MEMORANDUM

TO: HON. SUPERVISOR AND MEMBERS OF THE TOWN BOARD
THRU: AARON SCHMIDT, DEPUTY COMMISSIONER, Department of CD & C
FROM: TOWN OF GREENBURGH PLANNING BOARD
DATE: October 18, 2018
RE: Case No. TB 18-24 Chapter 285 OB District (Hotel Accessory Uses) – Zoning Text Amendment (Planning Board Positive Recommendation)

On September 24, 2018, the Town of Greenburgh Town Board passed a resolution, pursuant to the requirements of Section 285-64 of the Zoning Ordinance, and referred a zoning text amendment to the Planning Board for its review and recommendation. The zoning text amendment, prepared by Town staff, consists of a proposal to amend Section 285-25 of the Code of the Town of Greenburgh to allow additional accessory uses in the OB – Office Building District, with respect to hotels allowed pursuant to Section 285-25(A)(4)(c) of the Zoning Ordinance.

On October 3, 2018, the Planning Board, at its regularly scheduled work session, heard a presentation from Commissioner Garrett Duquesne, Department of Community Development and Conservation, regarding the proposed zoning text amendment. Present at the meeting were Chairperson Walter Simon, Mr. Mohamed Ayoub, Mr. Kirit Desai, Mr. Michael Golden, Ms. Viola Taliaferrow, and Mr. Tom Hay (alternate – voting member). Following the discussion, staff was directed to prepare a draft Planning Board report and recommendation for the Board’s consideration at its next meeting.

On October 17, 2018, the Planning Board, at its regularly scheduled meeting, continued its discussion of the proposed zoning text amendment, and discussed a report and recommendation, related to the referral from the Town Board. Present at the meeting were Vice Chairperson Hugh Schwartz, Mr. Mohamed Ayoub, Mr. Thomas Hay, Mr. Michael Golden, and Ms. Viola Taliaferrow.

1. On October 17, 2018, on a motion made by Mr. Hay and seconded by Mr. Golden, the Planning Board unanimously voted to issue its report related to the zoning text amendment, dated October 17, 2018, and prepared in accordance with the requirements of Section 285-64 of the Zoning Ordinance.

2. On October 17, 2018, on a motion made by Ms. Taliaferrow and seconded by Mr. Ayoub, the Planning Board unanimously voted to issue a positive recommendation, as amended, to the Town Board, related to the proposed zoning text amendment.

The Planning Board further recommends that drive-through facilities be specifically excluded in connection with these accessory uses.

The Planning Board finds that, after a review of the proposed amendments to the OB District, the changes proposed are consistent with the policies of the Comprehensive Plan, as elaborated upon in the accompanying report to this recommendation. The proposed local law has the potential to facilitate proposals that complement hotel uses within the OB District, and provide additional means of employment within the Town.

cc: Judith Beville, Town Clerk; D. Fried, Esq. 1st Deputy Town Attorney