B. Report of the Planning Board. In making its report on any proposed amendment, the Planning Board shall make inquiry and determination concerning the items specified below:

(1) Concerning the proposed amendments to or change in the text of this chapter.

(a) Whether such change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned:

The proposed Office Building (OB) District local law would allow cafes and bakeries as an accessory use within hotels, and would not restrict those uses from having an independent access point to allow for off-site consumption. The OB District does not have a stated intent identified in its section of the Zoning Ordinance, 285-25. The Zoning Ordinance, as identified in 285-2 Purpose, establishes criterion A through K. The following are most applicable:

B. The assurance of adequate and necessary sites for residence, industry, commerce, recreation, open space and public and quasi-public uses;

K. The encouragement of flexibility in the design and development of land in such a way as to promote the most appropriate use of lands, to facilitate the adequate and economic provision of streets and utilities, to preserve the natural and scenic qualities of open lands and to enhance and protect the environmental quality of the Town.

The proposed addition of cafes and bakeries as an accessory use within hotels is consistent with the above.

(b) Which areas, land uses, buildings and establishments in the Town will be directly affected by such changes and in what way they will be affected;

The addition of cafes and bakeries within hotels, in the OB District, would allow them as permitted uses within the OB District. It is anticipated that new café and bakery uses would be located within existing or newly constructed hotels within the OB District, with related building and/or site retrofits/updates/construction, in connection with a building permit. These uses can complement the services/amenities of hotels. There are two (2) existing Hotels within the six (6) OB Districts of the Town. There is one (1) property with a high probability for a potential application to apply these uses. There currently is interest in adding a Starbucks Café to the Sheraton Hotel at 600 White Plains Road. The remainder of the properties within OB Districts of the Town would have low to no probability for potential applications related to the subject uses.
A detailed analysis of each of the areas of the Town, zoned OB – Office Building District, is attached as an appendix to this report.

(c) The indirect implications of such change in its effect on other regulations; and

The indirect implications of allowing cafes and bakeries within hotels, located in the OB Districts of the Town, are that similar considerations may be looked at in other Districts of the Town.

(d) Whether such proposed amendments are consistent with the aims of the official planning policies of the Town of Greenburgh.

The recently adopted Greenburgh Comprehensive Plan constitutes the official planning policy of the Town of Greenburgh. The proposed amendments and recommendations represent consistency with the following Comprehensive Plan goals and policies:

Policy 11.2.1.4, retain and stimulate small businesses and mature industries such as distribution, financial and professional services, food and beverage and health care; Policy 11.9.1.4, Review the zoning ordinance to ensure that permitted, special permit and accessory uses contain enforceable provisions to provide for the protection and promotion of the public health, safety, convenience, comfort and general welfare; and, Policy 12.2.1.6, Review permitted, special permit and accessory uses to ensure that viable uses consistent with the environmental and economic development goals of the Plan are not precluded.
OB District Zoning Amendment Petition to allow additional accessory uses in the OB District, with respect to hotels allowed pursuant to 285-25(A)(4)(c) of the Zoning Ordinance.
Office Building District (OB) Cluster No. 1

Location: 2 separate parcels each with frontage on Saw Mill Road, White Plains P.O.

Existing Uses: Office Building, Athletic Training Center

Potential for Application: No Probability, the sites currently contain Regeneron and the MSG Training Center.
Office Building District (OB) Cluster No. 2

**Location:** 9 separate parcels each with frontage on White Plains Road (Rt. 119), Tarrytown P.O.

**Existing Uses:** Hotel, Office Building, Retail

**Potential for Application:** High Probability. Currently there is interest in adding a café area to the existing Sheraton Hotel at 600 White Plains Road. The Westchester Marriott, 670 White Plains Road, also exists in this cluster and the local law update would be applicable to this location.
Office Building District (OB) Cluster No. 3

Location: 3 separate parcels with frontage on Taxter Road, Elmsford P.O.

Existing Uses: Office Building

Potential for Application: Low Probability, no known interest in redeveloping parcels with a hotel; no hotels currently exist.
Office Building District (OB) Cluster No. 4

Location: 2 Land-locked parcels with frontage on Saw Mill Parkway, Elmsford P.O.

Existing Uses: NA

Potential for Application: No Probability, landlocked parcel.
Office Building District (OB) Cluster No. 5

Location: 1 separate parcel

Existing Uses: County Government Building

Potential for Application: No Probability, the site currently contains the Westchester County Archives and Records Center.
Office Building District (OB) Cluster No. 6

Location: 1 individual parcel with frontage on Dobbs Ferry Road, White Plains P.O.

Existing Uses: Office Building

Potential for Application: Low Probability. No known interest in redeveloping the site with a hotel; no hotels currently exist on the premises.