

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated August 16, 2016 through September 15, 2016

Meeting Date:

October 4, 2016

Buchanan

BUC 16-001 Buchanan Executive Park Senior Housing

Bleakley Street and Broadway

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

Lead Agency notification for the proposed construction of a 42-unit multi-family housing development for seniors on a 7.34-acre site located on the southeast corner of Bleakley Street and Broadway in the M-1 District. The M-1 District regulations were recently amended to allow Senior Multi-family Housing as a special permit use.

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

We respectfully request that we be sent additional materials, such as site plans, or other relevant documents as they become available.

Letter date: Monday, August 29, 2016

Response type: Comment

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

We encourage the Village and the applicant to include a portion of the proposed units as affordable AFFH. We also recommend the Village consider adopting the "Model Zoning Ordinance Provisions

Cortlandt

CTD 16-004 Cortlandt Pitch

2226 Crompond Road

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

A petition for an amendment to the text of the Town Zoning Ordinance as well as an amendment to the Town Zoning Map. The applicants seek to rezone a six-acre site located at 2226 Crompond Road (US Route 202/NYS Route 35) from R-20 to CC – Community Commercial which would permit the construction of a “Physical Fitness Facility”. Since the Town Zoning Ordinance has no definition of this use, the petitioner is proposing that a definition be added.

If the zoning amendments are approved, the applicant would then seek site plan approval to construct an indoor/outdoor recreational sports facility. The facility would include a 56,000 square foot building as well as an outdoor playing field located above a proposed septic area, since the subject site is not connected to public sewer. 125 parking spaces would be provided along with 50 landbanked spaces. The applicant also proposes altering the existing driveway configuration within NYSDOT right-of-way to combine the a new driveway to the site with an existing driveway serving the Cortlandt Lanes bowling alley on an adjacent parcel.

We have no objection to the Cortlandt Town Board assuming Lead Agency status for this review. While the zoning amendments are a matter for local determination, we will reserve comment on the proposed site plan applications until a later date, if the zoning changes are approved.

Letter date: Monday, August 22, 2016

Response type: Local Determination

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

Greenburgh

GRB 16-005B Capitol Senior Housing

715 Dobbs Ferry Road

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

Revised plans for the proposed redevelopment of the 5.5-acre Frank's Nursery site located at 715 Dobbs Ferry Road (NYS Route 100B) with a new three-story, 101-unit assisted living facility with a total floor area of 105,000 square feet. Parking would be provided for 74 vehicles. The proposal requires special permit and site plan approval from the Town Board.

We previously reviewed this matter and we responded in a letter dated July 26, 2016. We continue to offer the following comments:

Letter date: Tuesday, September 06, 2016 **Response type:** Comment

Consistency with Westchester 2025:

- We are pleased to note the site plans show the addition of a sidewalk along the site's frontage with Dobbs Ferry Road as well as a complete pedestrian circulation system within the site. We encourage the Town to use this development as an opportunity to improve pedestrian, transit and bicycle access in this area, similar to what the Town has achieved near the intersection of Routes 100A and 100B.
- We encourage the Town to work with the applicant to explore the potential for including a percentage of affordable units in the proposed assisted living facility.

Impacts to County facilities and services:

- The immediate area is now served by two Bee-Line bus stops: Stop #2531 and Stop #2532. However, these stops are not connected to any sidewalks, crosswalks or other pedestrian facilities that would provide safe access for transit riders to and from the new development sites.
- 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 recyclable and consider the use of a food composter to handle waste from on-site foodservice operations.

Additional comments:

- We encourage the applicant to include as much "green" or sustainable building methods and technologies into the proposed development as possible. We also recommend providing a bicycle rack for any employees on the site, to encourage bicycling to work.

Mamaroneck (village)**MMV 16-008 Zoning Text Amendment: Nonconforming Buildings**

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 Mamaroneck Village Zoning Code to clarify language regarding non-conforming buildings. The proposed language indicates that a variance from the Zoning Board of Appeals shall not be required for an addition to, enlargement or expansion of any building unless the proposed alteration increases or expands the existing nonconformity of the building or creates new nonconformities.

Letter date: Wednesday, August 17, 2016 **Response type:** Local Determination

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

MMV 16-009 Zoning Text Amendment: Floor Area Ratio

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 Mamaroneck Village Zoning Code to clarify and strengthen language that exempts cellars and basements from floor area ratio (FAR) calculation. The amendments would also replace the FAR requirements tied to zoning districts for single and two-family zones and replace them with a sliding scale FAR calculation based on lot size.

Letter date: Tuesday, September 06, 2016 **Response type:** Local Determination

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

MMV 16-010 Zoning Text Amendment: Corner Lots

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 Mamaroneck Village Zoning Code to add new regulations for corner lots. The regulations would allow the owner of a corner lot to choose between two alternatives: 1) designate each street line as a front lot line which will be subject to the front yard setback requirements, with the other two lot lines considered side lot lines meeting the required side yard setbacks; or 2) designate one street line as the front lot line, which will be subject to the front yard setback requirements with the rear lot line deemed to be the opposing lot line, and two side lot lines, one of which will be a street line. Once the designation is made, it cannot be changed.

Letter date: Tuesday, September 06, 2016 **Response type:** Local Determination

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

Mount Kisco

MTK 16-003 461 Lexington Avenue

461 Lexington Avenue

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

The proposed redevelopment of a 0.5-acre vacant site located at 461 Lexington Avenue (County Road 22). A residence and detached garage have been removed and the applicant is proposing to construct a 40-foot by 57-foot, two-story office building and 18 parking spaces. Three of the 18 spaces are proposed to be land-banked. The applicant proposes to construct a section of new driveway over a portion of Village/Town owned land that abuts the subject parcel to the south.

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

Letter date: Monday, August 22, 2016 **Response type:** Comment

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

- Because Lexington Avenue is a County Road (CR 22) an approval is required from the County Department of Public Works and Transportation.
 - Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed.

- Because the site is located in the Croton Watershed, stormwater runoff water quality protection, both during and after construction, is of critical importance.
 - We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as bicycle parking.

Mount Vernon

MTV 16-007B Mount Vernon West Transit Oriented Zone

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

A notice of public hearing regarding proposed amendments to the City of Mount Vernon’s Zoning Ordinance and Zoning Map to create a new Mount Vernon West Transit Oriented Zoning District.

Because we have not received a copy of the proposed amendments, we are unable to review this matter. We respectfully request that we be sent all relevant materials, as they become available.

Letter date: Monday, August 29, 2016 **Response type:** Comment

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

New Castle

NWC 16-006C Chappaqua Crossing Retail Preliminary Development Concept Plan 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 Retail Preliminary Development Concept Plan for the development which would change the proposed roundabout entrance into a previously approved T-intersection design.

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, November 13, and December 8, 2015; and May 2, 2016 and June 13, 2016.

We have reviewed the proposed amendment and we find it to be a matter for local determination.

Letter date: Monday, August 22, 2016 **Response type:** Local Determination

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

NWC 16-006D Chappaqua Crossing - B-RO-20 District Amendment

480 Bedford Road

- 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 Town Zoning Ordinance. The amendment proposes to increase the distance at which parking for the residential units in the Cupola building may be located away from the building. Currently 250 feet, it would change to 550 feet.

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, November 13, and December 8, 2015; and May 2, 2016 and June 13, 2016.

We have reviewed the proposed amendment and we find it to be a matter for local determination.

A follow up letter was sent on September 30, 2016 that clarified that changing the allowable distance of the parking from the building will not impact the qualification of the proposed residential units as affordable AFFH units.

Letter date: Monday, August 22, 2016 **Response type:** Local Determination

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

New Rochelle

NRO 16-005B Local Waterfront Revitalization Program Update

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

A draft updated Local Waterfront Revitalization Program (LWRP) for the City of New Rochelle. The new LWRP document is intended to update and replace the City's original LWRP that was adopted in 1999. The focus of the LWRP is on enhancing and improving the public recreation and water-access facilities in New Rochelle, as well as supporting the redevelopment of under-utilized or vacant waterfront sites. No major changes to currently allowed land uses or zoning are anticipated to result from the implementation of the updated LWRP.

Letter date: Monday, August 22, 2016 **Response type:** Comment

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

Because the LWRP contains several references to the New Rochelle Wastewater Treatment Plant, several technical comments were made in the letter with respect to the WWTP.

Peekskill

PKS 16-004B Trinity Associates

1847 Crompond 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 Peekskill Zoning Ordinance to allow senior housing and assisted living facilities as special permit uses within the R-1A zoning district. Changes to the R-4, R-5, and R-6 Zoning Districts are also proposed to bring existing language into conformity for all senior housing options in all Residence Districts.

If the proposed zoning changes are adopted, the applicant intends to seek site plan and special permit approvals to construct a 4-story, 52-unit senior-restricted apartment building. The proposed building would be restricted to those 62 years of age or older, and 100% of the units would be restricted as affordable for various levels of income, ranging from 30 to 80% of area median income.

We previously reviewed an earlier version of the proposed zoning amendments for this proposal and we responded to the City in a letter dated May 31, 2016, finding it to be a matter for local determination. The revised zoning text amendments continue to be a matter for local determination.

We look forward to reviewing the site plan and special permit applications if this application moves forward into those phases of review. However, at this time we are supportive of the applicant's intention to market 100% of the proposed units as affordable.

Letter date: Monday, August 29, 2016

Response type: Local Determination

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

Port Chester

PCH 16-008 Post Road Iron Works

16-18 North Main Street

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

The proposed conversion of a vacant six-story former office building at 16 North Main Street. The applicant proposes to convert the bottom two floors of a portion of the building into a restaurant and to utilize the remaining floors for six one-bedroom residential units. Additionally, the applicant proposes to demolish the three-story residential and retail building at 18 North Main Street. Restaurant use is permitted in this zoning district and residential use is permitted by special exception permit.

We previously reviewed this matter and provided comments in a letter dated August 27, 2012. We encourage the Village to give further consideration to our comments included in the previous letter. These comments are restated below:

Letter date: Monday, August 29, 2016

Response type: Comment

Consistency with Westchester 2025:

- This project is consistent with Westchester 2025 because it will serve to complement the existing walkable and transit-friendly environment of the downtown.

Impacts to County facilities and services:

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

Additional comments:

- Although the redevelopment of the site does not include an increase in impervious surface, we recommend that improvements be made to capture and treat stormwater.
- North Main Street (US Route 1) is a New York State highway. The Village should forward a copy of the application to NYS DOT.
- The Village should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed development. We also recommend that a bicycle rack be provided.

Sleepy Hollow

SLH 16-002 East Parcel Redevelopment - Draft EIS

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

Draft EIS for 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.

Letter date: Wednesday, August 17, 2016 **Response type:** Comment

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

We recommend that the Continental Street extension and bridge be designed to include bicycle lanes in each direction in addition to the sidewalk discussed in the draft EIS. Using a “complete streets” approach for Continental Street would promote more non-motorized travel within the GM re-development, on both sides of the tracks.

White Plains

WHP 16-009 One North Broadway Plaza Renovation

One North Broadway

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

Site plan amendment to renovate the outdoor plaza in front of the building as well as make certain improvements to the building façade.

Letter date: Wednesday, August 17, 2016 **Response type:** Local Determination

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