

WHAT'S NEW IN PLANNING

February 2016

Countywide Hazard Mitigation Plan Completed



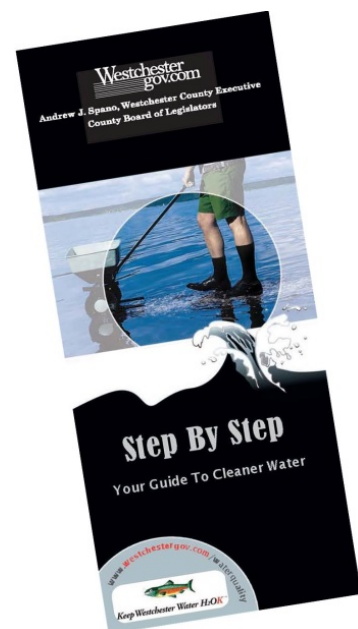
The Countywide Hazard Mitigation Plan has been finalized, and the participating municipalities have begun adopting the plan, the final step required by FEMA in order to be eligible for FEMA grant funding. Legislation has been prepared for the County Board of Legislators to adopt the plan for County government.

In addition to existing pages on the Planning Department website providing information and resources for planners about hazard mitigation planning, staff have prepared web pages describing the countywide plan and posting the document for download. Staff continues to work with the County Office of Emergency Management and participating municipalities in developing an annual update process and using the data collected during the development of the plan for related analysis. Visit planning.westchestergov.com/hazard-mitigation-planning for more information.

DEC Releases Revised Stormwater Permit

The New York State Department of Environmental Conservation released a revised stormwater permit for small municipal separate storm sewer systems (MS4s). The major revision to the permit requires municipalities to submit a semi-annual report by December 1 of each year, documenting progress made to reduce stormwater pollution within certain watersheds between March 10 and September 9. The annual report submitted by June covers the entire reporting year (March 10 through March 9) cumulatively.

Municipalities within the East of Hudson (EOH) New York City water supply watershed (which encompasses much of northern Westchester County) are subject to this new requirement. The DEC has prepared a reporting form to use, which includes a description of watershed strategies to reduce pollution and reporting progress in each of the six minimum control measures. Some of the information required to be reported includes the number of on-site septic systems inspected and maintained, the number of illicit discharges



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detected and eliminated and the number of catch basins inspected and maintained. The Department has provided assistance to municipalities in meeting many of the requirements of the MS4 permitting program and continues to work on ways to streamline data collection and reporting for the County annual report. The next EPA permit is currently out for public comment; Department staff is reviewing proposed changes that will likely filter down to the state permit programs.

Westchester Community College Submits 2016/2017 Capital Project Requests



The Community College is submitting requests for the 2016/2017 Capital Budget. The five capital project requests represent the final stages of each five-year project cycle. WCC is requesting technology upgrades at the Valhalla campus and off-campus locations to upgrade its facilities and keep up to date with the most current computer and safety technologies available. Physical projects include roof replacement of the Administrative Building and Technology Building, as well as infrastructure upgrades to the Physical Education Building (i.e., ADA compliance,

mechanical, plumbing and electrical systems). Planning Studies is the final project and has been used each year to thoughtfully develop planned capital improvements for the college.

Staff from the Community College will be presenting the capital project requests to the Capital Project Committee (CPC) in late February.

Referrals to the Planning Board

Between January 1 and January 15, 2016 the County Planning Board received 29 referrals of proposed planning and zoning actions from Westchester's municipalities. These referrals include notifications submitted pursuant to the NYS Environmental Quality Review Act (SEQR). Of the referrals received, 20 were determined to be jurisdictional and 9 were determined to be non-jurisdictional.



Of the jurisdictional referrals, 7 (35%) were for actions pre-determined by the County Planning Board to be a matter of local determination that require notification only; acknowledgements of receipt were sent back to the referring municipality. No further action is required on these matters.

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Planning Board action is needed at the February meeting to approve actions taken by staff in response to 10 referrals received with response letters dated from January 1 and January 15, 2016:

- *Comment* letters sent in response to 6 referrals
- *Local Determination* letters sent in response to 4 referrals

REFERRALS OF INTEREST

1. Village of Irvington - Brightview Senior Living - Draft EIS (IRV 16-001)

Description: 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 facility for a total of 10 affordable AFFH units. 114 parking spaces are proposed. Vehicular access will be provided via an existing curb cut along North Broadway.

Comments:

- We are supportive of the inclusion of 10 affordable AFFH units. 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.
- 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 important to implement safe access between the site and bus stops.
- The applicant should verify that sufficient space is available to accommodate the storage of recyclables and consider a food composter for food waste.
- We commend the applicant for including a discussion of the use of green building techniques in the proposed development.

2. Town of New Castle - 91 Bedford Road LLC (NWC 16-001)

Description: 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.

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Comments:

- The proposed development is consistent with the policies of *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.
- The application may offer the Town an opportunity to reassess transit and pedestrian access in the immediate area; there are 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.
- We recommend an enforceable maintenance program be established 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.

3. City of White Plains - Boulevard (WHP 16-002)

Description: A petition to amend the City Zoning Map and Official Map to allow a development proposal for a 4.2-acre 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 and 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.

Comments:

- The proposed Zoning Map amendment and Official Map amendment are matters for local determination.
- The proposed development is consistent with the policies of *Westchester 2025* because it will bring more infill mixed-use development to central White Plains.
- 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.

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- 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 service 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.