



Westchester Municipal Planning Federation Presents

34th Annual Awards Dinner

*Thursday
June 7, 2007*

*Lyndhurst:
A National Trust
Historic Site
Tarrytown, New York*

Westchester
gov.com

Andrew J. Spano, Westchester County Executive
County Board of Legislators



WESTCHESTER MUNICIPAL PLANNING FEDERATION ANNUAL AWARDS PROGRAM

RECEPTION

SEATING FOR DINNER

7:00pm

Noel Shaw, Jr., R.A., AIA, P.P.
President, Presiding

WELCOMING REMARKS

Hon. Andrew J. Spano
Westchester County Executive

Hon. Drew Fixell
Mayor, Village of Tarrytown

Cheryl Winter Lewy
Chair, Westchester County Planning Board

DINNER

PRESENTATION OF AWARDS

Andrew Tung, ASLA, Esq.
Second Vice President, WMPF

ACHIEVEMENT AWARDS

City of New Rochelle
West End Affordable Housing Project

Village of Ossining
*Passive and Active Recreation
Expansion*

City of Peekskill
Annsville Creek Preserve

City of Yonkers
Yonkers Historic Design Guidelines

COMMENDATIONS

City of Mount Vernon
The Roundabout

City of New Rochelle
*Peer Architectural Review
Committee Legislation*

Village of Port Chester
Port Chester Senior Community Center

City of Rye
Neighborhood Business District Study

Town of Yorktown
Open Space Preservation Process

DISTINGUISHED CITIZEN PLANNER AWARDS

Mary Cavallero, *City of White Plains Planning Board*

Dave Klaus, *Town of Yorktown Planning Board*

Donald Straub, *City of Peekskill Zoning Board of Appeals*

Ronald Tedesco, *Village of Tarrytown Planning Board*

SCHOLARSHIP WINNER

Stephanie M. Camay

Hunter College, pursuing a Master's in Urban Planning



WESTCHESTER MUNICIPAL PLANNING FEDERATION

The Westchester Municipal Planning Federation (WMPF) is a voluntary association of officials from Westchester County's forty-five municipal governments (six cities, 20 villages, 16 towns and three co-terminus town/villages). Authorized under New York State's General Municipal Law, the Federation evolved in spring 1962 from the efforts in civic planning education organized by the late Hugh R. Pomeroy, Westchester's first Director of Planning, and conducted under the Westchester County Local Planning Program from the late 1940s to the late 1950s. The theme underlying this earlier program was formalized in the statement describing the purpose of the Federation:

To create an effective and permanent countywide organization for the exchange of information on matters of planning interest.

The Federation conducts an annual awards program, offers training programs for municipal planning and zoning board members and conducts breakfast, luncheon and evening programs on topical planning issues. In addition, WMPF offers a scholarship each year to a planning student enrolled in either a graduate or undergraduate program, who has a direct connection with Westchester County.

Recipients of the annual planning awards are selected based on a project's value to the community, the degree of innovation and pioneering, the quality of results and relevance to current issues of planning importance.

A 15-member Board of Directors programs the Federation's activities. The Westchester County Department of Planning provides a staff member to serve as the Federation's Executive Director and provides the Board with assistance.

c/o Westchester County Department of Planning
148 Martine Avenue
432 Michaelian Office Building
White Plains, NY 10601
(914) 995-4400/4421
www.westchestergov.com/planning

ACHIEVEMENT AWARDS

City of New Rochelle *West End Affordable Housing Project*

The West End Affordable Housing Project is a multi-phased development program designed to address the severe shortage of affordable housing. The largest affordable housing development in the City of New Rochelle, the project will revitalize one of the City's oldest neighborhoods by eliminating unsafe housing and blighted conditions. Developed by the New Rochelle Neighborhood Revitalization Corporation, West End is comprised of new senior rental housing units and town homes for first-time homebuyers. A future phase will add single-family town homes to the mix. The Phase One cost was \$38 million with an anticipated final project cost of \$67 million. To date, Westchester County has contributed \$4.8 million for property acquisition and \$3 million for infrastructure improvements including sewer and water lines, sidewalks, parking and landscaping. The construction of the first 25 town homes is complete. The senior units should be complete in early 2008. West End is innovative with its funding, its unique intergenerational aspect and its neighborhood impact.



Village of Ossining *Passive and Active Recreation Expansion*

The Village of Ossining has made great strides in increasing passive and active recreational opportunities for Village and Town residents. The Village's actions also prepare it for an increasing population and redevelopment of the downtown and Hudson waterfront. In September 2006, the Village dedicated 45 acres of parkland, doubling the total acreage of public parklands. Arthur J. Jones Park, Crawbuckie Nature Preserve, Sparta Park and Richard G. Wishnie Park are now protected from development in perpetuity. The new parks vary in recreational opportunities including woodland hiking trails, playgrounds, a sitting park and walking trails. In March 2007, the Village opened a new aquatics facility which added 8,000 square feet to the existing community center. The idea for a new indoor pool had been in the planning stages since 2000 with much thought going into the details. An exciting and unique feature of the facility is an indoor spray playground. Significant funding was provided through the Community Development Block Grant program.



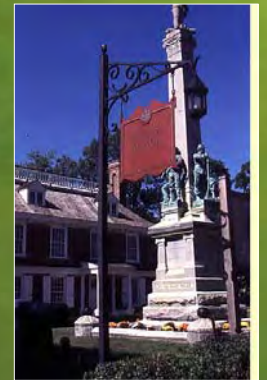
City of Peekskill *Annsville Creek Preserve*

Annsville Creek Preserve transforms a dilapidated and inaccessible shoreline into a scenic waterfront trail, fishing pier and park with handicapped accessibility, all open to the public. Peekskill's Local Waterfront Revitalization Program outlined the concept for a waterfront trail and park system that would enhance public access to Annsville Creek and complete a missing link along the Westchester Greenway RiverWalk. The City initiated project planning in 2002 and has implemented work in phases - the Annsville Upper Trail (2003), the 80 foot long Fishing Pier into Annsville Creek (2005) and the Annsville Lower Trail including improvements to the access road, a new parking area and a new entrance plaza and gate. The newest addition, the Jan Peek Trail (2006), hugs the creek and provides views across the water to the Paddlesport Center. In 2007, the Sachem Point Trail and Pavilion will be constructed, providing views of the Hudson and the Highlands beyond. Interpretive signage will soon be placed. There are no residency restrictions or fees. The overall project exemplifies coordinated waterfront revitalization in which a vision has been transformed into reality.



City of Yonkers *Yonkers Historic Design Guidelines*

The Historic Design Guidelines is a highly visual 67-page information manual that provides guidance on how to improve individual landmarks and homes in local historic districts. Preparation of the report was commissioned by the City's Planning Bureau and Landmarks Preservation Board with the intent of easing the application process. Completed by Stephen Tilly Architect in 2005, it immediately became a very useful resource for applicants and for Board members who need to make decisions on renovations and how to appropriately maintain historic homes and properties. The Guidelines provide a level of clarity and consistency to the Board's review process. The report has three components: a description of each architectural style represented in Yonkers' Historic Districts, the Board's design guidelines and an extensive set of appendices and reference materials. One appendix was printed separately for ease of future modifications and it has proved to be very useful for suppliers and contractors. The collaborative process to achieve the report, as well as its quality and thoroughness, make it an especially helpful guide.



COMMENDATIONS

City of Mount Vernon *The Roundabout*

The Roundabout began as a reconstruction of one of Mount Vernon's most identifiable landmarks, the "Circle" at the intersection of Gramatan and Lincoln Avenues in the midst of the growing downtown area. The Circle had been removed in 1972 and the project to restore it began as an element of Mayor Davis' vision to re-establish the long-ago grandeur of the City's downtown. The design team restored the logic and function of the old traffic circle while creating one of the few European style roundabouts in the northeast. The roundabout is anchored by a memorial to the soldiers of the Spanish-American war and features a large pool, fountains, landscaping, music and lighting. Opened in November 2006 after an expenditure of \$2 million, the roundabout will define the business district and city for years to come.



City of New Rochelle *Peer Architectural Review Committee Legislation*

Innovative legislation was adopted by the New Rochelle City Council in November 2006 to establish a Peer Architectural Review Committee for the purpose of improving the design quality of proposed site plans and major subdivisions. The legislation requires professional architectural review of applications submitted to the Planning Board, as distinct from the Architectural Review Board process that exists in many communities. The Planning Board has final authority to deny a plan or subdivision application if a finding is made that the proposed building would have a negative impact on the neighborhood. To pay for the review, the applicant is assessed an additional fee when the application is submitted. The PARC was created in response to the successful, voluntary peer review of a proposed large-scale project in the downtown. Six applicants have since followed the PARC process, all with good results.



Village of Port Chester *Port Chester Senior Community Center*

The Village of Port Chester's seniors have never had a permanent facility. In February 2003, the Village was afforded a strategic opportunity to purchase the former Horton Elementary School (1926) which had been privately renovated in 1982 as a commercial office building. The Senior Community Center Project was initiated in the fall 2003 and resulted in construction of a 12,000 square foot state-of-the-art Senior Community Center over the foundation of a 1952 rear building addition that was razed. The fully accessible Center includes a library, three flexible activity spaces (one now setup as a computer lab), a billiard room, a large multi-purpose room with kitchen capable of seating 200 plus staff offices. Funding for the \$3.5 million project was derived from a multitude of public, private and citizen contributions including \$450,000 of Community Development Block Grant funds. The Village intends to consolidate all other Village services and departments in the adjacent school building which will continue to provide a revenue stream from commercial tenants.



City of Rye *Neighborhood Business District Study*

Small neighborhood business districts are valuable resources. Their older, sometimes historic, buildings and unique uses contribute to community character and identity. They provide opportunities for small, often locally-owned businesses, diversify the economic base and provide convenient service, dining and shopping opportunities thereby reducing travel needs for the nearby residents. But these districts face a number of threats through inattention of officials and overly restrictive land use regulations. The Rye Neighborhood Business District Study is the culmination of nine months of research by the City Planning Department and the Neighborhood Business District Committee into possible regulatory and other enhancements that would support the districts. The work was initiated by the Rye City Planning Commission. Since the study's completion in January 2005, many of its recommendations have been implemented such as allowing for apartments over stores to provide economic incentive for property owners to invest as well as to provide additional lower cost housing opportunities.



Town of Yorktown Open Space Preservation Process



The Town of Yorktown created a system to identify, inventory and acquire parcels to limit sprawl as well as to protect water, air and scenic qualities and ecological systems and habitats. The Advisory Committee on Open Space was created to develop an Open Space Preservation Plan, identify open space opportunities and enhance community awareness of open space protection. An evaluation system was devised to make recommendations to the Town Board. It included consideration of fiscal implications to taxpayers. A \$30 flat tax for open space was instituted, paid annually by each property owner. Residents also approved authorization to expend \$5 million in bonds, of which the debt service is equal to the annual amount collected by the flat tax allowing it to be leveraged to a larger amount. The preservation process is supported by the Natural Resource Conservation recommendations of the Town's Comprehensive Plan. In recent years, more than 2,000 acres of open space have been protected.

DISTINGUISHED CITIZEN PLANNERS

Mary Cavallero, *City of White Plains Planning Board*



Mary Cavallero served on the City of White Plains Planning Board for 17 years, from July 1989 until August 2006. For 13 of those years, she led the Board as its Chairwoman. Her tenure extended through a period of tremendous change and innovation in the city and her outstanding service proved critical in shaping development. As a mathematician, the analyses of plans and data came naturally to her. Her qualities of patience and firmness, drawn from her teaching career, proved to be valuable traits for meeting management. The commitment and integrity she demonstrated through her service continue to inspire

Locations of
WMPE
Achievement
Award and
Commendation
Recipients

Dave Klaus, *Town of Yorktown Planning Board*

Since 1994, David Klaus has served the Town of Yorktown through membership on two boards. First, he was Chairman of the Conservation Board for five years. Today he is Chairman of the Planning Board, a position he has held for two years preceded by six years as the vice chairman. During his tenure, Mr. Klaus has presided over major land use matters including the development of a new Town Comprehensive Plan. His soft-spoken but stern demeanor has gained



the respect of fellow board members and applicants. He's ability to digest the complexities facing the Planning Board allows him to be an effective leader.

Donald Straub, *City of Peekskill Zoning Board of Appeals*



Donald Straub has served the City of Peekskill as a member of its Zoning Board of Appeals since 1987 and soon will mark his 20th anniversary on the Board. He is currently the Board's Chairman, a position he has held since 1996. He served as Vice Chairman from 1993 through 1996. Mr. Straub has distinguished himself through his keen appreciation of the role of the ZBA in the administration of local land use policy. He is respected for his compassionate manner and leadership.

Ronald Tedesco, *Village of Tarrytown Planning Board*



For 19 years, Ron Tedesco has served on the Village of Tarrytown Planning Board. Over the years, he has reviewed and helped shape many major developments including Talleyrand, The Castle and Windsor Estates. A thoughtful leader, observant site visitor and tireless reader, Mr. Tedesco is widely respected throughout the Village for his commitment to responsible, environmentally friendly and aesthetically pleasing decisions on development. He also plays a major role on the Westchester Environmental Management Council's SEQR/Land Use Committee and wrote the SEQR Primer. Mr. Tedesco's knowledge and dedication have won him the admiration of his planning colleagues, applicants and the community.

SCHOLARSHIP AWARD

Stephanie M. Camay, *Bachelors Degree in Urban and Regional Planning, Miami University of Ohio*

Candidate for Masters Degree in Urban Planning, Hunter College



Stephanie Camay brings to her education a solid record of planning experience and a board range of interest in planning subjects. Her studio class at Hunter is a project on aging in place centered on four neighborhoods in Yonkers. She also conducted an independent study project on the Tappan Zee Bridge and has worked on a ferry parking and landside access study. In addition to being a student, she is employed at URS Corporation as an environmental planner and works on environmental reviews of large-scale projects. Previously, she worked at the Urban Renewal Agency for the City of Jamestown where she managed GIS to support planning.