

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated April 16, 2017 through May 15, 2017

Meeting Date:

June 6, 2017

Briarcliff Manor

BMR 17-001 Zoning Text Amendment: Restaurant & Retail Uses

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 Briarcliff Manor Village Zoning Code to add new definitions for carry-out food businesses, restaurants and retail food establishments. Related amendments to the schedule of uses for the B1 zoning district, as well as parking requirements, would be made to reflect these newly defined uses.

Letter date: Monday, April 24, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Harrison

HAR 17-001C Wegmans

106-110 Corporate Park Drive

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

Additional materials, including a revised site plan (dated revised April 4, 2017), showing a proposed new sidewalk and bus stop, as well as a traffic study. The proposal is to construct a 125,000 square foot supermarket, an 8,000 square foot stand-alone retail building and 742 parking spaces on a 20.55-acre site located at 106-110 Corporate Park Drive. The site currently contains three vacant office buildings and a day care center. The office buildings would be demolished to make way for the project while the day care center would remain. The site is located at the cul-de-sac dead-end of Corporate Park Drive, approximately 0.4 miles from its intersection with westbound Westchester Avenue (County Road 62), the nearest arterial roadway.

We previously offered preliminary comments on this proposal in a letters dated January 9, 2017 and January 23, 2017. We continue to emphasize the importance of providing transit and pedestrian access to the proposed Wegmans store for both customers and employees. We recommend that the applicant contact the County Department of Public Works and Transportation to determine if the bus stop for Loop B can be moved to the "drive up area" that is shown on the plans in front of the store, or a similar area. We also recommend that the Town/Village explore means to complete sidewalks along Corporate Park Drive and to bring existing sidewalks up to ADA standards. The applicant should also shorten the pedestrian route to take advantage of the proposed roundabout on the plans.

Also, in recognition of the transit access limitations, the Town/Village may want to have the applicant explore the feasibility of providing private shuttle service to/from the White Plains Transit Center, for example.

Letter date: Monday, April 24, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

HAR 17-006 Brightview Senior Living Facility

600 Lake Street

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

Site plan amendment for the above referenced proposal to construct a four story, 148-unit independent and assisted living and memory care facility at 600 Lake Street, a site that was previously a granite quarry known as the Lake Street Quarry. The property consists of two parcels of land, a 6.5-acre development site and a 0.08-acre site across Lake Street for a total of 7.3 acres. Parking is to be provided for 101 vehicles.

The applicant has received both site plan and special exception use permit approvals for this project from the Town/Village. However, at the time of the special exception use permit approval, the Town Board/Board of Trustees modified the approval to require an access road around the perimeter of the proposed building and to reduce the number of permitted units from 160 to 148.

The current submission is an application for a site plan amendment to allow the site plan to comply with the requirements of the special exception use approval issued by the Town Board/Board of Trustees.

Letter date: Monday, April 24, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

HAR 17-007 The Apawanis Golf Club Course Improvements

2 Club Road

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

Proposed modifications to existing green, tee and fairway conctours. Bunker additions and renovations including sub-drainage repair and installation, cart path relocation and removables.

Letter date: Monday, May 15, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Larchmont

LAR 17-003 Zoning Text Amendment – Payment in Lieu of Parking

- 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 Larchmont Zoning Ordinance to allow applicants for new construction, change of use, expansion or enlargement in the MF Multifamily, RB Retail Business Commercial or RC Retail Center Commercial zoning districts to make a payment in lieu of providing off-street parking. Approval for the payment in lieu would be granted by the Board of Trustees, subject to certain standards, after referral to the Village Planning Board.

Letter date: Monday, May 01, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Mamaroneck (town)

MMT 17-001 Elite Realty Team LLC

2 & 4 Fairway Drive

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

Construction of two single-family houses.

Letter date: Monday, May 01, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

New Castle

NWC 17-007 2017 New Castle Comprehensive Plan

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

The proposed 2017 Comprehensive Plan for the Town of New Castle entitled: A Framework for the Future of New Castle. The proposed Comprehensive Plan updates the Town's current 1989 plan through a multi-disciplinary approach that has been organized according to plan principles put forth by the American Planning Association. The plan is more succinct than a traditional comprehensive plan to allow the Town to focus on its most pressing issues. Background data traditionally found in a comprehensive plan was provided to the Town by the County Planning Department, and is included in the appendix of the plan. This approach has allowed the plan document to succinctly focus on the issues that matter most to the Town.

The Comprehensive plan is organized into five chapters that correspond to five of the six plan principles put forth by the American Planning Association: Livable Built Environment, Harmony with Nature, Resilient Economy, Healthy Community and Responsible Regionalism. A sixth plan principle, Interwoven Equity, is not included as a chapter in this plan. Each chapter outlines a policy framework from which goals and their subsequent actions are derived.

We commend the Town for taking these steps to update its Comprehensive Plan. We also thank the Town for the opportunity for the County Planning Department staff to assist in producing the New Castle Base Studies, which allowed for the creation of a more succinct and user-friendly multi-disciplinary compressive plan document.

Letter date: Monday, April 17, 2017

Response type: Comment

Consistency with Westchester 2025:

- The proposed Comprehensive Plan is generally consistent with Westchester 2025 because it calls for future growth to be directed towards the Town's hamlet centers to create mixed-use environments containing housing at a range of price points. The plan makes specific recommendations for updating zoning to allow for higher density in hamlet areas and to potentially increase the percentage of affordable units required in new residential developments above the existing requirements

- We also commend the Town for placing a large emphasis on increasing the walkability of the hamlet centers through better pedestrian connections to transit and by increasing access between housing units and retail storefronts.

Impacts to County facilities and services:

- The plan notes the County Planning Board's referral review function as one of the foundations of a responsible regional approach to planning. We are appreciative of this recognition as it is one of the core responsibilities of the County Planning Board.

- We recommend that the comprehensive plan include a discussion of creating a potential program to inspect sewer laterals from private structures that are currently connected to the County sewer system for leaks and illegal connections to the sewer system.

- The Comprehensive Plan recommends increasing bus transit services potentially beyond the operational capability of the Bee-Line. However, the County is always open to discussions on how to improve mobility.

Additional comments:

- We commend the Town for including a recommendation that all new developments include "green" or sustainable building methods and technologies. We also recommend that consideration be made for bicycle parking, where appropriate.

NWC 17-008 Campfire Club of America

230 Campfire Road

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

Proposed special permit amendment to demolish an existing 3,684 square foot meeting hall and replace it with a 7,350 square foot meeting hall in the same area on a 230.3-acre property.

Letter date: Monday, April 17, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NWC 17-009 Brandywine Subdivision Lot 5

Cynthia Court

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

Site plan approval for a new single family house on a previously subdivided lot.

Letter date: Wednesday, May 10, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NWC 17-010 Brandywine Subdivision Lot 6

Cynthia Court

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

Site plan approval for a new single family house on a previously subdivided lot.

Letter date: Wednesday, May 10, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NWC 17-011 Brandywine Subdivision Lot 7

Cynthia Court

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

Site plan approval for a new single family house on a previously subdivided lot.

Letter date: Wednesday, May 10, 2017 **Response type:** Local Determination

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

NWC 17-012 Brandywine Subdivision Lot 8

Cynthia Court

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

Site plan approval for a new single family house on a previously subdivided lot.

Letter date: Wednesday, May 10, 2017 **Response type:** Local Determination

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

North Salem

NSM 17-002 Zoning Text Amendment: Solar Regulations

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 Salem Zoning Ordinance to establish zoning regulations governing the placement, design and permitting of Solar Energy Systems.

Letter date: Monday, April 17, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

NSM 17-003 Nancy Pine

6 Delancey Road

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

A proposed special permit amendment for an existing horse farm located at 6 Delancey Road. The farm was previously approved for an 18 stall commercial horse boarding stable with attendant area variances for lot area and building coverage. The current owner proposes new construction which involves construction, maintenance and operation of a smaller commercial boarding stable for up to twelve horses. The existing barn and sheds would be replaced with a new barn, indoor arena, new manure storage area, a new utility shed and replacement of three run-in sheds.

Letter date: Wednesday, May 10, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the site is located in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.
 - The Town should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed new construction.
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Peekskill

PKS 17-002 DiMarb Inc.

698 Highland Avenue

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

Use variance application to legalize non-conforming outside storage uses. All uses in the M-3 District must be within buildings enclosed on all four sides.

Letter date: Monday, April 17, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Rye Brook

RYB 17-001 Yale New Haven/Greenwich Health Medical Offices

90 South Ridge Street

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

Site plan application to accommodate 17,982 square feet of new medical office space within an existing office building located at 90 South Ridge Street (County Road 54). The application includes expansion of the parking area to include 36 additional parking spaces, a new dedicated entrance to the medical facility, modification of the access drives, construction of a retaining wall and installation of landscaping and signage.

Letter date: Monday, May 15, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

- Because South Ridge Street is a County Road (CR 54), an approval is required from WCDPWT.
- 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. We also recommend that the applicant consider providing bicycle parking.
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SUNY Purchase College

PUR 17-001 Purchase College Senior Learning Community

735 Anderson Hill Road

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

Draft EIS for a proposal to develop a vacant, 40-acre section of the SUNY Purchase College campus with a new Senior Learning Community. The development would be located in the southwestern portion of the campus, generally bounded by Brigid Flanagan Drive to the south and west and Lincoln Avenue to the east.

The applicant, the Purchase College Advancement Corporation, is proposing to construct 385 senior residential market rate and affordable units as well as 60,000 square feet of amenity space including social, dining, health, wellness and fitness facilities. The project would include 339 independent living apartments within a four-story building with parking below the structure in the northern section of the site and 46 independent living units arranged in 29 single-story cottage-style buildings in the southern portion of the site. Twenty percent, or 77 of the residential units, would be provided for individuals or families whose incomes are less than or equal to 80% of the median household income for Westchester County. No less than 50% of the affordable units would be provided on a priority basis to residents of Westchester County, provided they meet the income requirements. The project would also include 36 beds for assisted living care, and 36 beds for memory care in a proposed three-story wing of the main building.

The project would also include a "learning commons" within the main building consisting of classrooms, studios, gathering spaces, and performance spaces to be shared by Purchase College students and faculty and the residents of the project.

Letter date: Monday, April 17, 2017

Response type: Comment (Non-Jurisdictional)

Consistency with Westchester 2025:

- We are supportive of the inclusion of 77 affordable units into the proposed development.

Impacts to County facilities and services:

- We recommend the applicant contact WCDPWT to determine if bus stops near the new development area are desired or warranted
- As a State Agency, Purchase College is considered an out-of-district user of the County sewer system and would need an approval from the WCDEF for the proposed sewer connection.
- Because Anderson Hill Road is a County Road (CR 18), any work impacting the road will require approval from WCDPWT

Additional comments:

White Plains

WHP 17-008 The Heritage

120 Bloomingdale Road

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

One year extension of site plan and special permit approvals.

Letter date: Wednesday, May 10, 2017 **Response type:** Local Determination

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

WHP 17-009 The Esplanade

95 South Broadway & 4 Lyon Place

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

One year extension of existing site plan approval.

Letter date: Wednesday, May 10, 2017 **Response type:** Local Determination

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

Yonkers

YON 17-007 630 Central Park Avenue Rezoning

630 Central Park Avenue

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

A proposed amendment to Yonkers City Zoning Map to rezone nine tax parcels located at, or adjacent to, 630 Central Park Avenue (County Road 471). As stated in the proposed legislation, the site is currently zoned a combination of I, BR, BA, IT, IM and M, and is proposed to be rezoned to PMUD for the purpose redeveloping the site with a hotel with a possible restaurant use.

Our review of the Yonkers Zoning Ordinance found that there is no PMUD district contained in the ordinance. We respectfully ask for clarification on this matter to determine if the applicant is also seeking a zoning text change to create a new PMUD district, or if there is an error in the legislation and the applicant seeks to rezone the site to the PMD which is currently in the Yonkers Zoning Ordinance.

Letter date: Monday, May 01, 2017

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Yorktown

YTN 17-002 712 Kitchawan Road Rezoning

712 Kitchawan Road

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

A petition to amend the Yorktown Zoning Map to rezone a 14.7-acre parcel located at 712 Kitchawan Road (NYS Route 134) from R1-200 to O – Office. The site, which is surrounded by Kitchawan Preserve, currently contains an existing building which has historically been occupied by non-profit organizations for office, laboratory, education and related uses. The applicants seek the proposed rezoning to allow a for-profit use of the property, in which they intend to renovate the existing structure on the site for executive offices and for production/development of lenticular and 3D printing.

While we find the proposed rezoning to be a matter for local determination, we reserve full comment on the site plan until the application enters that phase of review. However, we offer the following preliminary comment:

Letter date: Monday, May 15, 2017

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- Because the site is located in the Croton Watershed, adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.