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**Sent:** Friday, February 28, 2020 12:24 PM

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**Subject:** Clarification for Westchester County Planning Board Referral File: CRO 20-001 Zoning Amendments - Municipal Way Gateway Overlay Zoning District

Mayor Pugh,

I am writing to you to clarify language contained in the County Planning Board's February 7, 2020 letter in response to proposed amendments to the Municipal Way Gateway Overlay Zoning District. In the letter, our description of the proposed zoning amendment noted that the amendment would allow residential or mixed-use development on the municipally-owned property at the northwest corner of Municipal Place and Maple Street, also known as the Katz Property. Regulations for this property would require a rear yard green buffer, park space along Municipal Place, a height of 35 feet, and various parking and dimensional regulations.

We had previously reviewed an earlier version of this amendment and responded to the Village in a letter dated November 1, 2019. At that time, our understanding was that the Village was considering a potential buildout of the Katz Property at a floor-area-ratio of up to 0.8, which could potentially allow a projected 42 to 80 residential units on this property.

Our current understanding is that the floor-area-ratio considered for the Katz Property has been reduced to 0.5, which would reduce the potential building and bring it closer to the lower limit of 42 units that was discussed previously. However our February 7, 2020 did not note this change. We apologize for any inconvenience or misunderstanding.

Sincerely,

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