

George Latimer
County Executive

September 24, 2021

John Lynch, Consultant Planner
Department of Planning and Development
City of Peekskill
840 Main Street
Peekskill, NY 10566

**County Planning Board Referral File PKS 21-005 – Mountain View Drive Development
946 Lockwood Drive
Subdivision and Site Plan Approval**

Dear Mr. Lynch:

The Westchester County Planning Board has received a site plan (revised August 2, 2021) and related materials for a proposed subdivision and site plan application to construct a new residential development on a 16.4-acre site located on Lockwood Drive (SBLs 23.9-1-1.1 & 2). The site is located in the R-1A – One-Family Residential district and shares a boarder with the Town of Cortlandt. The Peekskill Hollow Brook runs adjacent to the northwest border of the site, with a tributary stream running along the northeast border. A second tributary stream runs through the western portion of the site. One existing single-family residence is to be demolished. The site has secondary frontage on North Division Street (County Road 63) north of the Hat Factory commercial center.

The developer plans to subdivide the site into seven parcels, each with frontage on Lockwood Drive. Six of these parcels are proposed to contain single-family residences. The remainder of the site, totaling 15.104 acres, is proposed to be developed with 42 townhouse condominium units arranged along a new dead-end street that would connect to Lockwood Drive. A maintenance building would be included to service the property and a detention basin would facilitate stormwater management. Each townhouse would include a garage and driveway, and 16 visitor parking spaces would be provided. A sidewalk would be constructed along one side of the new street and connect to Lockwood Drive. In addition, 7.63 acres of this parcel would be subject to a conservation easement.

We have reviewed the site plan 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. Pedestrian connections and improvements.

While the proposed site plan would place 42 new townhouses within walking distance of shops, services, employment sites and Bee-Line bus stops, the site plan lacks any connection for residents to walk safely beyond the boundaries of the site. We recommend that the site plan be revised to include a pedestrian walkway between the dead-end of the townhouse access drive and North Division Street, where pedestrians can gain access to the local sidewalk network as well as Bee-Line buses. We also recommend the applicant work with the City to add sidewalks to Lockwood Drive, which would provide direct

pedestrian access to the Hat Factory, which is also along North Division Street. Since vehicle parking is being provided for guests, we also recommend a bike rack be added to this area for guests arriving by bicycle.

2. Affirmatively furthering fair housing (AFFH).

The submitted materials do not indicate if any of the proposed residential units are to be developed as affordable affirmatively furthering fair housing (AFFH) units. We urge the City to work with the developer to provide affordable housing opportunities within this new development.

3. County trunk sewer.

Because a County trunk sewer line traverses the site, we are concerned about potential impacts to this critical infrastructure during and after development. The applicant is proposing a direct sewer connection into this trunk line which will require a permit from the County Department of Environmental Facilities (DEF).

In addition, while the site plans do not show land disturbance within the sewer easement, we call to your attention that DEF typically requires the following with regards to developments in or around County trunk sewer easements:

- All plans must continue to clearly identify and label the sewer easement.
- Grading work proposed within the easement area must be clearly identified and elevation changes provided.
- The easement will be staked in a highly visible manner and remain staked throughout construction.
- Absolutely no heavy equipment will be allowed to cross the sewer easement and pipes.
- No addition loads of any kind (including building weight or weight from additional fill material) are to be added to the County Trunk Sewer.
- DEF must be included in ongoing review of all construction details in and around the trunk line

4. County sewer impacts.

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at the Peekskill Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require the applicant to identify mitigation measures that will offset the projected increase in flow. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate units and at a ratio of one for one for affordable units.

The County Planning Board further recommends that the City implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the City to enact a requirement that a sewer

lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

5. County road.

North Division Street (CR 63) is a County road. Approval for this work from the Westchester County Department of Public Works and Transportation under Section 239-F of 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.

6. Green building technology.

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

7. Universal design.

We encourage the City to consider the principles of universal design in this development. Universal design standards allow all residents and visitors to fully engage in our public spaces. Universal design is also an important means of allowing households to age in place as well as to allow for persons with mobility issues to visit. Information on universal design can be found at: <https://www.section508.gov/blog/Universal-Design-What-is-it>.

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

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/MV

cc: Marian Pompa, Acting Director of Maintenance, Department of Environmental Facilities
Michael Dispenza, Contract Administrator, County Department of Public Works and Transportation
Kevin Roseman, Traffic Engineer, County Department of Public Works and Transportation