

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated January 1, 2016 through January 15, 2016

Meeting Date:

February 2, 2016

Greenburgh

GRB 16-002 Central Avenue Hyundai

111 South Central Avenue

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

A site plan and special permit application regarding the conversion of an existing 15,065 square foot vacant commercial building to a new Hyundai auto dealership with related site improvements. The existing parking area would be reconfigured and repaved to accommodate the new dealership and a concrete sidewalk built along the site's frontage with Central Avenue. The applicant also proposes 44 off-street parking spaces as well as the removal of ten regulated trees which requires a tree removal permit. The property is approximately 69,665 square feet on the west side of Central Park Avenue South.

Letter date: Wednesday, January 13, 2016 **Response type:** Local Determination

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

Irvington

IRV 16-001 Brightview Senior Living - Draft EIS

88-94 North Broadway

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

Draft environmental impact statement (EIS). The applicant is petitioning the Village to amend the text of the Village Zoning Ordinance to add assisted living facilities as a special permit use in the 1F-40 zoning district. If approved, the applicant would seek special permit and site plan approvals to construct a 150-unit assisted and independent living facility consisting of 85 independent units, 39 assisted living units and 26 memory care units as well as indoor and outdoor amenities for residents. The subject site consists of eight acres located at 88-90 North Broadway. The site currently contains an office building and three outbuildings. While the office building would be demolished to accommodate the construction of the new building, the three outbuildings would remain and would be renovated to provide six affordable affirmatively furthering fair housing (AFFH) units. In addition, four age-restricted affordable AFFH units are proposed among the independent living units within the proposed Brightview facility for a total of 10 affordable AFFH units across the entire project. 114 parking spaces are proposed to accommodate the entire development. Vehicular access will be provided via an existing curb cut along North Broadway.

Letter date: Monday, January 04, 2016

Response type: Comment

Consistency with Westchester 2025:

- We are supportive of the inclusion of 10 affordable AFFH units in the development proposal. The inclusion of both non-age restricted and age-restricted independent living units is a unique solution towards helping senior living facilities contribute towards increasing the supply of affordable housing.

Impacts to County facilities and services:

- Because the draft EIS does not contain any discussion on sewer mitigation, we ask that the final EIS provide specific details on I&I removal.

- The draft EIS contains an inadequate discussion of pedestrian and transit access to the proposed development. The Village should require the applicant to contact WCDPWT. If the facility is likely to generate transit trips by employees or visitors to the site, then it will be imperative to implement measures to get bus passengers between the site and bus stops safely.

- The applicant should verify that sufficient space is available to accommodate the storage of recyclables and consider a food composter for food waste.

Additional comments:

- We commend the applicant for including a discussion of the use of green building techniques in the proposed development.

Mamaroneck (village)

MMV 16-001 Zoning Text Amendment: Temporary Educational Use

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 Mamaroneck Village Zoning Ordinance by removing in its entirety Subsection D of 342-32 permitting private schools as a temporary special permit use in the M-1 District. The current code was amended in 2012 in order to allow the French-American School of New York (FASNY) to locate a temporary facility within the M-1 District. FASNY is no longer pursuing this.

Letter date: Monday, January 04, 2016 **Response type:** Local Determination

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

MMV 16-002 ELK Homes Partners II LP

422 East Boston Post Road

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

The applicants propose to demolish an existing office building on a 0.56-acre site located at 422 East Boston Post Road (US Route 1) and construct a new 4-story, 13-unit apartment building with 26 parking spaces. The apartment building will contain two 1-bedroom units, eight 2-bedroom units and three 3-bedroom units.

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

Letter date: Wednesday, January 13, 2016 **Response type:** Comment

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

The proposed development is consistent with Westchester 2025 because it will bring more infill development, including residences, to Mamaroneck's downtown center.

- 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

- We encourage the applicant to include as much green building technology as possible into the proposed development as well as bicycle parking.
- Because Boston Post Road (US Route 1) is a State highway, the Village should forward a copy of the application to NYS DOT

New Castle

NWC 16-001 91 Bedford Road LLC

91 Bedford Road

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

An application to construct a new 3-story mixed-use building containing 14 apartments above a 4,600 square foot retail space with 54 parking spaces provided both at grade and beneath the proposed building. The subject site is 0.812 acres, located at 91 Bedford Road (NYS Route 117) in the Chappaqua hamlet. Two existing buildings would be removed from the site as part of the proposal.

Letter date: Monday, January 11, 2016

Response type: Comment (Non-Jurisdictional)

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will add to the range of housing types in the Chappaqua hamlet, including affordable AFFH units. It will also channel growth to an existing center.

Impacts to County facilities and services:

- The proposed application may offer the Town an opportunity to reassess transit and pedestrian access in the immediate area, which is particularly critical with respect to the four Bee-Line bus stops in the immediate area.
- Because the development will increase sewage flows from this site into the existing infrastructure, I&I mitigation should be performed.

Additional comments:

- We recommend an enforceable maintenance program for the proposed subsurface stormwater management infrastructure.
- We encourage the applicant to consider using as much green building technology as possible in the construction of the proposed development.
- Because Bedford Road is a State Road, the application should be forwarded to NYSDOT for review.

North Castle

NOC 16-001 Brynwood Country Club Golf Course Phase

568 Bedford Road

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

The applicant is proposing golf course improvements, including reconstructing and redesigning the course layout, tee boxes and putting greens and dredging five on-site ponds, two of which are used for irrigation. The work represents Phase I of the overall development of the site that will ultimately include a residential community, clubhouse and facility improvements to the approximately 156 acre property. The overall development proposal has already undergone a review pursuant to SEQR, resulting in a Findings Statement that was issued June 10, 2015.

We have previously reviewed this project in letters dated August 6, 2013 and May 20, 2015. We have no further comments with respect to the site plan for the golf course improvement phase of this project. We look forward to having the opportunity to review the subsequent phases of this proposal.

Letter date: Monday, January 04, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Peekskill

PKS 16-001 Main Street Artist Lofts

1698 Main Street

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

A proposed conversion of an existing commercial structure for use as a residential artist loft building. There are three existing buildings on the property and two areas used as parking lots. The main three-story building is the major component of the redevelopment. The two other structures would continue their current use as commercial refrigerated warehouses. The applicant is proposing structural and interior alterations to the main building to accommodate nine artists' lofts. A portion of an adjacent smaller building would become lobby and gallery space while the rear portions of this building and the remaining one-story commercial building (to be reduced in size and altered) and would remain in its current use. On-site parking with 12 spaces would be provided.

Letter date: Wednesday, January 13, 2016 **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 Main Street is a County road (CR 25A) an approval is required from WCDPWT.
- 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:

- We encourage the applicant to incorporate as much green building technology as possible into the proposed development as well as bicycle parking.

Sleepy Hollow

SLH 16-001 Salvation Army - Approval Extension

86-96 Valley Street

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

Extension of zoning board approvals to demolish a vacant car dealership, which is adjacent to an existing structure owned by the applicant, for the proposed construction a new community center building. The current structure would then be demolished and replaced with parking and landscaping. When completed, the new building would be located on the Sleepy Hollow portion of the site with the parking and landscaping located on the Tarrytown portion of the site.

Letter date: Monday, January 11, 2016 **Response type:** Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

White Plains

WHP 16-001 The Esplanade

95 South Broadway

- 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 City Zoning Ordinance. The applicants for the Esplanade development proposal request an amendment to the "Schedule of Dimensional Regulations" for the CB-1 Zoning District to eliminate the minimum square footage per dwelling unit requirement for existing buildings in which there is no net increase in floor area and where no reduction of an existing yard is proposed.

If the proposed zoning text amendment is approved, the applicant would then seek approval to renovate an existing senior apartment building known as the Esplanade so as to convert it into a non-age-restricted building containing 212 apartments, 8,866 square feet of retail space, 9,000 square feet of office space with associated parking. The subject property is two parcels located at 95 South Broadway and 4 Lyon Place.

Letter date: Monday, January 11, 2016

Response type: Local Determination

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

WHP 16-002 Boulevard

West Post Road and Brady Place

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

A petition to amend the City’s Zoning Map and Official Map for a proposal for a 4.2 acre development site bounded by West Post Road (NYS Route 22, County Road 53), Rathburn Avenue and Maple Avenue comprised of 15 tax lots. While 12 of the tax lots are currently zoned B-3, three of the lots abutting Rathburn Avenue are zoned B-2. The applicant is seeking to rezone these three lots to B-3 as well as to remove Brady Place from the Official Map as a public street.

If the rezoning and Official Map change are approved, the applicant then seeks to apply for site plan and special permit approvals to construct a 220,000 square foot mixed building including retail, health club and restaurant uses along with 12 townhome-style residential dwellings. The commercial uses would be constructed along West Post Road and Rathburn Avenue with the residential uses constructed along Maple Avenue. Parking for 720 vehicles would be provided in a garage placed in between the residential and commercial uses with vehicular access provided to the garage from all surrounding streets. A pedestrian walkway would be placed through the site in the approximate location of Brady Place to maintain pedestrian through-access in this area.

The proposed Zoning Map amendment and Official Map amendment are matters for local determination. We offer the following comments with respect to the site plan which was submitted:

Letter date: Wednesday, January 13, 2016 **Response type:** Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it will bring more infill mixed-use development to central White Plains.

Impacts to County facilities and services:

- The site plan shows new on-street parking and curb bump-out modifications in the approximate location of Bee-Line bus stop #426. The applicant should contact the WCDPWT to discuss how the proposed development will relate to this bus stop.
- Because West Post Road is a County road (CR 53) an approval is required from WCDPWT.
- 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:

- We are supportive of the applicant’s plan to reduce parking to 720 spaces with a parking management plan that would allow for valet parking during peak periods. We recommend that the applicant also consider encouraging employees of the site to use Bee-Line during peak periods.
- Because the site is along a bike route, bicycle parking should be provided in the parking garage. We recommend that the City give consideration to adding bicycle lanes to Maple Avenue, perhaps through a “road diet” treatment.
- We recommend that attention be paid to the facades of the proposed buildings, including signage and lighting, so as to ensure that new features do not have a negative impact on the surrounding residential areas.
- We encourage the applicant to include as much green building technology as possible into the proposed development.