

WESTCHESTER

COUNTY

PLANNING

BOARD

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County Planning Board Referrals:

Letters dated June 16, 2016 through July 15, 2016

Meeting Date:

September 7, 2016

Harrison**HAR 16-001B Trinity Presbyterian Church****526-530 Anderson Hill Road**

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

An application to permit the renovation of an existing residence and construction of an addition in order to establish a place of worship on a 6.5-acre lot located at 526-530 Anderson Hill Road (County Road 18). The 19,200 square foot addition will be set at the rear of the existing structure and is described as architecturally consistent with the existing residence. Parking for 130 vehicles is proposed with driveway access via two curb cuts on Anderson Hill Road.

This proposal has been the subject of draft and final environmental impact statements (EIS) and a Findings Statement was adopted by the Harrison Planning Board on December 15, 2015.

We have previously reviewed an earlier site plan and we responded in a letter dated January 26, 2016. Since the site plan has not changed substantially, relative to our previous comments, we offer the comments again for your continued consideration:

Letter date: Wednesday, June 29, 2016 **Response type:** Comment

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

- Because Anderson Hill Road is a County road (CR 18) an approval is required from WCDPWT.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables
- Because two Bee-Line bus stops are near the site, we recommend sidewalk improvements.

- We recommend a shared parking scheme be considered between the church and a nearby school.
- We encourage the applicant to include as much green building technology as possible into the proposed development as well as bicycle parking.

HAR 16-003B Brightview Senior Living

600 Lake Street

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

Site plans for a proposal to construct a four story, 160-unit independent and assisted living and memory care facility located at 600 Lake Street, which 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 previously petitioned the Town/Village to create a new Special Exception Use in the R-1 and R-2 zoning districts that would permit independent and/or assisted living facilities subject to certain conditions. Site plan and special exception use permits are also required.

We have previously reviewed this matter and responded to the Town/Village in letters dated April 27, 2015 and February 12, 2016. We offer the following updated comments:

Letter date: Wednesday, June 29, 2016

Response type: Comment

Consistency with Westchester 2025:

The County's Model Ordinance Provisions with respect to affordable AFFH would require a number of units to be set aside as affordable. We point out that the applicant – Brightview Senior Living – has pursued approvals for a similar assisted living development in the Village of Irvington, which would include an affordable component. We urge the Town/Village to look at the project in Irvington as a possible model to use in Harrison.

Impacts to County facilities and services:

- 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 also recommend adding a food comoposter for on-site food waste.

Additional comments:

- The applicant should be required to provide documentation to show that there will be no increase in stormwater runoff from the site, and that flooding down- and up-stream of the site will not be exacerbated by the proposed development.
- We encourage the applicant to include as much “green” or sustainable building methods and technologies into the proposed development. We also recommend providing a bicycle rack for any employees on the site, to encourage bicycling to work.

HAR 16-005C The Residences at Corporate Park Drive

103-105 Corporate Park Drive

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

Revised plans for the demolition of an existing, mostly vacant, office building complex located at 103-105 Corporate Park Drive and its replacement with a new 421-unit apartment building (containing 17 studio, 214 one-bedroom and 190 two-bedroom units) with 753 parking spaces, 10,000 square feet of recreation space and 5,000 square feet of retail or restaurant space.

We note that the Town/Village recently amended the Zoning Ordinance to add two new regulations to the SB-O Zoning District to permit and regulate multi-family dwellings in this district as well as restaurants as a special exception use.

We have previously reviewed this project and we responded in letters dated January 12, April 27 and June 9, 2015; March 22 and May 23, 2016. We now offer the following comments:

Letter date: Wednesday, June 29, 2016 **Response type:** Comment

Consistency with Westchester 2025:

- We continue to recommend that the Town/Village take steps to incorporate the County's Model Ordinance Provisions for AFFH into the Town/Village Code and, in particular, include a requirement for the inclusion of affordable AFFH units as part of this development.

Impacts to County facilities and services:

Additional comments:

- We recommend that revisions be made to the plans to implement a complete sidewalk network throughout the site.

Larchmont

LAR 16-001 Development Moratorium

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

A proposed local law that would extend an existing temporary moratorium on the acceptance, consideration and approval of subdivision, demolition, site plan building permit, variance and special permit applications in the R-30, R-20, R-15, R-12.5, R-10, R-7.5, R-5 and W zoning districts for an additional three months. The moratorium, which was initially enacted on January 15, 2016, would now expire on October 15, 2016. Appeals from the proposed moratorium can be applied for on a case-by-case basis from the Board of Trustees.

According to the Local Law, the Village of Larchmont has experienced an increase in applications to apportion or subdivide existing lots in residential zoning districts and to develop additional single-family homes on newly created lots. Applications have also involved the teardown of existing homes to make room for additional and/or larger homes. The Village anticipates continuing to receive similar applications which they believe have the potential to impact negatively the Village’s residents, character, infrastructure and provision of services, which could be irreversible. The moratorium is intended to ensure that no approvals of applications are granted until the Village completes planning studies and the Board of Trustees considers and enacts comprehensive zoning changes as appropriate.

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: Wednesday, June 29, 2016 **Response type:** Comment

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

Mamaroneck (village)

MMV 16-005 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 text of the Mamaroneck Village Zoning Ordinance by removing a provision that exempts accessory parking garages for single family and two family homes from floor area ratio calculations.

Letter date: Thursday, June 23, 2016 **Response type:** Local Determination

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

New Rochelle

NRO 16-011 Zinrock Resources, LP

700 Davenport 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 new multifamily housing development comprising a 72 unit luxury residential community along a section of waterfront at 700 Davenport Avenue, on Davenport Neck.

The proposed development is proposed in conformance with the City’s R1-WF-10 District regulations which permit clustered multifamily residential development that will allow FEMA compliant development, increase open space and decrease impervious surfaces on Davenport Neck. The R1-WF-10 regulations permit multifamily development by Special Permit and other regulations apply. Beckwith Pointe is an approximately 9.99 acre area bordered on three sides by Long Island Sound which is currently the site of a private beach club. Nine residential buildings will each have 8 dwelling units for a total of 72. The existing cabana building footprint will be used for a new clubhouse and pool area and in addition there will be 224 parking spaces. The development plan provides approximately 1.51 acres of open space in addition to at least 2.0+ acres of open space around the waterfront. The buildings and parking will all comply with FEMA and New Rochelle flood prevention regulations.

Letter date: Thursday, June 23, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

- The New Rochelle Sewer District has been under a moratorium on sewer extensions set by the New York State Department of Environmental Conservation (DEC) for some time. Any additional flow to the system must be offset by reductions in inflow/infiltration (I&I).
- The City should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables.

- Because bicycle parking is required by the City’s zoning, the locations of bicycle parking should be shown on the plans.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development.

Pelham

PEL 16-001 Zoning Text Amendment: Business District Floating Zone

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

A local law to amend the Village Zoning Code regarding Business District Floating Zones. The amendment would authorize the Board of Trustees to grant a special permit for any use within Business-1 and Business-2 zoning districts for development in Business District Floating Zone, in order to encourage redevelopment in the Village's central core and main commercial corridors by providing for a mix of residential and street-level commercial uses that are complementary to the existing community scale and fabric in areas of the Village with access to public transit, exiting infrastructure and community services.

Letter date: Thursday, June 23, 2016

Response type: Comment

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

The proposed floating zone is consistent with Westchester 2025 because it would direct new development to an existing center where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality. The proposed floating zone may also help to encourage a range of housing types in the downtown area.

Port Chester

PCH 16-005 AutoZone Auto Parts

136-194 North Main Street

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

The proposed demolition of three existing motor sales buildings and the construction of a new 6,900 square foot auto parts store on a one-acre site at 136-194 South Main Street (U.S. Route 1).

Letter date: Wednesday, June 29, 2016 **Response type:** Comment

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

- South Main Street (US Route 1) is a New York State highway. The Village should forward a copy of the application to NYS DOT.
- We recommend the plans be revised to provide a sidewalk along the site's driveway to allow pedestrians safe access to the auto parts store.
- 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 for the store.

PCH 16-006 Zoning Text Amendment: Wireless Facilities

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 with respect to wireless facilities. The amendment would create an administrative procedure for applications that meet FCC criteria for "eligible facilities requests" that must be approved by a local governing body. The amendment also includes additional definitions and updated requirements for all wireless applications in response to advances in technology and best practices.

Letter date: Wednesday, June 29, 2016 **Response type:** Local Determination

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

Yonkers

YON 16-009 Morris Builders, LP

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

Comprehensive development plan approval from the Yonkers City Council for the continued development of parcels along Stew Leonard Drive. The applicant, Morris Builders, previously developed the existing retail buildings along Stew Leonard Drive, which include a Home Depot, a Costco and a Stew Leonard's. The current petition proposes to complete the development of this area with the construction of a 150-room hotel, a 150,000 square foot Target store and two smaller retail spaces containing 50,000 square feet of additional retail. Eleven acres of residual land behind the existing Home Depot/Costco would be dedicated to the City as parkland.

Letter date: Wednesday, June 29, 2016 **Response type:** Comment

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

The introduction of additional uses to the complex, particularly a hotel, is likely to increase demand for pedestrian facilities. We recommend that the City require the applicant to submit a pedestrian circulation plan as part of the comprehensive development plan for this application.

We recommend that the City require the comprehensive development plan to be revised to show locations of existing bus stops and the new bus stops that will service the hotel and the three new retail stores. The applicant should be advised to consult with the County Department of Public Works and Transportation with respect to the proposed bus stop locations.

Yorktown

YTN 16-003 Zoning Text Amendment: Home Occupations

- 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 Yorktown Zoning ordinance to change the definition of "home occupation".

Letter date: Wednesday, June 29, 2016 **Response type:** Local Determination

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

YTN 16-004 Miscellaneous Zoning Text Amendments

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

A proposed local law that would make various miscellaneous technical amendments to the Yorktown Zoning Ordinance.

Letter date: Wednesday, June 29, 2016 **Response type:** Local Determination

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