

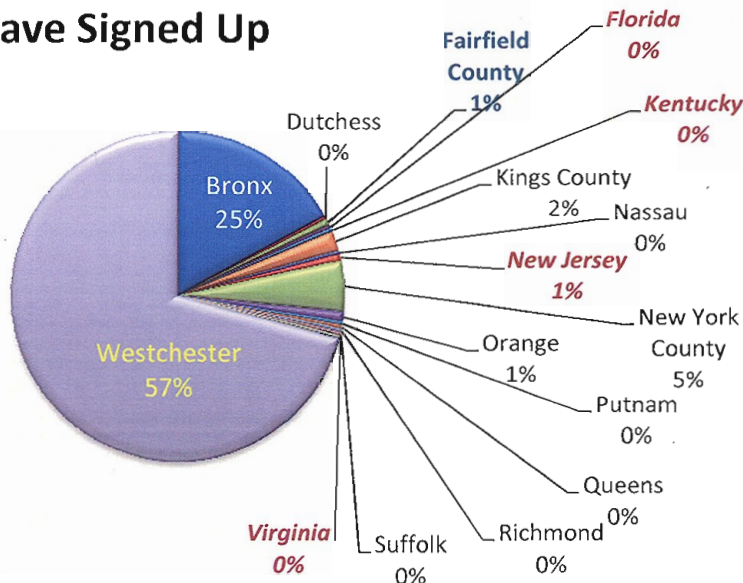
**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

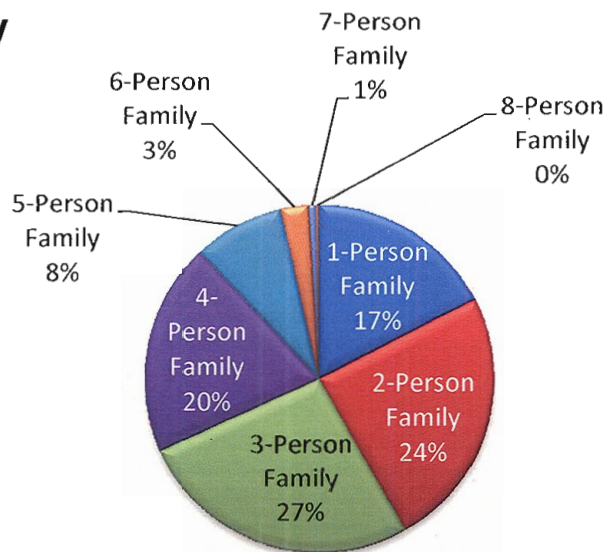
**Appendix IV-3: Summary Report of Findings from Central Intake System Between
September 30, 2010 and December 21, 2010**

Summary Information on Central Intake**Report information September 30 – December 21, 2010**

A total of 311 households have signed up between September 30 and December 21 of this year. The below charts and tables report the location where the households signed up originate; the household size; their ethnicity, if indicated; race, if indicated; and also both race and ethnicity. Please note that some who have signed up may not have indicated location, household size, ethnicity or race, so the totals for each grouping may not add up to 311 responses.

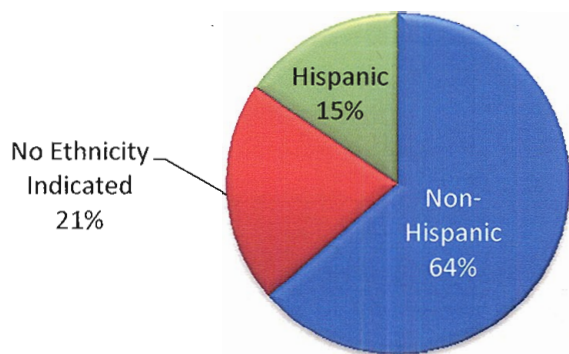
Location of Persons who have Signed Up

Bronx	52
Dutchess	1
Fairfield County	2
Florida	1
Kentucky	1
Kings County	6
Nassau	1
New Jersey	2
New York County	15
Orange	3
Putnam	1
Queens	1
Richmond	1
Suffolk	1
Virginia	1
Westchester	216
Grand Total	305

Family Size

Household Size	Number
1-Person Family	54
2-Person Family	75
3-Person Family	82
4-Person Family	61
5-Person Family	26
6-Person Family	8
7-Person Family	2
8-Person Family	1
Grand Total	309

Total Responses to Ethnicity

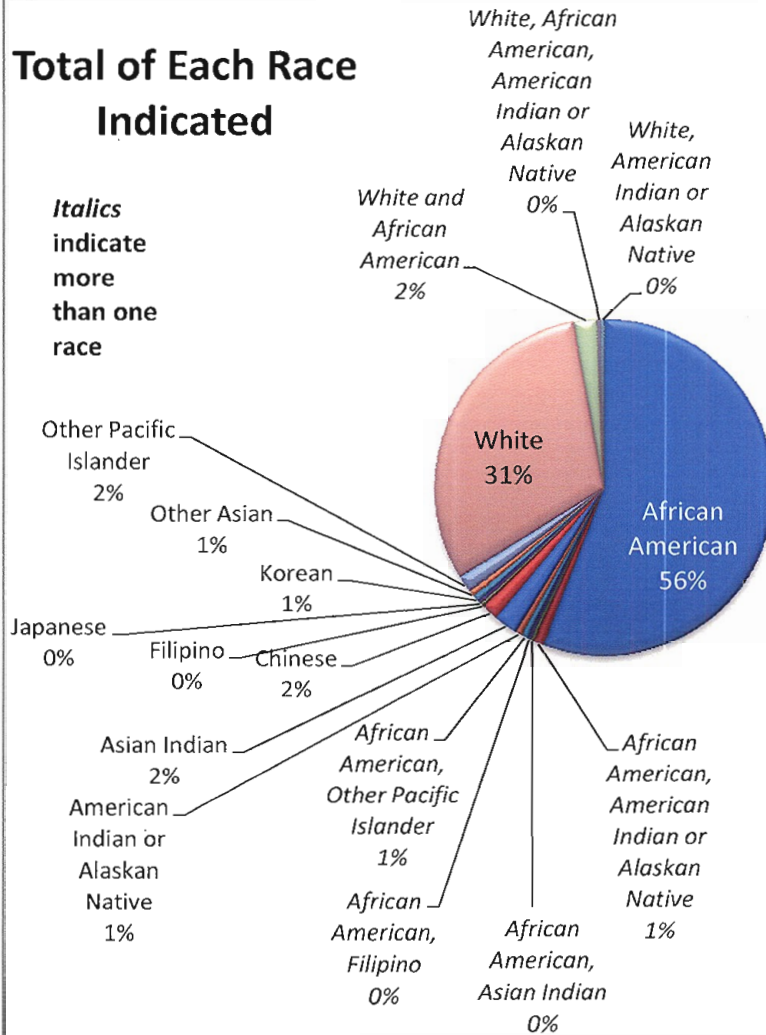


Race:	Ethnicity			Total
	Hispanic	Non-Hispanic	No Ethnicity Indicated	
White	31	56	9	96
African American	7	119	47	173
<i>White and African American</i>	4	3		7
American Indian or Alaskan Native		1	1	2
<i>African American, American Indian or Alaskan Native</i>	2		1	3
<i>White, American Indian or Alaskan Native</i>	1			1
<i>White, African American, American Indian or Alaskan Native</i>		1		1
Asian Indian		5	2	7
<i>African American, Asian Indian</i>			1	1
Japanese		1		1
Native Hawaiian				0
Chinese	1	2	2	5
Korean		1	1	2
Guamanian or Chamorro				0
Filipino		1		1
<i>African American, Filipino</i>		1		1
Vietnamese				0
Samoan				0
Other Asian		2		2
Other Pacific Islander	2	2	1	5
<i>African American, Other Pacific Islander</i>		2		2
Other Race				0
Total	48	197	65	310

Italics indicate more than one race checked

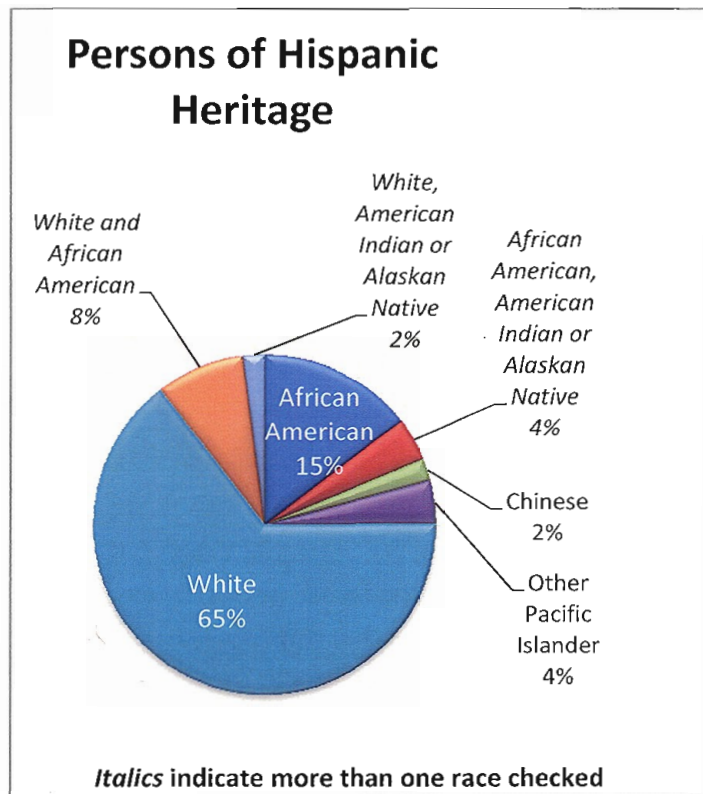
Total of Each Race Indicated

Italics indicate more than one race



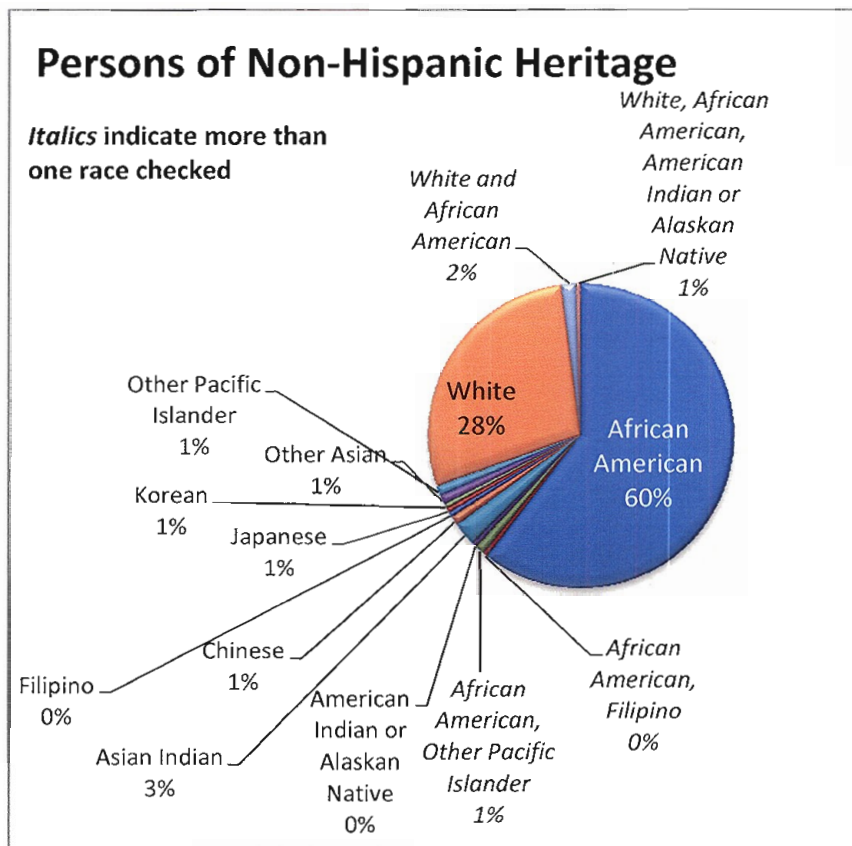
Race	Total
White	96
African American	173
<i>White and African American</i>	7
American Indian or Alaskan Native	2
<i>African American, American Indian or Alaskan Native</i>	3
<i>White, American Indian or Alaskan Native</i>	1
<i>White, African American, American Indian or Alaskan Native</i>	1
Asian Indian	7
<i>African American, Asian Indian</i>	1
Japanese	1
Chinese	5
Korean	2
Filipino	1
<i>African American, Filipino</i>	1
Other Asian	2
Other Pacific Islander	5
<i>African American, Other Pacific Islander</i>	2
Total	310

Italics indicate more than one race checked

Responses under Hispanic Ethnicity:

Race	Hispanic
White	31
African American	7
White and African American	4
African American, American Indian or Alaskan Native	2
White, American Indian or Alaskan Native	1
Chinese	1
Other Pacific Islander	2
Total	48

Italics indicate more than one race checked

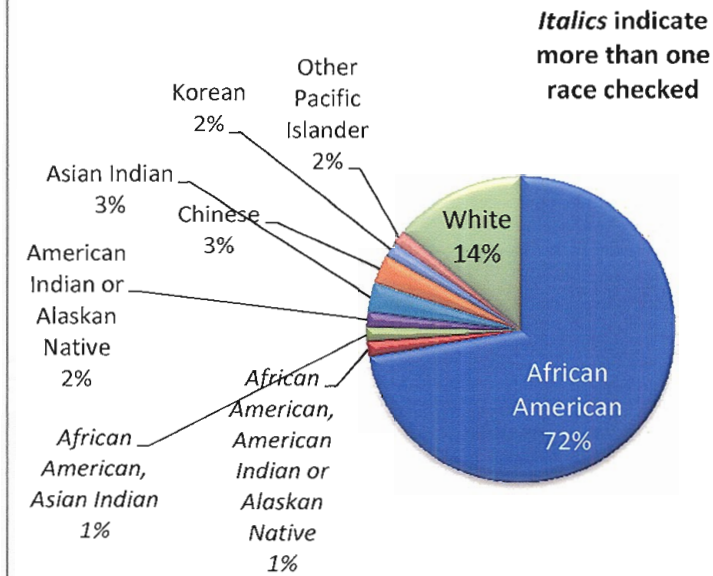
Responses under Non-Hispanic Ethnicity:

Race	Non-Hispanic
White	56
African American	119
White and African American	3
American Indian or Alaskan Native	1
White, African American, American Indian or Alaskan Native	1
Asian Indian	5
Japanese	1
Chinese	2
Korean	1
Filipino	1
African American, Filipino	1
Other Asian	2
Other Pacific Islander	2
African American, Other Pacific Islander	2
Total	197

Italics indicate more than one race checked

Responses with no Ethnicity indicated:

Persons who did not indicate Ethnicity



Race	No Ethnicity Indicated
White	9
African American	47
American Indian or Alaskan Native	1
<i>African American, American Indian or Alaskan Native</i>	1
Asian Indian	2
<i>African American, Asian Indian</i>	1
Chinese	2
Korean	1
Other Pacific Islander	1
Total	65

Italics indicate more than one race checked

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Appendix V-1: Resolution of Westchester County Planning Board on Model Ordinance

RESOLUTION 10-18

WESTCHESTER COUNTY PLANNING BOARD

**Endorsement of Affordable Affirmatively Furthering Fair Housing Units
Model Ordinance Provisions**

WHEREAS, Section 191.51 of the Westchester County Charter directs the County Planning Board to “formulate and recommend development policies...with the object of achieving a physical development of the county that will be orderly, harmonious, economically sound and of attractive appearance” and that “such policies shall relate among other things to land use; population density; transportation facilities including roads and highways; parks, recreation areas and other open space; community appearance; and public buildings;” and

WHEREAS, on May 6, 2008, the County Planning Board adopted, after public notice and hearing, the document, *Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*; and

WHEREAS, the Board adopted an amendment to *Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning* on January 5, 2010 so as to more precisely discuss the demand and need for fair and affordable housing and policies to affirmatively further fair housing (AFFH); and

WHEREAS, the policies as amended include the statement, “The County should make available a model ordinance that would promote fair and affordable housing and affirmative marketing which builds on such provisions now in place in many Westchester County municipalities;” and

WHEREAS, pursuant to the Stipulation and Settlement and Dismissal entered in *U.S. ex rel. Anti-Discrimination Center v. Westchester* (“Stipulation”), the County of Westchester produced an Implementation Plan which outlines the County’s proposed plan and process for the development of 750 units of fair and affordable housing that AFFH as required by the Stipulation; and

WHEREAS, a component of the Implementation Plan dated “Submitted August 9, 2010” is a document titled, “Affordable Affirmatively Further Fair Housing Units Model Ordinance Provisions;” and

WHEREAS, this document includes a suggested requirement that in all residential developments of 10 or more units, no less than 10% of the total number of units must be created as affordable AFFH units and also includes model provisions that address definitions of households eligible for the housing units, affirmative marketing of new affordable AFFH units to ensure outreach to racially and ethnically diverse households, expedited application review and legal mechanisms to ensure continued affordability of new fair and affordable units; and

WHEREAS, the model ordinance provisions were developed by County staff utilizing portions of ordinances already included within municipal zoning ordinances in Westchester County

municipalities to promote fair and affordable housing and subsequently revised based on discussions with the court-appointed federal monitor of Stipulation; and

WHEREAS, in the federal monitor's report to the United States District Court dated October 25, 2010, the federal monitor advised the Court that he approves the model ordinance as presented in the County's August 9, 2010 Implementation Plan; and

WHEREAS, the Planning Board has reviewed and discussed the model ordinance provisions and finds that their application would further the development of affordable AFFH in Westchester County but recognizes that the process of review and discussion and analysis of impacts must continue to best improve housing opportunities and standards of living throughout Westchester County; now therefore be it

RESOLVED, the Westchester County Planning Board finds the "Affordable Affirmatively Further Fair Housing Units Model Ordinance Provisions" included in the Fair and Affordable Housing Implementation Plan submitted August 9, 2010 are consistent with the *Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning* as amended on January 5, 2010, and the Board endorses these model provisions and recommends their consideration by Westchester municipalities and incorporation into the municipalities' respective zoning laws.

BE IT FURTHER RESOLVED, this action of the County Planning Board updates and supersedes the action taken by the Planning Board by Resolution 10-002 adopted on February 2, 2010 which endorsed a prior version of the model ordinance provisions.

Adopted this 9th day of November 2010


Cheryl Winter Lewy, Chair

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Appendix V-2: 4Q 2010 FAH Letters



Robert P. Astorino
County Executive

County Planning Board

November 3, 2010

Jo-Ann Dyckman, Town Clerk
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567-1254

Subject: Referral File No. CTD 10-008 – Cortlandt Boulevard Residential Special Permit
Zoning Ordinance Amendment
Referral File No. CTD 10-009 – Roadscape Preservation
Comprehensive Plan Amendment

Dear Ms. Dyckman:

Thank you for the notification of proposed amendments to the text of the Town Code and Comprehensive Plan. We have reviewed this matter 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 offer the following comments.

CORTLANDT BOULEVARD RESIDENTIAL SPECIAL PERMIT

The proposed amendment to the Zoning Ordinance would by allow by special permit the creation of up to two apartments within any commercial building along Route 6 (Cortlandt Boulevard) that was originally a residence. The proposed special standards include a maximum floor are of 100 square feet per apartment and a limitation to studio or one-bedroom units.

The allowance of residences in formerly residential, now commercial buildings would increase the Town's mix of housing stock. This mixed use approach is consistent with the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008 and amended January 5, 2010.

The County Planning Board supports this amendment with one caveat. The submitted materials do not provide a rationale for restricting the apartment size to one-bedroom or smaller. Allowing for a greater variety of potential dwelling unit size would provide more options for building use and increase the opportunities for households of different sizes. We also note that this type of apartment could potentially serve as affordable affirmatively furthering fair housing (AFFH) units if property owners chose to pursue appropriate restrictions and requirements.

Referral File No. CTD 10-008 – Cortlandt Boulevard Residential Special Permit
Zoning Ordinance Amendment

Referral File No. CTD 10-009 – Roadscape Preservation
Comprehensive Plan Amendment

November 3, 2010

Page 2

ROADSCAPE PRESERVATION

The proposed Comprehensive Plan amendment would add provisions for the preservation of historic/scenic roads to the Plan's discussion of Historic/Scenic Preservation. The amendment will add reference to a special study conducted by the Town that identified specific roads of historic or scenic significance. The Planning Board would be encouraged to consider impacts to these roads during the development application review process.

The County Planning Board supports the proposed amendment as it will encourage preservation of community character through recognition and protection of historic and scenic characteristics, a strategy that is consistent with *Westchester 2025*.

Thank you for the opportunity to comment on these matters.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

For:
By:



Edward Burroughs, AICP
Acting Commissioner

EEB/KE



Robert P. Astorino
County Executive

County Planning Board

October 12, 2010

Aimee Hodges, Planning Board Secretary
Town of Lewisboro
11 Main Street, P.O. Box 500
South Salem, NY 10590

**Subject: Referral File No. LEW 10-004 – Oakridge Gardens
Re-approval of Site Plan**

Dear Ms. Hodges:

The Westchester County Planning Board has received a package of materials regarding the proposed re-approval of the site plan approval for the above referenced development, originally granted by the Lewisboro Planning Board on May 19, 2008. The site plan proposes the construction of 46 two-bedroom condominium units consisting of 36 townhouse-type units (each with a 2-car garage) and 10 one-floor flat-over-flat type units (each with a 1-car garage). The five lower level flat units will be designated Middle Income Housing units (10.8% of the total) pursuant to bonus density provisions of the Lewisboro Zoning Ordinance and will be subject to Town-defined affordability limitations. The 46 units will be in 11 separate buildings with the flat units mixed in four of the buildings with the townhouse units.

Related site improvements include 26 surface parking spaces and various improvements or contributions to improvement of common facilities, including sewer and water systems, in the adjacent existing Oakridge condominium complex.

The undeveloped 9.193-acre site is the "Phase IV" area of Oakridge which was not completed by the original developer. The site is located on the west side of Smith Ridge Road (NYS Route 123) and classified RMF Residential Multi-Family by the Town Zoning Ordinance.

We previously reviewed this matter 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 responded to the Town in a letter dated June 11, 2007. At that time we made several comments regarding the affordable housing component of the project including consistency with County affordability guidelines and a request that the Town and applicant consider a greater set-aside of affordable units.

Since our previous letter, Westchester County has developed a *Fair and Affordable Housing Implementation Plan* that outlines a process to develop 750 units of affordable Affirmatively

Referral File No. LEW 10-004 -- Oakridge Gardens

October 12, 2010

Page 2

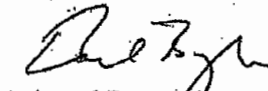
Furthering Fair Housing (AFFH) units by December 2016. The County Planning Board is aware that the County would welcome the opportunity to meet with representatives of the Town and the applicant to discuss means to allow an appropriate number of units within the proposed development to qualify under the requirements for affordable Affirmatively Furthering Fair Housing (AFFH) units. Such an outcome should not require any change in the physical site plan work and building configuration that may be approved by the Town Planning Board.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

By:



Edward Burroughs, AICP
Acting Commissioner

EEB/LH

cc: Hon. Charles Duffy, Supervisor, Town of Lewisboro
Ed Mahoney, Chair, Lewisboro Housing Committee
Mary Mahon, Senior Assistant to the County Executive



Robert P. Astorino
County Executive

County Planning Board

November 23, 2010

Jill Simon Shapiro, Town Clerk
Town of New Castle
200 South Greeley Avenue
Chappaqua, NY 10514

**Subject: Referral File No. NWC 10-003 - Chappaqua Crossing – Modified Project Petition
Applications for Zoning Text and Map Amendments
Site Plan and Subdivision Approvals**

Dear Ms. Shapiro:

The Westchester County Planning Board has received notification of a modified project petition for the above referenced proposal. We have also received a copy of a final Environmental Impact Statement (EIS) that has not been certified as complete by the Town.

The proposed project involves the redevelopment of the Reader's Digest property through rezoning a portion of the site from Research Office and Office Business (B-RO-20) to Multi-Family Planned Development (MFPD) for the purpose of constructing housing on the site. The previous proposal involved constructing 278 residential units in three-story multifamily buildings and two-story townhouses arranged within clusters known as an "East Village" and "North Village." The units were proposed as of 222 market-rate homes for seniors, 24 affordable units for seniors, and 32 affordable workforce housing units for families.

The modified project reduces the number of residential units to 199, with no age restrictions placed on the units and with 179 as market rate units and 20 (10%) as affordable, consistent with affordable affirmatively furthering fair housing (AFFH) units guidelines. The units would be placed in a similar cluster configuration to the previous proposal.

The commercial portion of the project would continue to retain approximately 520,000 square feet of floor area of the former Reader's Digest headquarters for multiple tenant use. In addition, 142,000 square feet of additional space will be retained for low-intensity data center/disaster recovery facility use. Proposed land area to be donated to the Town for municipal use would increase from 2.0 acres to 6.5 acres. The revisions in the draft final EIS take into account the recent changes in the Reader's Digest company and the company's departure as a tenant on the site.

The County Planning Board previously commented on the proposed project in letters dated May 26, 2006, October 3, 2006, September 14, 2007, January 4, 2008 and June 23, 2009. At this time we wish to

Referral File No. NWC 10-003 - Chappaqua Crossing, Modified Project Petition

November 23, 2010

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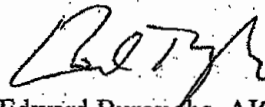
offer the following comment with respect to the project modifications under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code:

Fair and affordable housing. The County Planning Board strongly supports the inclusion of 20 affordable affirmatively furthering fair housing (AFFH) units in the development and the removal of all age restrictions on occupants. The encouragement of "a range of housing types that are affordable to renters and home buyers" is a principal policy of *Westchester 2025*. In addition, the site's close proximity to Horace Greeley High School makes it a suitable location for families where children can walk to school. We encourage the Town and the applicant to consider the possibility of increasing the number of affordable AFFH units.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

By:



Edward Burroughs, AICP
Acting Commissioner

EEB/LH



Robert P. Astorino
County Executive

County Planning Board

November 5, 2010

Christian K. Miller, City Planner
Office of City Planning
City of Rye
1051 Boston Post Road
Rye, NY 10580-2996

Subject: Referral File No. RYC 10-003 – 269 Purchase Street, Site Plan/Subdivision

Dear Mr. Miller:

The Westchester County Planning Board has received a copy of a site plan (dated revised October 3, 2010) and related materials for the above referenced project. The project as proposed involves removal of existing structures on a 32,575 square foot property bounded by Purchase Street (NYS Route 120), Blind Brook Lane and Wappanocca Avenue (County Road 54) in the B-1 zoning district, erasure of the existing lot line between two properties, and re-subdivision of the property into four lots. Three single family residential lots will be created along Wappanocca Avenue and a mixed use structure will be constructed in the fourth lot along the site's entire frontage with Purchase Street.

The mixed use structure will provide approximately 2,200 square feet of commercial space on the ground floor with four residential units above. The total overall gross floor area would be approximately 8,008 square feet. 11 parking spaces for the retail will be provided in a parking lot adjacent to the building along the Purchase Street frontage, with two spaces in the rear. Residential parking will also be provided in the rear of the building. Vehicular access for the mixed-use building will be via curb cuts on Purchase Street and Blind Brook Lane.

We have reviewed this matter 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 offer the following comments:

1. Consistency with Westchester 2025. The proposed use of this property for a mixed-use development is commendable and appropriate for the area and is consistent with consistent with the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008, and amended January 5, 2010 in that it will direct growth to an existing center. We also commend the proposed orientation of the mixed-use building which places the parking to the side and rear of the building, with a pedestrian-friendly frontage along Purchase Street.

Referral File No. RYC 10-003—269 Purchase Street

November 5, 2010

Page 2

2. Fair and affordable housing. The submitted materials do not indicate if any of the proposed four residential units above the commercial space are to be developed as affordable affirmatively furthering fair housing (AFFH) units. We urge the City and the applicant to consider setting aside one or more of the units to meet these requirements. The County Planning Board is aware that the County would welcome the opportunity to meet with representatives of the City and the applicant to discuss means to allow an appropriate number of units within the proposed development to qualify under the requirements for affordable AFFH units. Such an outcome should not require any change in the physical site plan work and building configuration that may be approved by the City of Rye Planning Board.

3. Green building technology. The City should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed development. Such efforts are increasingly common – and expected. Many communities have begun to amending local codes to make "green" design and building practices mandatory. Further, developments that have a type of environmental certification are recognized as environmentally responsible, profitable and healthy places to live and work. These developments are often seen as premium properties.

4. Bicycle parking. While the proposed site plan shows parking spaces for automobiles, the plan does not show an accommodation for bicycles. Bicycling has become an increasingly popular form of transportation and it is forecasted to continue to grow as a transportation mode. Providing a bicycle rack is a low cost way to promote this form of non-motorized transportation. We encourage the City of Rye to work with the applicant to provide bicycle parking on this site. In addition, we also note that the City of New Rochelle recently enacted a bicycle parking ordinance, which would require bicycle parking for developments that are similar to what is proposed.

5. County road. Wappanocca Avenue is a County road (CR 54). Because three new curb cuts are proposed along Wappanocca Avenue, approval for this work from the Westchester County Department of Public Works (WCDPW) under Section 239 F of the General Municipal Law is required. Pertinent drainage, utility, erosion control and curb cut details need to be provided at the time of Section 239 F submittal. The driveway must also be designed in accordance with current County, State and AASHTO standards.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:



Edward Buroughs, AICP
Acting Commissioner

EEB/ke

cc: Michael Dispenza, Contract Administrator, County Department of Public Works
Kevin Roseman, Traffic Engineer, County Department of Public Works



Robert P. Astorino
County Executive

County Planning Board

November 23, 2010

Adam R. Kaufman, AICP, Director of Planning
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1803

Subject: Referral File No. NOC 10-002B – 170 Bedford Road, Site Plan

Dear Mr. Kaufman:

The Westchester County Planning Board has received a site plan (dated revised October 27, 2010) for the above referenced application. The development as proposed involves the demolition of existing structures associated with a lumber yard and construction of a new approximately 25,257 square foot 18-unit residential apartment building with 36 parking spaces. The 35,000 square foot site is located at the east end of Bedford Road where it meets the right-of-way associated with I-684, which forms the site's eastern boundary.


We previously reviewed this matter 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 responded to the Town in a letter dated February 25, 2010 in response to Lead Agency designation and proposed zoning text and map amendments that were necessary to permit this project to move forward. At that time, it was acknowledged that site plan review would occur at a later date.

Because the current site plan has not changed substantially relative to the plan we reviewed at the time of Lead Agency designation, we wish to restate our earlier comments by enclosing our previous letter for the Town's continued consideration. However, we also wish to highlight our concern that, as originally proposed, the proposed 10% affordable set aside for the project would not meet County affordable affirmatively furthering fair housing (AFFH) unit guidelines. We continue to recommend that the Town amend its Zoning Ordinance to reflect affordable AFFH guidelines. In addition, the County Planning Board is aware that the County would welcome the opportunity to meet with representatives of the Town and the applicant to discuss means to allow an appropriate number of units within the proposed development to qualify under the requirements for affordable AFFH units.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:


Edward Burroughs, AICP
Acting Commissioner

EEB/KE

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400 Fax: (914) 995-9098 Website: westchestergov.com



Robert P. Astorino
County Executive

County Planning Board

November 3, 2010

Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1803

**Subject: Referral File No. NOC 10-013 - Gross Land Coverage and Gross Floor Area
Zoning Ordinance Amendment**

Dear Mr. Kaufman:


The Westchester County Planning Board has received a proposed amendment to the text of the Town's Zoning Ordinance which would eliminate the "basic amounts of gross land coverage gross floor area" from the Town Code. Currently, the ordinance contains both "basic" and "maximum" levels of both types of coverages, with special permit approvals required for proposed coverages above the "basic" level but below the "maximum" level. The proposed amendment would simplify the ordinance to only contain "maximum permitted gross land coverage" and "maximum permitted gross floor area."

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. As this action does not raise County or intermunicipal planning issues, it is a matter for local determination in accordance with your community's planning and zoning policies. However, please note that the County Planning Board supports this action as it should streamline the zoning regulations and simplify the application review and approval process.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:


Edward Burroughs, AICP
Acting Commissioner

EEB/KE

cc: Annie Curran, Town Clerk, Town of North Castle



Robert P. Astorino
County Executive

Planning Board

October 27, 2010

Michael A. Testa, Jr., Building Inspector
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, NY 10570

Subject: Referral File No. PLV 10-004 — A-HOME, 55 Pleasant Avenue

Dear Mr. Testa:

The Westchester County Planning Board has received a set of site plans (dated October 8, 2010) and related materials for the above-referenced application to the Village. The project as proposed involves the rehabilitation of a vacant building, formerly used by the NYS Department of Transportation, to create two dwelling units to be developed as affordable affirmatively furthering fair housing (AFFH) units. The house will be configured as a three-bedroom residence for affordable AFFH home ownership with a smaller one-bedroom accessory apartment for affordable AFFH rental. The subject site is a 15,168 square foot lot located at 55 Pleasant Avenue. The site abuts both the Saw Mill River Parkway and the Saw Mill River.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

The County Planning Board supports the project as proposed as it will further the creation of affordable AFFH units in Westchester County. We recommend the Village approve the application.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:

A handwritten signature in dark ink, appearing to read "Edward Burroughs", written over a horizontal line.

Edward Burroughs, AICP
Acting Commissioner

EEB/LH

cc: Mary Mahon, Senior Assistant to the County Executive
Deborah DeLong, Director of Housing

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400

Fax: (914) 995-9098

Website: westchestergov.com



Robert P. Astorino
County Executive

County Planning Board

November 23, 2010

Sabrina Charney Hull, Town Planner
Town of Somers Town House
335 Route 202
Somers, NY 10589

Subject: Referral File No. SOM 10-007 – Zoning Text Amendment:
Wireless Telecommunications Facilities

Dear Ms. Hull:

The Westchester County Planning Board has received materials relating to proposed changes to the text of the Town's Zoning Ordinance regarding wireless communications facilities. As written currently, the ordinance involves permitting and approvals from two separate Town of Somers boards - the issuance of a special exception permit from the Zoning Board of Appeals and a site plan approval from the Planning Board. The proposed changes aim to simplify the process by giving the Planning Board the ability to issue the special exception use permit as well as the site plan approval.

We have reviewed this matter 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 find that there are no County or intermunicipal planning issues of concern to the County Planning Board. This action is a matter for local determination in accordance with your community's planning and zoning policies. The County Planning Board, however, commends the Town for introducing changes to its land use regulations that will streamline the review and approval process.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

Edward Burroughs, AICP
Acting Commissioner

EEB/ke

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Appendix VI-1: 4Q 2010 Financial Report

	\$30,000,000						
	\$30,000,000						
			ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
	\$400,000						
	\$400,000						
			ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
	\$0						
	CONTRACT NUMBER		ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	FUNDING SOURCE
1 - Down Payment Assistance	C-HOME-04-64		\$58,149	\$40,000	\$10,000	\$8,149	2004 HO
18 Units in City of Rye	C-HOME-09-83		\$880,000	\$0	\$0	\$880,000	2009 HO
Units in Town of Yorktown	C-HOME - 09-85		\$225,000	\$0	\$0	\$225,000	2009 HO
o (3/10)	N/A		\$1,778	\$1,778	\$0	\$0	2009 CD
Counseling	C-67-09-S49		\$42,281	\$42,281	\$0	\$0	2009 CD
	C-67-09-S53		\$47,013	\$47,013	\$0	\$0	2009 CD
ources - Affordable Housing Feasibility Study	C-67-09-T06		\$75,000	\$75,000	\$0	\$0	2009 CD
nsultant)	CEX-NEWTON-10		\$97,000	\$80,000	\$0	\$17,000	2009 Bor
33 Units	C-67-10-T27		\$1,607,000	\$0	\$0	\$1,607,000	2009-2010 CDBG PROPER
	C-67-10-T07		\$79,000	\$0	\$5,766	\$73,234	2010 CD
Counseling	C-67-10-T15		\$79,000	\$0	\$0	\$79,000	2010 CD
1 - Technical Assistance	C-PL-10-342		\$100,000	\$50,000	\$16,666	\$33,334	2010 Tax
ion	C-PL-10-343		\$30,000	\$0	\$25,459	\$4,541	2010 Tax
ources - Technical Assistance	C-PL-10-344		\$100,000	\$60,320	\$0	\$39,680	2010 Tax
33 Units	C-FAH-10-02		\$1,659,000	\$0	\$1,659,000	\$0	2010 NEW HOMES LAN
TOTAL			\$5,080,221	\$396,392	\$1,716,891	\$2,966,938	
	CONTRACT NUMBER		ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	FUNDING SOURCE

Footnotes

FAH CDBG funds were paid to HUD and returned to the County's CDBG line of credit, available for draw.

3. "Other Budget" expenses will be paid from other sources of funds to leverage the required funding.