

WHAT'S NEW IN PLANNING

October 2015

Construction Nears Completion for AFFH Development in Larchmont

Construction of the Pinebrook Condominiums AFFH development located along Palmer Avenue in the Village of Larchmont is progressing quickly. The first of the two buildings will be completed by the end of November. When the second building is completed, the development will provide 51 one- and two-bedroom ownership apartments of which 46 will constitute eligible AFFH units under paragraph 7(a) of the Housing Settlement. All of the apartments will be affordable to families with incomes at or below 80% of AMI and will remain affordable for 50 years.



Installation of the Tudor Facade at the Pinebrook Condominiums

The developer, Wilder Balter Partners, reports that 39 of the condominiums are already in contract and the remaining units are expected to move very quickly once construction is completed. For applications and further information, contact Housing Action Council at 914.332.4144 or go to: <http://homes.westchestergov.com/pinebrook-condos>.

Tarrytown-Kensico Trailway Study Final Report to be Ready Soon

Planning staff are reviewing the final version of the Tarrytown Kensico Trailway/Bikeway Plan report prepared by Stantec Engineering. This 160-page report represents the culmination of a 2-year long process of studying bikeway/walkway connections between Tarrytown/Sleepy Hollow, the Old Croton Aqueduct Trailway, the North/South County Trailway and the Bronx River Reservation Pathway at Kensico Dam.



The study assesses various alternative routes, evaluates them per established criteria and identifies one preferred route. The preferred route is shown in more detail and depicted on aerial photographs as a means for viewing how and where the trailway could be located. Several interested parties and stakeholders such as municipal officials,

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 2

bike groups, institutions and others were interviewed to solicit input on the project. The report also includes cost estimates and will incorporate a phasing plan which will facilitate the future planning for capital projects. The study report is estimated to be complete this fall.

NWWC Recommends Use of EOH Funds for Septic Repairs for AFFH Units

At the September meeting of the Northern Westchester Watershed Committee, the member towns recommended that the County Board of Legislators approve the use of up to \$500,000 of East of Hudson Watershed funds to undertake septic repairs in residential units acquired to help meet the Housing Settlement obligation of ensuring the development of 750 affordable AFFH units. The discussion initiated around the proposed adaptive re-use of a church in the Town of Bedford that required septic repairs.



The Committee recognized that additional potential properties may need quick action for feasibility consideration including the adaptive re-use of closed chapel in the Town of Lewisboro, pictured above. Approval of the use of the EOH funds will be on a development-by-development basis by the Board of Legislators.

County Stormwater Advisory Board Meets to Discuss Potential Projects



Graphics: Fox Meadow Brook Project, Village of Scarsdale

On September 22, Planning and Public Works staff updated the County Stormwater Advisory Board (SAB) on the status of the five stormwater reconnaissance plans and current and potential flood mitigation projects.

Staff reported that all five plans had been completed and approved by the Board of Legislators and that a letter had been sent in August to municipalities requesting that any proposed amendments to the plans, including flood problem areas or

projects not already listed in the plans, be submitted to the County. Staff also reviewed the status of projects completed, those in design and others contemplated for applications to the funding program under the County Stormwater Management Law. The SAB discussed ways to encourage

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 3

participation by municipalities. Staff will compile the list of projects and flood problem areas included in the reconnaissance plans and prioritize the list for review by the SAB before conducting individual outreach to those municipalities to solicit applications for more detailed studies and design of projects to be funded.

Westchester Municipal Planning Federation Announces Fall Programs



WMPF is sponsoring two programs to be held on October 1 at the Scarsdale Public Library. A tour of the Library's rain gardens, a 2015 WMPF Planning Commendation award recipient, will begin just outside the Library at 5:45 p.m. The four rain gardens installed reduce stormwater runoff ultimately entering the Bronx River. Immediately following the tour, at 6:30, a panel discussion, *The Municipality's Role in Economic Development in Westchester and the Region*, will be held in the Scott Room. The panel will help land use decision makers understand their role in impacting economic development and show how simple land use decisions can have major impacts on the future economy. Panelists include William M. Mooney III, Esq, Director of the Westchester County Office of Economic Development and John Ravitz, Executive Vice President of the Business Council of Westchester.

WMPF will also be sponsoring an upcoming lunch program, *Updates in Planning and Permitting Mobile Broadband Infrastructure: Is Your Community Ready?* The program, to be co-sponsored with the Westchester Women's Bar Association will take place on October 20 at 12:30 p.m. at La Bocca Ristorante in White Plains. For more information on these programs or to join WMPF's mailing list, go to their Web site at www.wmpf.org.

Public Meetings Being held in Tarrytown on Economic Development and Station Area's Future

The future of the area around the Tarrytown train station is receiving input from the public, local officials and business owners at meetings held this fall. A public forum was held on September 27 to gather ideas and information on a Village-wide Economic Development Strategy.

A consultant team met with local business owners and officials over the summer and will be finalizing a plan to help guide the Village to better connect the downtown on Main Street with the train station and waterfront area. Other goals include the supporting of existing local businesses, retaining and attracting jobs, providing diverse housing choices and improved parking.



WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 4

This effort is part of the larger Station Area Study underway since 2014 to better guide the future of the area around the station, an area now being developed with market rate housing and having many sites with further development potential. A plan was completed in 2014 to prioritize efforts and potential actions. The Village owns several key properties around the station and will be in a better position to discuss future development, parking, vehicle and pedestrian circulation and coordination with MTA on plans for improvements at the train station.

Another primary step is the examination of existing and potential zoning around the train station. A public visioning workshop to discuss redevelopment scenarios and zoning will be held on November 15, from 1 to 4p.m. at the Tarrytown Senior Center. The Village will also be investigating the potential for a circulator bus loop that could connect the station to nearby tourist attractions, employment centers, neighborhoods and the Tarrytown and Sleepy Hollow downtowns. County Planning staff has assisted the Village by participating on its Plan Committee and by providing mapping and data resources.

Referrals to the Planning Board

Between August 16 and September 15, 2015 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, 27 were determined to be jurisdictional and 2 were determined to be non-jurisdictional.



Of the jurisdictional referrals, 16 (59%) 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.

Planning Board action is needed at the October meeting to approve actions taken by staff in response to 20 referrals received with response letters dated from August 16 and September 15, 2015:

- *Comment* letters sent in response to 13 referrals
- *Local Determination* letters sent in response to 6 referrals
- *No Comment* letter sent in response to 1 referral

REFERRALS OF INTEREST

1. Town of Cortlandt - Moratorium on Certain Uses (CTD 15-005)

Description:

A proposed local law which would establish a nine month moratorium on certain uses pending the Town Board's adoption of a new Master Plan and associated zoning changes. The Town Board

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 5

review of the Master Plan is expected to begin in October. Specifically, the moratorium will apply to applications to and approvals by the Planning Board, Zoning Board of Appeals and Building Inspectors with respect to the following provisions of the Zoning Ordinance:

- Section 307-94 – Community Betterment District
- Section 307-61 – Junk Yards
- Section 307-52 – Country Club
- Section 307-53 – Tennis Club, Yacht Club or similar membership sports recreation club
- Section 307-50 – University, College or Seminary
- Section 307-59 – Nursing Home

The moratorium would also apply to new applications for any non-residential development for a change in use of existing buildings within a half-mile radius of the intersection of the Metro-North Hudson Line and NYS Route 9A in Montrose. Non-residential applications within 2000 feet of the Hudson River shoreline will also be subject to this moratorium.

Comments:

The proposed moratorium appears to have specific intent and purpose and should not extend beyond a reasonable time frame. However, we note that the proposed moratorium appears to have no mechanism for applicants to apply for an exemption based on hardship. We recommend that such a provision be added to the proposed local law.

2. Town of Greenburgh - Hackley School Wellness Complex/Faculty Housing (GRB 15-009B)

Description:

Lead Agency notification 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.

Comments:

- No objection to the Greenburgh Town Board assuming Lead Agency status for this review.
- Encourage the applicant to work with the Town to construct a sidewalk along the school's entire frontage on Benedict Avenue.
- 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.

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 6

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

3. City of Mount Vernon - MX-1 Commercial Corridor District Zone - Draft Scoping (MTV 15-005)

Description:

Draft scoping document for the preparation of a draft generic environmental impact statement (GEIS) for a proposal to create a new MX-1 Commercial Corridor District in the City Zoning Ordinance and to rezone 66 tax parcels totaling 16.68 acres along East 3rd Street between Fulton Avenue and Columbus Avenue to this new zoning designation.

The intended purpose of the MX-1 Commercial Corridor District is to encourage mixed use residential and commercial uses to activate the street-level environment and promote the development of a vibrant and pedestrian-oriented commercial corridor. A wide range of uses are proposed to be permitted under the MX-1 District including, but not limited to, multifamily dwellings, offices, business incubator space, stores and shops, medical office space, restaurants, day-care facilities and schools and banks. Additional uses such as banks with drive-up windows, bars and nightclubs, motor vehicle dealerships and universities, colleges and private schools would be allowed as special permit uses.

Comments:

- Draft GEIS should identify mitigation measures that will offset the projected increases in sewage flow. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one.
- Draft GEIS could also discuss potential bus stop improvements.
- Draft GEIS contain a discussion of the role that non-motorized transportation could play in mitigating the traffic impacts of future development within the project area.
- Draft GEIS should include a discussion of the role of green building technology in the future development of the proposed study area.

4. Town of Ossining – Parth Knolls (OST 15-004)

Description:

An application to demolish an existing single-family dwelling on a 5.527-acre lot located at 87 Hawkes Avenue and construct a 53-unit multi-family development (41 one-bedroom and 12 two-bedroom units) with 107 parking spaces and accessory recreational facilities. The multi-family units would be constructed in two buildings with 28 parking spaces underneath each building. The remaining 51 parking spaces would be constructed at-grade. The subject property is currently zoned MF-1, which permits the development as proposed. The site is bordered on three sides by the existing Deerfield Condominium property.

Under the existing MF-1 zoning, our understanding is that the applicant would be permitted to construct 41 dwelling units. However, the applicant is seeking a 30% density bonus under the Town's affordable housing regulations which would increase the number of units on the site to 53, with 12 units restricted as affordable affirmatively furthering fair housing (AFFH) units.

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 7

Comments:

- Support the proposed application since it would add multi-family housing and increase the Town's supply of affordable AFFH units.
- The proposed number of one- and two-bedroom affordable AFFH units is not proportional to the number of one- and two-bedroom market-rate units
- Because the subject property is bordered on three sides by an existing multi-family residential community, it would be ideal if the proposed development could be integrated into the fabric of the surrounding community.
- 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 consider incorporating as much green building technology as possible into the proposed development. We also recommend that the applicant consider providing bicycle parking.

5. City of Peekskill – Abbey at Fort Hill Apartments, Inn & Spa (PKS 15-004)

Description:

The applicants seek to amend the special permit regulations for the Planned Residential District (PRD) as well as to rezone two parcels located at the end of John Street from R-1B to PRD. Two other parcels would be rezoned from R-1B to R-6 and R-1C. If approved, the applicant would then seek site plan and special permit approvals to construct a project consisting of a clustered three-building mid-rise apartment complex comprising 178 units with associated parking. An existing, vacant convent and chapel on the site would also be redeveloped as an inn and spa. As part of the development plan, 50 acres would be conserved and dedicated to the City for passive park use.

The proposed zoning text and map amendments are matters for local determination. With respect to the site plan and special permit applications, we reserve comment on those matters until the application moves into those phases of review.

Comments:

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

6. City of White Plains – 60 South Broadway (WHP 15-012)

Description:

An application to construct a new large-scale, mixed-use development on a 3.58-acre site which now contains the White Plains Pavilion Mall in downtown White Plains. The applicants propose to demolish the existing mall and construct two 24-story towers above a podium building containing retail and parking. In total, 707 residential apartments are proposed (including 71 restricted as affordable per City regulations) with 95,396 square feet of street-level commercial space. Parking for 1,022 vehicles would also be constructed.

The subject site is bounded by South Broadway (a portion of which is County Road 108), Maple Avenue and Hale Avenue. Because the site is sloped downward from South Broadway, the retail/parking podium building will be constructed into the hill, placing parking below grade of the

WESTCHESTER COUNTY PLANNING BOARD

What's New in Planning

October 2015

Page 8

site's South Broadway frontage. Vehicular access to the parking would be from Maple Avenue and Hale Avenue.

The subject property was part of a previous SEQR review with respect to a rezoning which occurred in 2014 to change the designation of the site from B-6 (Enclosed Mall) to CB-3 (Core Business 3). A generic environmental impact statement (EIS) for the proposed development was completed for the rezoning and a Findings Statement was adopted by the City on November 3, 2014. At this time the applicants are seeking site plan approval to construct the project as well as a special permit approval to permit outdoor dining.

Comments:

- The proposed development is consistent with a number of noteworthy project elements that we believe are model examples of what all downtown redevelopment projects should contain. These elements were: orientation of retail to the street, bicycle parking and green building technology.
- The portion of South Broadway north of the intersection of East Post Road is a County road (CR 108). Approval from WC DPWT is required. The City and the applicant should be advised that roads in the vicinity of the project (South Broadway, East Post Road and Armory Place) will be paved by the County in 2017. In addition, Westchester Avenue (CR 71) will be paved by the County in 2016.
- 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.
- A conceptual plan for a BRT route along South Broadway and Maple Avenue, directly along the frontages of the site, was examined by the Mass Transit Taskforce for the New NY Bridge Project. We are confident that as various private development plans advance, opportunities for BRT implementation and transit service enhancements and infrastructure will be identified and integrated as appropriate.