order which currently occupies the entire property.

To permit the proposed development, the applicant is petitioning to create a new PRD – Planned Residential Development District and rezone the site to this new designation. If the zoning amendments are approved, the application would require site plan approval from the Common Council.

The County Planning Board previously offered preliminary comments to the City Clerk with respect to two zoning petitions we received in letters dated October 31 and November 28, 2016. We now offer the following comments with respect to the draft scoping document:

Letter date: Friday, February 17, 2017

Response type: Comment

Consistency with Westchester 2025:

- The Required Approvals section of the scope should be updated to more accurately convey the reviews required by WCDPWT and the County Planning Board.

Impacts to County facilities and services:

- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
 - The applicant should verify that sufficient space is available to accommodate the storage of recyclables. The use of food composting should be discussed in the EIS.

Additional comments:

- We recommend the scope be expanded to include a discussion of the potential for the use of green building technology in the proposed development. We also recommend the inclusion of a discussion of bicycle parking.
 - Because the proposed ten-story buildings and associated parking are proposed for the same portion of the site where a landfill is believed to exist, we recommend that the EIS examine at least one project alternative that places the residential buildings on the western portion of the site, near the site’s frontage with North Broadway. (Comment was added in a separate letter on April 10, 2017)

WHP 17-004 440 Hamilton Avenue

440 Hamilton Avenue

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

Site plan application to convert an existing office building located on the northwest corner of Hamilton Avenue (County Road 52) and North Broadway (County Road 87) into a 252-unit apartment building with 1,600 square feet of ground floor retail. The apartment building would contain 41 studio apartments, 120 one-bedroom apartments and 77 two-bedroom apartments within the building's existing twelve stories, and a proposed one story addition to the top of the building to create a new penthouse level. In addition, seven bi-level "maisonette" units would be constructed at ground level in the building. These units would have direct access to the street. 10% of the proposed units (25 units) would be set aside as affordable.

Parking for the proposed apartment building would be provided in the existing 298-space surface parking lot adjacent to both the subject building and 400 Hamilton Avenue, which is currently used as office space for AT&T. As currently arranged, 85 of these spaces are dedicated to the office use at 400 Hamilton Avenue, while the remaining 213 spaces are for the office use that currently exists at 400 Hamilton Avenue. To accommodate the parking requirement for the new residential use, which is 251 spaces, the applicant is seeking to amend an easement agreement between the two buildings to allow the joint use of 50 parking spaces, since the peak demand for parking for the residential and office uses are at different times. Upgrades to the parking lot are also proposed.

Letter date: Friday, February 17, 2017

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will continue the growth of mixed use development within an existing downtown center.

Impacts to County facilities and services:

- Because Hamilton Avenue (CR 52) and North Broadway (CR 87) are County roads, approval for this work from WCDPWT is required.
- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed. We also recommend implementing a program that requires inspection of sewer laterals.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- We note that the proposed floor plans show some apartments containing bedrooms with no windows. The City should verify that this complies with state laws with respect to bedrooms having access to outside light and air.
- We encourage the applicant to consider incorporating as much green building technology as possible into the proposed development. We commend the applicant for including bicycle parking on the site plans.

Yonkers

YON 17-004 Zoning Map Amendment – Prescott Street

409 - 429 Prescott Street

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

A proposed amendment to Yonkers Zoning Map to rezone eight parcels located along the west side of Prescott Street from CM to M.

Letter date: Monday, March 06, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

YON 17-005 Zoning Amendment – Personal Service Establishments in M District

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

A proposed amendment to the text of the City Zoning Ordinance to add “personal service establishments” as a permitted use subject to supplemental regulations in the M District.

Letter date: Monday, March 06, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:
