

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated July 16, 2015 through August 15, 2015

Meeting Date:

September 1, 2015

Croton-on-Hudson

CRO 15-003 Amberlands Realty Corporation

1 Baltic Place

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 Village Zoning Map as well as amend the text of the Zoning Ordinance. The proposed amendments concern a 1.7 acre parcel at 1 Baltic Place that would be rezoned from RA-25 Residential District to a Commercial C-1 District. The proposed zoning text amendment would expand the area of the North End Gateway District to include the site. An additional one acre of the property is located in the unincorporated portion of the Town of Cortlandt. The entire property has historically been a commercial use.

We have no objection to the Croton-on-Hudson Board of Trustees declaring itself Lead Agency under SEQR in this matter.

Letter date: Tuesday, August 04, 2015

Response type: Local Determination

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

Greenburgh

GRB 15-009 Hackley School Wellness Complex and Faculty Housing

293 Benedict Avenue

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

The proposal is for the construction of a new health and wellness facility and 12 new units of faculty housing on the 285-acre Hackley School property located at 293 Benedict Avenue. Since 2003, when the Town Board approved a Master Plan for the development of the property, the school has received several site plan approvals and amended site plan approvals for various projects which have been implemented. The School is seeking this amended site plan approval to permit construction of the next component of the Master Plan. Subdivision, steep slopes permit and tree removal permit approvals are also required from the Planning Board.

The current proposal is to permit construction of an 116,725 square foot Health and Wellness Complex with two gymnasiums, a natatorium, eight squash courts, a wrestling room, a fencing room and an indoor track. The school is also proposing the demolition of an existing single-family residence on the campus in order to construct the faculty housing in two separate buildings. The school proposes to acquire 13,100 square feet from an adjacent property owner via the proposed subdivision.

Letter date: Tuesday, July 28, 2015

Response type: Comment

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

- 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 incorporate green or sustainable building methods and technologies into this project and to consider a bicycle rack.

Hastings-on-Hudson

HAS 15-001 Zoning Text Amendment: View Preservation Waivers

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 Village Zoning Ordinance. The amendment would waive view preservation approval where the Building Inspector determines that a new building, or exterior alteration, will not have a negative effect on views of the Hudson River or Palisades for neighboring properties. This determination would have to be confirmed by both the Chairs of the Planning and Zoning Boards, or their designees at that time.

Letter date: Tuesday, July 28, 2015

Response type: Local Determination

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

Irvington

IRV 15-006 Zoning Text Amendment: Wireless Telecommunications

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 Village Zoning Ordinance. The proposed amendment would waive Planning Board review of applications involving certain modifications to existing wireless telecommunications facilities.

Letter date: Monday, August 10, 2015

Response type: Local Determination

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

Mamaroneck (village)

MMV 15-006 Hampshire Country Club

1025 Cove Road

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

A preliminary subdivision plat and sketch site plan 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: Wednesday, August 05, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- The proposed development is generally consistent with Westchester 2025 , because it involves the redevelopment of a golf course in a way that conserves open space. It is our opinion that the proposed PRD development would be preferable to a conventional subdivision.
- We recommend that the Village and the applicant consider setting aside 10% of the units as AFFH units.

Impacts to County facilities and services:

- The Village and the applicant should be advised that the Cove Road Pump Station (owned and operated by WC DEF) is programmed for capital upgrades. The applicant should discuss the proposal with WC DEF to ensure that the capital upgrades to the pump station are adequate to handle the additional flow created by the development.

Additional comments:

- It is not clear from the sketch plans provided if sidewalks will be constructed along the new subdivision roadways. We strongly encourage the applicant to include sidewalks to enable all future residents of the development the ability to walk to the Hommocks Middle School and beyond towards the businesses along Boston Post Road.
- We encourage the applicant to construct the new residences using as much green or sustainable building practices as possible

MMV 15-007 Swim Tank - Home of the Aqua Tots

120 Madison Street

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

Proposed re-use of an existing church for use as a swim school. Because the site is split-zoned, the applicant is seeking a zoning map amendment to rezone the entire site to C-1. The site is currently zoned both C-1 and R-4-F. If rezoned, the applicant would seek site plan and special permit approvals to demolish the existing rector's residence and adaptively re-use the church for the swim school. As part of the proposal, the parking lot would be reconfigured and new landscaping provided.

We find the proposed zoning map amendment to be a matter for local determination. With respect to the site plan, we offer the following comments:

Letter date: Tuesday, August 04, 2015 **Response type:** Comment

Consistency with Westchester 2025:	Impacts to County facilities and services:	Additional comments:
	<ul style="list-style-type: none"> - The applicant should verify that sufficient space will be provided to store recyclables under the expanded County recycling program which now includes plastics numbered 1 through 7. 	<ul style="list-style-type: none"> - We encourage the applicant to incorporate as much green building technology as possible into the proposed development and to provide a bicycle rack.

MMV 15-008 Harbor View West

620 West 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 construct a 3-story, 6-unit apartment building with 12 parking spaces on a 0.29-acre lot located at 620 West Boston Post Road (US Route 1). The site is currently vacant and partially paved. A significant amount of rock outcroppings would be removed to permit the proposed development.

Letter date: Wednesday, August 05, 2015 **Response type:** Comment

Consistency with Westchester 2025:	Impacts to County facilities and services:	Additional comments:
<ul style="list-style-type: none"> - The proposed development is consistent with Westchester 2025 because it will bring more infill development, including residences, to Mamaroneck's downtown center. - We recommend that the Village and the applicant consider setting aside 10% of the units as AFFH units. 	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - We recommend that a pedestrian connection be provided between the front door of the apartment building and the street so that building residents do not need to walk in the site's driveway to access the sidewalk. We also recommend moving the proposed bicycle rack closer to the front door. - We encourage the applicant to include as much green building technology as possible into the proposed development. - Because Boston Post Road (US Route 1) is a State highway, the Village should forward a copy of the application to NYS DOT.

Mount Kisco

MTK 15-002 The Hearth at Mount Kisco

Mountain Avenue

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

A site plan application to construct a 129-unit senior housing development on an 18.7-acre site located on the west side of Kisco Avenue within the PRD zoning district. The applicant proposes to provide 113 parking spaces (72 indoor garage spaces, 41 exterior spaces) and 69 land-banked parking spaces for future use, if needed.

The proposed development was previously reviewed by the Mount Kisco Planning Board and a Findings Statement was issued pursuant to SEQR on April 14, 2009. It is our understanding that the project has been revised to target seniors who are older than previously intended by using a rental model, instead of an entry fee model. This has resulted in a smaller building, with fewer amenities and less parking that what was initially approved in the Findings. It is our understanding that a number of approvals associated with this project, including the rezoning of the site to PRD along with text changes to PRD regulations have already occurred. The application is now being considered for site plan review.

Letter date: Wednesday, August 05, 2015 **Response type:** Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- We recommend that the Village/Town and the applicant consider setting aside 10% of the units as AFFH units.

- Because the applicant has requested that on-site parking be reduced, measures should be undertaken to provide mobility for non-drivers, such as pedestrian access to Kisco Avenue or shuttle services for residents.
- Because the site is located in the Croton Watershed, stormwater runoff water quality protection, both during and after construction, is of critical importance.
- We recommend including a bicycle parking area for building employees who wish to ride a bike to work.

MTK 15-003 Modell's Sporting Goods

154-162 Main Street

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

Special permit application to re-occupy a 16,800 square foot portion of the vacant Border's bookstore located at the intersection of Main Street and Green Street. Because the total floor area of the building is 23,000 square feet, an additional 6,100 square foot retail space would also be created for a future retail tenant.

Letter date: Monday, August 10, 2015 **Response type:** Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

New Castle

NWC 15-003B Chappaqua Crossing

480 Bedford Road

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

Revised site plans and related materials for the retail portion of Chappaqua Crossing.

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; and February 23, 2015.

Our review of the currently submitted plans found them to be substantially unchanged with respect to most of the comments expressed in our last letter. We are offering these comments again for the Town’s continued consideration:

Letter date: Wednesday, August 05, 2015 **Response type:** Comment

Consistency with Westchester 2025:

- We note that all retail buildings that contain frontage along the new “main street” within the site now have pedestrian entrances along the roadway. We consider this feature to be of great importance to the overall concept. We continue to point out that the placement of the Whole Foods building behind its own large parking lot is inconsistent with the functionality of a “main street” environment and will discourage walking between uses on the site.

Impacts to County facilities and services:

- The Chappaqua Crossing site is currently served by Bee-Line bus stop with no amenities. With the addition of retail uses on this site, there may be an increase in bus ridership. The applicant should contact WCDPW&T to discuss whether improvements to service or bus stops are warranted or desired.
- 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. Food composting facilities should also be considered, particularly in light of the fact that an “organic farm garden” is proposed for this site.

Additional comments:

- We continue to recommend that the Town require the applicant to prepare a specific pedestrian and bicycle circulation plan for the site that provides connections between each land use area and includes sidewalks on both sides of all roads.
- We recommend that careful consideration be given to the review comments of the New York City Department of Environmental Protection provided to the Town in a letter dated May 6, 2013.

New Rochelle

NRO 15-009 Zoning Text Amendment: Carry Out Restaurants

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 City's Zoning Code. The proposed amendment would make technical revisions to the definition of "Carry Out Restaurants".

Letter date: Tuesday, August 04, 2015 **Response type:** Local Determination

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

NRO 15-010 Zoning Map Amendment: 43 Church Street

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 City's Zoning Map with respect to an 8,686 square foot lot located at 43 Church Street in downtown New Rochelle. The applicant is petitioning the city to apply the Downtown Density Bonus (DDB) Floating Overlay Zone with the intention of constructing an 8-story, 80-room hotel on this site.

The proposed zoning map amendment is a matter for local determination. Because it is our understanding that this proposal would require site plan review at a later date, we reserve comment on the site plan of the proposed hotel until it enters site plan review.

We have no objection to the New Rochelle City Council assuming Lead Agency for this review. We offer the following preliminary comment:

Letter date: Tuesday, August 04, 2015 **Response type:** Comment

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

- Because the development will increase sewage flows from this site into County sewers, I&I mitigation should be performed.

NRO 15-011 Zoning Map Amendment: 63-77 Maple Avenue

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 City's Zoning Map. The proposed amendment would rezone a parcel containing a vacant single-family dwelling from R1-10A to RMF-0.5. The parcel is located at 63-77 Maple Avenue and is adjacent to another RMF zone.

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

Letter date: Tuesday, August 04, 2015 **Response type:** Local Determination

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

NRO 15-012 New Downtown Overlay Zone

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

The City is considering the adoption of a new Downtown Overlay Zone for an approximately 309-acre area of the downtown, centered around the train station.

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

Letter date: Wednesday, August 05, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**
Westchester 2025 calls for the channeling of future growth into existing downtown centers. We look forward to reviewing this proposal when it becomes available.

Ossining (village)

OSV 15-002 Highland Plaza

173 North Highland Avenue

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

Proposed alterations to an existing 43,000 square foot retail shopping center. The existing structure would be modified to place a gym on the first floor with two new floors added above the structure for an additional 44,000 square feet of self-storage facilities. In addition, an adjacent residential dwelling is proposed to be demolished and to be replaced with a gas station/convenience store with a Dunkin Donuts drive-thru. The subject site encompasses 4.34 acres located at 173 North Highland Avenue and abuts the Old Croton Aqueduct State Park Trailway at the rear of the site.

We have no objection to the Village of Ossining Planning Board declaring itself Lead Agency under SEQR.

Letter date: Tuesday, July 28, 2015

Response type: Comment

Consistency with Westchester 2025:

- We recommend that the proposed improvements include a non-motorized access point between the shopping center and the Old Croton Aqueduct trailway so that people may use the trailway to access the businesses proposed for the site. We also recommend that the site include bicycle parking

Impacts to County facilities and services:

- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

Additional comments:

- Because North Highland Avenue (NYS Route 9) is a State highway, the Village should forward a copy of the application to NYS DOT.
 - We recommend that the Village encourage the applicant to include as much green building technology as possible into the proposed development.

Rye Brook

RYB 15-002 Sun Homes

1100 King Street

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

The application involves a proposed planned unit development that would contain 110 dwelling units of which 10 would be set aside as affordable affirmatively furthering fair housing (AFFH). The subject site is the Phase 3 parcel of the Reckson Executive Park, which was previously approved for the construction of a 280,000 square foot office building with 1,120 parking spaces. That building was not constructed. The applicants are seeking to rezone the 31.56-acre site from OB-1 to PUD and to amend the PUD district regulations that require affordable AFFH units to be included in the project. Additional technical amendments are also proposed to allow for greater development flexibility on the site to permit the development of residential housing.

We are supportive of the proposed amendments as they will continue to affirmatively further fair housing in the village through the construction of 10 affordable AFFH units. We encourage the Board of Trustees to approve the applicant's petition.

Because it is our understanding that the proposed development will require site plan approval if the zoning amendments are granted, we reserve comment on specific site plan matters until site plan review is initiated.

Letter date: Tuesday, July 28, 2015 **Response type:** Comment

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

Tarrytown

TTN 15-003 Tarrytown Station Study Area Moratorium

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

A proposed Local Law which would establish a six-month interim development moratorium for the Tarrytown station study area, as defined by a map showing the study area. The Board of Trustees has determined that the existing code does not adequately address all circumstances which have arisen in regards to development in that area and wishes to review current zoning, planning and environmental rules in order to make any changes that may be in the best interests of the Village and compatible with the study area.

The proposed moratorium would apply to the issuance of building permits by the Building Inspector as well as the granting of site plan, subdivision or special permit approvals by the Planning Board or the granting of variance and special permit approvals from the Zoning Board of Appeals for any applications received after June 24, 2015. Those claiming relief from any hardship created by the proposed moratorium will be able to apply to the Board of Trustees for consideration on a case-by-case basis.

We point out that moratoria should be enacted with specific intent and purpose and should not extend beyond a reasonable time frame. The proposed moratorium appears to be consistent with these criteria.

Letter date: Tuesday, July 28, 2015 **Response type:** Comment

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

White Plains

WHP 15-011 Westchester Healthcare Properties

116-120 Church Street

- 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: Monday, August 10, 2015 **Response type:** Local Determination

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

WHP 15-013 333 Westchester Avenue Driveway

333 Westchester Avenue

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

A site plan for a proposed relocation of a driveway connecting an existing office property to Westchester Avenue (County Road 71). As part of the driveway relocation, 43 parking spaces would be removed. However, because the on-site parking exceeds the amount of parking required by zoning, the removal of parking has no impact on zoning compliance.

Letter date: Monday, August 10, 2015 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**
Because Westchester Avenue is a County road (CR 71), approval from WCDPWT is required.

Yonkers

YON 15-005 Ginsburg Development

1171-1183 Warburton Avenue

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

Lead Agency notification. The applicant proposes to construct a three-story building with an unspecified number of one-, two- and three-bedroom apartments as well as 85 parking spaces to be provided in a garage below the building. One apartment would be set aside as affordable. The application requires zoning area variances for site coverage and front yard setback. If the variances are granted, a site plan approval will be required from the Yonkers Planning Board.

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

We respectfully request that we be sent additional information on this proposal, such as site plans and other supporting materials, as they become available or as this application progresses through the SEQR process. Please be advised that the requested area variances are not under County Planning Board jurisdiction. Therefore, we will only be commenting on the site plan, once the application enters that stage of review.

Letter date: Wednesday, August 05, 2015 **Response type:** Comment

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

YON 15-006 RXR Development

25 Warburton Avenue

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

Lead Agency notification. The applicant proposes to construct a mixed use development containing 442 dwelling units, 37,014 square feet of commercial/retail space and parking for 539 vehicles on a property consisting of 12 tax lots located within the D-MX Downtown Mixed-Use District. The proposed development would consist of three buildings with building heights of 4, 17 and 25 stories. A 15,000 square foot landscaped passive recreation area is proposed for the roof of the three-story parking garage associated with the development. The application requires zoning area variances for building height and for a reduction in the required number of loading spaces. If the variances are granted, a site plan approval will be required from the Yonkers Planning Board.

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

We respectfully request that we be sent additional information on this proposal, such as site plans and other supporting materials, as they become available or as this application progresses through the SEQR process. Please be advised that the requested area variances are not under County Planning Board jurisdiction. Therefore, we will only be commenting on the site plan, once the application enters that stage of review.

Letter date: Tuesday, August 04, 2015 **Response type:** Comment

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

Yorktown

YTN 15-003 Zoning Text Amendment: Community Care Residence

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

A resolution to amend the text of the Yorktown Zoning Code with respect to adding a new Special Permit for a Community Care Residence. The rationale for this change, as stated in the proposal, is that a new term should be added to the Code that more adequately reflects certain types of facilities that were not in existence when the original “convalescent home” term was incorporated into the Code.

Letter date: Tuesday, August 04, 2015

Response type: Local Determination

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