

WESTCHESTER

COUNTY

PLANNING

BOARD

Westchester
gov.com

County Planning Board Referrals:

Letters dated July 16, 2016 through August 15, 2016

Meeting Date:

September 7, 2016

Elmsford

ELM 16-001 Zoning Text Amendment: Car Dealerships in B District

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

A proposed zoning text amendment to Business District Uses which would allow new car dealerships, with on-site service for major and minor vehicle repair, within the B-Business District. The B District is located along Route 119 on the eastern and western portions of the Village.

Letter date: Monday, July 18, 2016

Response type: Local Determination

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

Greenburgh

GRB 16-005 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

The 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.

Letter date: Tuesday, July 26, 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. 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. We also recommend providing a bicycle rack for any employees on the site, to encourage bicycling to work.

GRB 16-006 Russell Hill

92-96 Russell Street

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

A proposal to construct four attached townhouse units, with related improvements, on a vacant lot located at 92-96 Russell Street. Two units would have two bedrooms and two units would have three bedrooms. The applicant proposes a total of twelve parking spaces, with two dedicated spaces per unit, and a green space of 8,230 square feet. The 0.36-acre property is located in the M-10 multi-family district. To advance as proposed, area variances are required for minimum front yard, side yard and rear yard landscape buffer as well as maximum building coverage and impervious surface.

We note that the proposed area variances are outside of the jurisdiction of the County Planning Board. We offer the following comments with respect to the site plan:

Letter date: Tuesday, August 02, 2016

Response type: Comment

Consistency with Westchester 2025:

We recommend the site plans be revised to include a sidewalk along the site's entire frontage on Russell Street.

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.

Additional comments:

Harrison

HAR 16-007 Mastercard Solar Panels

2000 Purchase Street

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

Proposed construction of solar canopies over a portion of the existing parking area and law areas.

Letter date: Monday, July 18, 2016

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

HAR 16-008 The Harrison Market

385 Halstead Avenue

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

Site plan application to renovate and upgrade an existing shopping center located at 385 Halstead Avenue (County Road 54). Proposed improvements include the reconfiguration of the parking lot layout and traffic circulation, creation of landscape islands, site lighting and a new pylon sign. Façade improvements are also proposed.

Letter date: Monday, July 18, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Because Halstead Avenue is a County road (CR 54), approval for this work from WCDPWT is required.

We encourage the applicant to improve pedestrian and bicycle access to the site.

Hastings-on-Hudson

HAS 16-001 Artis Senior Living

1 Warburton Avenue

- 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 Village Zoning Ordinance. The petitioners are seeking to add “Assisted Living Facilities” as a special permit use in the R-10 and R-20 districts. If the zoning amendment is approved, the applicant would then seek special permit and site plan approvals to construct a 72-unit assisted living facility with 48 parking spaces on a 2.32-acre site located at 1 Warburton Avenue (County Road 751). The facility is proposed for “memory care”, which is intended to cater specifically to persons with Alzheimer’s disease and other forms of dementia.

We have no objection to the Hastings-on-Hudson Board of Trustees 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 and special permit applications until a later date, if the zoning changes are approved.

Letter date: Monday, August 08, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Because Warburton Avenue is a County Road (CR 751) the Westchester County Department of Public Works and Transportation must be included as an involved agency.

Irvington

IRV 16-005 Zoning Text Amendment: In-law Apartments

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 Irvington Zoning Code to add in-law apartments as an accessory use in one-family residence districts.

We recommend that the Village consider not including the restriction on occupancy of an accessory apartment to “a family member or care giver (and his or her family) of an occupant of the single-family residence.” The land use impacts of an accessory apartment have been shown to be minimal in the many municipalities in Westchester County which permit them. Further, any land use impacts could be expected to be the same regardless of any relationship between the accessory apartment occupant and the residents of the principal residence.

Letter date: Monday, July 18, 2016

Response type: Comment

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

Mamaroneck (village)

MMV 16-006 R-5 and R-6 Zoning Amendments

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 and Zoning Map to rezone all properties located in the R-5 District to the R-6 Residential District and then delete the R-5 District from the ordinance. It is also proposed to amend the side yard setbacks in the R-6 District to make them less restrictive so as to match the setbacks currently in effect for the R-5 District. The purpose of the proposed legislation is to curtail the subdivision of developed lots in the R-5 District which now encompasses 47 percent of the single-family residence zoned areas in the Village.

Letter date: Monday, July 18, 2016

Response type: Local Determination

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

MMV 16-007 Zoning Text Amendment: Building Height

- 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 regarding the definition of Building Height. The proposed legislation will amend the definition to measure height of all buildings from average level of the existing grade at the curb line abutting the lot at the front yard. This is a change from the existing language which measures height of buildings from the “average level of the existing grade prior to construction adjacent to the exterior walls of the building.”

Letter date: Monday, July 18, 2016

Response type: Local Determination

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

Mount Kisco

MTK 16-001 Win Development

77-91 South Moger Avenue

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

Proposed redevelopment of a 0.26-acre site. An existing restaurant will be demolished and a new two-story office building containing 7,432 square feet of space would be constructed for a new Charles Schwab office. Twelve parking spaces will be provided.

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

Letter date: Monday, July 18, 2016

Response type: Local Determination

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

MTK 16-002 EK Construction

35 & 39 Kisona Road

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

The proposed redevelopment of an existing storage and warehouse facility into a paint and hardware store with an indoor lumber yard. The property is located on Kisona Road west of Lexington Avenue and has an area of 1.2 acres. It is within the Service Commercial (SC) zoning district. The applicant is proposing a two-story addition to the existing building building, as well as a 2,000 square foot detached storage building. A total floor area of 23,222 square feet is proposed. Parking will be provided for 45 vehicles.

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

Letter date: Tuesday, July 26, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

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

- 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 include as much green building technology as possible into the proposed development as well as bicycle parking.

Mount Pleasant

MTP 16-001B Landmark at Eastview North Campus - Supplemental FEIS

777 Old Saw Mill River Road

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

A supplemental final environmental impact statement (SEIS) for the next phase of redevelopment on the 86.21-acre Landmark at Eastview North Campus property within the Town of Mount Pleasant. This application proposes the construction of four new laboratory and research buildings totaling 519,520 square feet along with structured parking for 1,355 vehicles. Construction will require the disturbance of approximately 20 acres of the site and will include demolition of an existing building containing 137,110 square feet. This will result in a net increase in building space of 382,410 square feet.

The application materials note that the Town undertook a SEQR review for the master plan of this site, which culminated in a findings statement issued on September 12, 2011 and a site plan approval on October 17, 2011. At that time, the master plan approval was for 440,000 square feet. In 2013, the applicant was granted a site plan amendment to construct the first phase of the development, which resulted in 268,702 square feet of built space, leaving 171,298 square feet of space left under the master plan approval to be built as a second phase. The current application exceeds this approved amount by 211,112 square feet, necessitating a re-opening of the SEQR process.

We find that the final SEIS adequately addresses our comments made on the draft SEIS.

Letter date: Monday, July 18, 2016

Response type: Comment

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

New Rochelle

NRO 16-012 Millenia New Rochelle

22 Burling Lane

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

Site plan application to demolish two 2-family homes and one 8,000 square foot office building located at 18, 22 and 26 Burling Lane and construction of a new six-story residential apartment building containing 110 apartments over a two story parking structure containing 162 parking spaces.

The proposed development is proposed in conformance with the City's recently adopted Downtown Overlay Zone which underwent SEQR review through a generic environmental impact statement (EIS). This development is consistent with that review and will not require an additional EIS.

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

Letter date: Monday, July 18, 2016

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would direct new development to an existing center.

Impacts to County facilities and services:

- 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.

Additional comments:

- 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.

NRO 16-013 393 Huguenot Street

393 Huguenot Street

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

Site plan application to consolidate four existing, separate parcels located between 381 and 393 Huguenot Street, demolish all existing structures and construct a new six-story mixed-use building containing 2,440 square feet of retail space on the ground floor below 60 residential apartments. 58 parking spaces would be provided below the building, at-grade behind the building, and in mechanical parking carousel structures behind the building.

The proposed development is proposed in conformance with the City's recently adopted Downtown Overlay Zone which underwent SEQR review through a generic environmental impact statement (EIS). This development is consistent with that review and will not require an additional EIS.

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

Letter date: Monday, July 18, 2016

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would direct new development to an existing center.

Impacts to County facilities and services:

- 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.

Additional comments:

- While the site plans show a bicycle storage room for building residents, no bicycle parking is shown for the retail areas. Because bicycle parking is required by the City's zoning, the locations of bicycle racks should be shown on the plans.
- We encourage the applicant to incorporate as much green building technology as possible into the proposed development.

NRO 16-015 Zoning Text Amendment: eSports

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 Zoning Code. The proposed amendment would allow "eSports" to be permitted in the downtown Overlay Zone as a special permit use.

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

Letter date: Tuesday, July 26, 2016

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

North Castle

NOC 16-007 The Vue

1700 Old Orchard Street

- 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 Town Zoning Code as well as amend the Town Zoning Map for the above referenced proposal. The applicants are proposing to develop a 36-acre site formerly associated with the St. Christopher’s Jennie Clarkson campus with a new 200-unit multi-family residential development. The development, which would contain a 10% set-aside of affordable AFFH units, would be constructed as two five-story buildings above underground parking for 420 vehicles. Vehicular access would be from two new driveways connecting to Old Orchard Street.

The applicant is petitioning the town to create a new R-MF-R zoning district, which has been written to accommodate the proposed development. The applicant is also petitioning the Town to rezone the subject site to this new district. If approved, a site plan review would also be required.

We have no objection to the North Castle Town Board assuming Lead Agency status for this review.

We will reserve comments on the site plan until a later date, if the zoning petition is approved and the applicant seeks site plan approval.

Letter date: Tuesday, July 26, 2016

Response type: Comment

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

- The proposed zoning petition would direct new multi-family development to, in the applicant’s words, a site “located in the middle of hundreds of acres of woodlands and undevelopable properties.” Generally, such a strategy goes against the policies of Westchester 2025. No planning rationale for why the subject site should be rezoned from lower-density single family zoning to a new multi-family zoning district is offered by the applicant.
- We are supportive of the proposed requirement for a 10% set aside of affordable AFFH units in the proposed R-MF-R zoning regulations.

NOC 16-008 Zoning Text Amendment: Temporary Tents

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 Code. The amendment would clarify language regarding temporary tents. The law would exempt temporary tents from site plan approval, minimum setback requirements, gross land coverage, gross floor area and floor area ratio calculations and off-street parking requirements.

We have no objection to the North Castle Town Board assuming Lead Agency status for this review.

Letter date: Monday, August 08, 2016 **Response type:** Local Determination

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

Peekskill

PKS 16-005 N. Dain & Sons Expansion

2 North Water Street

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

A site plan proposing the replacement of a roofed storage structure with a 4,240 square foot metal building. An additional building is proposed to be renovated on the site, which will include 1,320 square feet of new mezzanine space. Extensive façade upgrades are also proposed for all structures on the site.

Letter date: Monday, July 18, 2016 **Response type:** Comment

Consistency with Westchester 2025: **Impacts to County facilities and services:** **Additional comments:**
- Because Main Street is a County road (CR 25A) an approval is required from WCDPWT.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables

PKS 16-006 Gateway

105-115 Spring Street, 702-716 Main S

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

A proposed re-subdivision of a site fronting on Main Street (US Route 6, County Road 25A), between Spring and Hadden Streets. The applicants proposed to develop the site with 14 market rate units and two additional bonus units, if approved by the Common Council, which will be sold according to County affordability criteria. The site would have vehicular access from both Spring Street and Hadden Street.

Letter date: Monday, July 18, 2016

Response type: Comment

Consistency with Westchester 2025:

- The proposed development is consistent with Westchester 2025 because it would direct new development to an existing center. In addition, by placing ten of the units along Main Street with parking in the rear, the proposed development will contribute towards promoting an active, pedestrian-oriented streetscape in the downtown.

- We encourage the City to allow the bonus units to be constructed to bring two affordable units into the development.

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 redevelopment. We also encourage the applicant to consider providing bicycle parking on-site.

Pelham Manor

PMR 16-002 Zoning Text Amendment: Storage of Buses and Passenger Vehicles

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

A proposed Local Law which would allow the Board of Trustees to extend for more than one year the temporary storage of new buses and passenger vehicles within the area bounded by Secor Lane, Pelham Parkway, Eastchester Creek and the Hutchinson River Parkway.

Letter date: Monday, July 18, 2016

Response type: Local Determination

Consistency with Westchester 2025:

Impacts to County facilities and services:

Additional comments:

Port Chester

PCH 16-007 Zoning Text Amendment: Brewery and Micro-Alcohol Uses

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 that would permit and regulate brewery and micro-alcohol uses within the village. Specifically the amendment provides new definitions in the ordinance for “brewery”, “brewpub”, “distillery”, “microbrewery”, “microdistillery”, “microwinery”, “nanobrewery”, “tasting room” and “winery”. The amendments then modify the Schedule of Regulations for Nonresidence Districts to add these uses in various districts:

- Brewery, distillery and winery uses would be principal permitted uses in the M1 and M2 Districts.
- Microbrewery, microdistillery, microwinery and nanobrewery uses would be principal permitted uses in the C2, C5 and C5T Districts.
- Microbrewery, microdistillery, microwinery and nanobrewery uses would be special exception uses in the DW and DW2 Districts.
- Brewpubs would be grouped with table-service restaurants and permitted and regulated accordingly

We find it appropriate that the Village take steps to update its zoning ordinance to reflect and to address emerging economic development trends.

Letter date: Tuesday, August 02, 2016 **Response type:** Local Determination

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

Rye

RYC 16-001 Zoning Text Amendment: Outdoor Seating in B-1 District

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

A proposed local law amending the text of the City’s zoning ordinance to add seasonal outdoor customer seating as an accessory use within the B-1 Neighborhood Business District. Outdoor seating would be permitted on an annual basis by the City Planning Commission.

Letter date: Monday, July 18, 2016 **Response type:** Local Determination

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

Rye Brook

RYB 16-004 Reckson Executive Park Exterior Improvements

1100 King Street

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

Proposed construction of a sand volleyball court, two bocce courts, oversized chessboard, seating areas and a barbecue pavilion next to the parking lot of the existing Reckson Executive Park.

Letter date: Tuesday, August 02, 2016

Response type: Local Determination

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

White Plains

WHP 16-007B Zoning Amendments: Nursery Business & Organic Manufacturing

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

A revised version of a proposed Local Law which would add "Nursery Business" as a Special Permit Use in the C-O and PCD districts and "Organic Manufacturing" as a Principal Permitted Use in the LI District.

Because the City intends to prohibit the commercial and industrial use of land in residential districts for the operation of organic manufacturing, the regulations also provide for a phase-out of non-conforming uses in residential districts that involve organic manufacturing by May 31, 2021. The regulations will also prohibit a nursery business from manufacturing products such as mulch, fertilizer, topsoil, loam, fill, gravel or stone.

Letter date: Monday, August 08, 2016

Response type: Local Determination

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

WHP 16-008 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 08, 2016

Response type: Local Determination

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

Yorktown

YTN 16-005 Pied Piper Daycare

2090 Crompond Road

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

An application to modify an existing special use permit for a daycare center located at 2090 Crompond Road (US Route 202/NYS Route 35). The modification would expand the facility from 3,618 square feet to 10,439 square feet with an increase in enrollment from 66 children to 110 children. An area variance is also required for maximum building coverage (10,057 square feet proposed; 7,404 square feet permitted). We note that the variance application is not subject to referral to the County Planning Board jurisdiction.

Letter date: Monday, August 08, 2016

Response type: Local Determination

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