



Robert P. Astorino
County Executive

County Planning Board

January 30, 2014

Honorable Richard Lyman, Supervisor
Town of Pound Ridge
179 Westchester Avenue
Pound Ridge, New York 10576

Subject: **Referral File No. PDR 14-002 – Town Code Amendment: Steep Slopes**

Dear Supervisor Lyman:

The Westchester County Planning Board has received a proposed Local Law to amend the text of the Slopes Protection chapter of the Town Code. The amendment would allow the Town Planning Board to waive the prohibition on steep slope disturbance on slopes greater than 35% with respect to ingress and egress to a property. In order to grant this waiver, the proposed Town Code amendment would require an applicant to demonstrate hardship, that the site could not be used without such ingress or egress and that any proposed development would not create a traffic hazard or adverse environmental impacts. The proposed amendment would also permit utilities to be installed on steep slopes over 35%, if adverse environmental impacts can be minimized.

We have reviewed the proposed amendments and find them to be generally consistent with the *Westchester County Planning Board Steep Slope Policies*, as adopted on October 30, 1990, which call for the allowance of flexibility in steep slope ordinances, particularly in cases where such ordinances could totally prevent the development of a site.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

FOR:
By:

Edward Buroughs, AICP
Commissioner

EEB/LH