

Robert P. Astorino
County Executive

County Planning Board

July 26, 2016

Adam R. Kaufman AICP, Director of Planning
Town of North Castle
15 Bedford Road
Armonk, NY 10504

**Subject: Referral File No. NOC 16-007 – The Vue; Petition for Zoning Text & Map Amendments
Lead Agency**

Dear Mr. Kaufman:

The Westchester County Planning Board has received a copy of 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 formally 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 have reviewed the zoning petition under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments concerning the petition. 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. Please note that the submitted petition did not include the proposed text of the R-MF-R zoning regulations.

1. Consistency with County Planning Board policies and local planning policies. 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 County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995,

which call for directing growth towards existing downtown centers. Instead, the proposed development would be far from existing shopping, services and transit and would necessitate vehicle trips for all travel purposes.

In addition, the submitted materials offer no planning rationale for why the subject site should be rezoned from lower-density single family zoning to a new multi-family zoning district. We point out that the Town Comprehensive Plan shows this area to be designated for institutional uses, such as the St. Christopher's campus. It is unclear how placing multi-family housing in this location is consistent with the Comprehensive Plan.

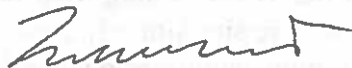
2. Affirmatively furthering fair housing. We are supportive of the proposed requirement for a 10% set aside of affordable AFFH units in the proposed R-MF-R zoning regulations.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

Sgt:
By:



Edward Buroughs, AICP
Commissioner

EEB/LH