

Robert P. Astorino
County Executive

County Planning Board

December 27, 2016

Alison Simon, Town Clerk
Town of North Castle
15 Bedford Road
Armonk, NY 10504

**Subject: Referral File No. NOC 16-007B – The Vue - Zoning Text & Map Amendments,
Subdivision and Site Plan Approvals
Draft Scoping Document**

Dear Ms. Simon:

The Westchester County Planning Board has received a Positive Declaration, pursuant to the NYS Environmental Quality Review Act (SEQR), along with a draft scoping document for the preparation of an environmental impact statement (EIS) for the above referenced proposal 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 containing 120 one-bedroom units and 80 two-bedroom units. The development, which would contain a 10% set-aside of affordable affirmatively furthering fair housing units, would be constructed as two four-story buildings above underground parking for 400 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, subdivision and site plan reviews would also be required.

The County Planning Board offered preliminary comments on this application in a letter dated July 26, 2016. By letter dated December 8, 2016, the applicant submitted comments to the Town that addressed the review comments made by the County Planning Board.

We have reviewed the draft scoping document and the applicant's recent letter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We offer the following comments:

1. **Sewage flows.** The proposed development will increase sewage flows from this site into the existing infrastructure and will add to the volume requiring treatment at a Water Resource Recovery Facility operated by Westchester County. As a matter of County Department of Environmental Facilities' policy, we recommend that *Section III.G.2 – Sanitary Sewer* of the scoping outline be revised to specifically include the identification of mitigation measures that will offset the projected increase in

flow through reductions in inflow/infiltration (I&I) at a ratio of three for one. In particular, the environmental impact statement for this project should provide specific details on how implementation of these improvements is to be accomplished. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects to be identified? Who will conduct the work and in what timeframe?

2. **Location of Multi-Family Housing.** The applicant's letter of December 8, 2016 is intended to address the planning rationale for the proposal and to respond to the County Planning Board's observation that the development of multi-family housing at the proposed site may conflict with adopted planning policies of the County Planning Board. Several points are made by the applicant including: the site's proximity to major roads and rail stations, the availability of municipal water and sewer services and the potential to expand such services to nearby properties, the potential for applicant sponsored shuttle service to both transit stations and shopping areas, the proposed mix of bedroom-count in units and the provision of on-site services. The letter also notes that the proposed development would expand housing choices on alternative sites.

We acknowledge the points raised by the applicant and recommend that they be included in and further addressed in the environmental impact statement.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:



Edward Burroughs, AICP
Commissioner

EEB/LH