

George Latimer
County Executive

September 18, 2023

Jesica Youngblood, Director of Planning
Town of Bedford
321 Bedford Road
Bedford Hills, NY 10507

**County Planning Board Referral File BED 23-005 – Bedford Park South
12 McLain Street
Zoning Map Amendment and Site Plan Approval**

Dear Ms. Youngblood:

The Westchester County Planning Board has received a site plan (dated December 15, 2021) and a Zoning Map Amendment petition regarding a proposed residential development on a two-acre property located at 12 McLain Street (SBL 82.12-1-4). The property is currently zoned 2A – Residence Two-Acre. The property lies at the corner of McLain Street and South Bedford Road (NYS Route 172), with a medical office cluster to the west and a large-lot single-family residential neighborhood to the east. The property is currently vacant woodland, with the eastern portion of the site located within a wetland buffer zone.

The applicant proposes to rezone the property to the MF – Multi-Family District, which would permit the construction of a four-unit townhouse cluster (2 one-bedroom, 2 two-bedroom units). All four units would be set as affordable at 80% the area median income for the County. The building would be located in the northwest of the site in order to avoid the wetland buffer and slopes. A new driveway and 12 space parking lot would run to the west, connecting to the neighboring Northern Westchester Professional Park driveway through an existing access easement within that property. A sidewalk would connect the individual units to the parking lot.

We have no objection to the Bedford Planning Board assuming Lead Agency status for this review. We note that as the developer intends to apply for County affordable housing funding, Lead Agency notification must be sent to the Westchester County Board of Legislators.

We have reviewed this application 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:

1. Consistency with County Planning Board policies.

The proposed development is generally consistent with 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, because it would add new, higher density residential development near a commercial center and within walking distance to a number of uses.

2. Affirmatively Furthering Fair Housing (AFFH).

We commend the applicant for providing all 4 townhouses as affordable AFFH units. We encourage the Town to continue to work with applicants to provide as many affordable AFFH units as possible into future developments. We note that other nearby parcels may be suitable for rezoning into the MF district, which could encourage additional housing to be constructed near the Northern Westchester Hospital and surrounding job centers.

3. Pedestrian connectivity.

While the site is within walking distance to retail, medical office centers, and the Northern Westchester Hospital, we note that there is no pedestrian connection included from the proposed buildings to the existing sidewalk along the southern edge of South Bedford Road (within the Village of Mount Kisco). As the application recognizes the advantages offered by the site's proximity to commercial, healthcare, and job opportunities, a safe means for residents to walk to those opportunities should be provided. The applicant should work with the Town to install a sidewalk along the driveway to South Bedford Road, and a crosswalk should be installed to provide pedestrians a safe location to cross the street to the existing sidewalk. The Town should also consider the installation of a sidewalk along the northern edge of South Bedford Road, in order to provide pedestrian access to the buildings on that side of the street.

4. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

5. NYS DOT review.

South Bedford Road (NYS Route 172) is a State highway. The Town should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to South Bedford Road.

6. Parking.

The proposed 12 space parking lot would provide four excess parking spaces over the eight spaces required by the zoning code. We encourage the applicant and the Town to consider the impacts of excessive parking, such as increased stormwater runoff and additional construction costs associated with providing more parking than required.

7. Stormwater Management.

We note that the impervious surface coverage for the site would be increased due to the proposed development. The applicant should be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible, such as utilizing pervious paving for parking areas or including vegetative rain gardens within the landscaping plan.

8. Green building technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development.

9. Universal Design.

We note that if County funding is awarded to this development, the site must meet the County's Universal Design Standards. These standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place as well as to provide access for persons with mobility issues.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Blanca P. Lopez
Acting Commissioner

BPL/MV

cc: Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP
Anne Darelus, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8