MEMORANDUM

TO:  HON. SUPERVISOR AND MEMBERS OF THE TOWN BOARD
THRU:  GARRETT DUQUESNE, AICP, COMMISSIONER, Department of CD & C
FROM:  TOWN OF GREENBURGH PLANNING BOARD
DATE:  March 7, 2018
RE:  Case No. TB 18-08 Hartsdale Four Corners Study – Planning Board Positive Recommendation

On October 24, 2018, the Town Board received a draft land-use study prepared by Town staff and entitled, “Hartsdale Four Corners Study.” The Town Board, on October 24, 2018, preliminarily classified the action as a “Type I” action for purposes of review under SEQRA, declared its intent to act as Lead Agency for purposes of review under SEQRA, and referred the Study to the Planning Board for the Planning Board’s report and recommendation, in accordance with the requirements of New York State Town Law Section 272-a(5).

On November 20, 2018, the Planning Board, at its regularly scheduled work session, heard a presentation from Commissioner Garrett Duquesne and discussed the Four Corners Study (“4C Study”). Present at the meeting were Chairperson Walter Simon, Mr. Mohamed Ayoub, Mr. Michael Golden, Mr. Thomas Hay, and Mr. Hugh Schwartz. At this meeting, Board members made the following recommended additions: (1) a formal cover page for the study that specifically notes that town staff prepared the document; (2) a table of contents; and (3) an Executive Summary that specifies guiding principles and objectives.

On January 2, 2019, the Planning Board, at its regularly scheduled work session, continued its discussion of the Plan. Present at the meeting were Chairperson Walter Simon, Mr. Mohamed Ayoub, Mr. Michael Golden, Mr. Thomas Hay, and Mr. Hugh Schwartz. At this meeting, Commissioner Garrett Duquesne thanked the Planning Board for providing a draft copy of an Executive Summary, which it collectively prepared, and noted that it was concisely written and well-organized. Mr. Duquesne advised that, in advance of a subsequent public discussion held by the Planning Board, the summary would be re-formatted and re-issued in connection with a 4C Study update, and would include a cover page and table of contents. These updated materials were received by the Planning Board on February 1, 2019.

On February 6, 2019, the Planning Board, at its regularly scheduled work session, held a public discussion. Present at the meeting were Chairperson Walter Simon, Mr. Thomas Hay, Mr. Hugh Schwartz, and Ms. Viola Taliaferrow. Planning Board members commended the public for sharing personal insights of the Four Corners study area and for making exciting and innovative suggestions for future planning and design of the potential project area. As such, the Planning Board includes a copy of the public discussion transcript as part of its recommendation. The Planning Board emphasizes the importance of engaging the public when planning or discussing the 4C Study, which was a successful method used by the Planning Board to elicit community input.
Some of these public comments are paraphrased below:

- Initial skepticism for innovative projects like the High Line (NYC); was ultimately transformed into a highly successful project.
- Improving flow through the intersection of East/West Hartsdale Avenues may alleviate cut-through traffic to existing neighborhoods.
- Potential for an overhead and enclosed, aesthetically pleasing, pedestrian bridge-system to connect the corners.
- Incorporation of substantial greenspace, park space into redevelopment concept.
- Incorporation of bike lanes/diagonal pedestrian circulation into a reimagined intersection.
- Shared commercial kitchen space for restaurants/pop-up locations/event spaces into new buildings.
- Community office models/spaces incorporated as part of redevelopment.
- Many great shops/restaurants exist in the area; challenge is to get these businesses into well-designed and inviting buildings, with the potential for connected outdoor spaces.

On March 6, 2019, the Planning Board, at its regularly scheduled work session, discussed a recommendation to the Town Board. Present at the meeting were Vice-Chairperson Hugh Schwartz, Mr. Mohammed Ayoub, Mr. Kirit Desai, Mr. Thomas Hay, and Ms. Mona Fraitag.

1. On March 6, 2019, on a motion made by Mr. Hay and seconded by Mr. Ayoub, the Planning Board unanimously voted to make a positive recommendation to the Town Board related to the draft 4C Study, Case No. TB 18-08, which is dated October 24, 2018, and last revised February 22, 2019, to incorporate Planning Board recommendations to the study.

With respect to the current and future processes associated with Four Corners, the Planning Board makes the following recommendations:

- Town staff develop and provide to the Town Board a timeline of project milestones, including a target date for actual project construction. The timeline should include estimates on potential financial resources necessary for subsequent studies or milestones pertaining to Four Corners milestones.
- The RFP associated with the traffic and stormwater analysis take into account an appropriate range of study area, as stormwater issues, in particular, span an area beyond that identified in the study, in the direction of the Bronx River. The range of these studies should be clearly defined.
- The RFP associated with the traffic and stormwater analysis identify that respondents should provide a specific time frame of deliverables, consistent with the milestones set by the TB for completion of the study.
- Town staff work with the Town Board to develop a minimum area of specific properties to be included in future Four Corners redevelopment.
- The PB believes that it is premature to limit the type of residential units which can be included in this project and that issue should be addressed at a later date.

The Planning Board further recommends that all subsequent Four Corners planning steps, including, but not limited to: requests for proposals (infrastructure planning, SEQRA studies, rezoning studies), public outreach, grant application formulation, agency coordination (NYS DOT, Hartsdale Public Parking District, Westchester County), and site owner/developer outreach, remain rooted in the 4C study, its guiding principals, and its goals, objectives and policies.

c: Joan Dudek, Office of Town Clerk;
Planning Board;
Timothy Lewis, Esq., Town Attorney