

George Latimer  
County Executive

January 18, 2022

Carolyn Saracino, Planning Board Secretary  
Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

**County Planning Board Referral File MTP 22-001 – The North 60  
Zoning Text and Map Amendments, Site Plan, and Subdivision Approvals  
Final Environmental Impact Statement (FEIS)**

Dear Ms. Saracino:

The Westchester County Planning Board has received a final environmental impact statement (FEIS) (dated November 30, 2021) for the proposed development of a new mixed use community on an undeveloped portion of the County's Grasslands Campus commonly referred to as "The North 60". This approximately 60-acre, County-owned area would be combined with seven additional parcels totaling 20 acres that are owned by the applicant for a total site development of approximately 80 acres. Lots included within the site are demarcated SBL 116.8-1-3 through 9, and SBL 111.20-1-80. The site is located at the north end of the Grasslands Campus, on the north side of Hospital Road (County Road 301). The eastern boundary of the site is the Sprain Brook Parkway and its associated exit for Bradhurst Avenue (NYS Route 100) and Hospital Road. The site also touches Saw Mill River Road (NYS Route 9A) to the northwest, with residential and commercial properties bordering it along its north and west sides. The site is mostly woodland, with some on-site structures which would be demolished. Two streams run north through the site that are tributary to the Saw Mill River.

Because the Town does not currently have zoning controls to regulate a development of this size and scope, the applicant is petitioning the Town to add a new OB-5 MP - Office Business Master Plan district with new regulations that would permit the proposed development. This new zone would follow many of the regulations of the OB-5 – Office Business zone, but allow all of the various uses requested by the applicant. This zone would only be applicable to sites larger than 60 acres, and bordered by a State or County highway. The applicant would then seek to rezone the site from its current split designation of OB-6 and R-20 to OB-5 MP. Once the zoning amendments are in place, the applicant would seek a Master Development Plan approval as well as site plan and subdivision approvals from the Mount Pleasant Planning Board for Phase One of a two-phase development.

Under the Master Development Plan, the applicant is seeking to develop this site with approximately 3 million square feet of bio-tech research and development space combined with retail areas, offices, a children's science center, and a hotel. The 20 buildings on the site are proposed to be between two and seven stories tall. 8,592 total parking spaces are proposed on the site, divided between underground parking garages, two seven-story garages and 434 surface parking spaces. A new street network is proposed throughout the site which would make a connection between Saw Mill River Road and Hospital Road.

The FEIS also presents a new alternative development concept that could potentially include 98 residential units in place of 100,000 square feet of medical office space. This scenario, presented as Alternative G, was added to the FEIS after the Town analyzed comments received during the DEIS review process, and is similar to Alternative C, though the number of apartments was decreased from the 660 units presented in that alternative.

We previously reviewed the DEIS and responded with a letter dated September 28, 2020. We have reviewed the FEIS 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 find that it responds adequately to most of our previous comments. At this time we offer the following additional comments for the Town's continued consideration:

### **1. Residential development.**

We continue to support the inclusion of residential units within the North 60, and we encourage the Town to continue to give it consideration. Because housing on the North 60 site would help fill a critical need for housing in Westchester, particularly in a location that is close to employment and transit services, we recommend the Town continue to consider the higher number of housing units proposed for Alternative C. If Alternative G is pursued, and 98 units of housing are constructed during Phase One of the development plan, we recommend an analysis be conducted at the onset of Phase Two to determine if additional housing would be considered appropriate.

We note that the FEIS states that the low-impact nature of the proposed residences would be affordable by design. However, the findings statement should recognize that housing developments within the North 60 should follow the County's Model Ordinance Provisions of incorporating a 10% set aside of affordable affirmatively furthering fair housing (AFFH) units within the site.

### **2. Traffic and transportation impacts.**

We appreciate the applicant's responses to our concerns regarding street design, transportation demand management (TDM) strategies, and multi-modal access. We recognize that this development will be an ongoing process over many years, and we are encouraged by the applicant's stated intention to work with the County to develop TDM strategies that harmonize with the rest of the Grasslands Campus, and for being open to establishing further connections with the Mid-Westchester Executive Park. We recommend the applicant begin studying the potential to promote alternative transportation modes in the design phase so that these strategies are in place and ready for the future workforce and residents as the development gets built out.

### **3. Phasing and parking plan.**

We understand the applicant's rationale for providing the large amount of surface parking during Phase One of the development plan, and how it will be used to stage construction equipment and vehicles. However, given the impacts of large surface parking areas, we encourage the applicant to take a sensitive approach, perhaps by using permeable paving surfaces, or a phased land-banking of unneeded parking spaces. Our overall concern relates to the permanency of these large surface parking areas should the

full development plan not move forward after Phase One is complete. The Town could also consider an approval condition that would prevent these large surface parking areas from unintentionally becoming permanent features of the site in such a case.

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:



Norma V. Drummond  
Commissioner

NVD/MV