

Westchester Municipal Planning Federation

# Planning Board Basics

March 14, 2019

Martha Monserrate, PE

City of Rye Planning Commission Vice Chair

# 18 Years of Planning

## Surprising Lessons Learned

- Ay yi i! The weather is changing...and that matters now.
- The Law of Expected Consequences reigns supreme.
- Our other land use boards can be a great help.
- A subdivision can yield environmental benefits.
- Applicants can be creative and helpful...(I can be too).
- My friends ...and others...will be applicants and impacted parties.
- The mayor and city council are going to.....? (never assume you know)

# Ay Yi i ! The weather is changing...

- Stormwater runoff calculations required to ensure plan mitigates the peak flow for a 25-year storm (in Rye, 100-year storm).
- Planning applications often use the Rational Method with the equation:

$$Q = c \ i \ A$$

**Where Q= peak discharge (cfs)**

**C=runoff coefficient**

**i=rainfall intensity (in./hr)**

**A=area (acres)**

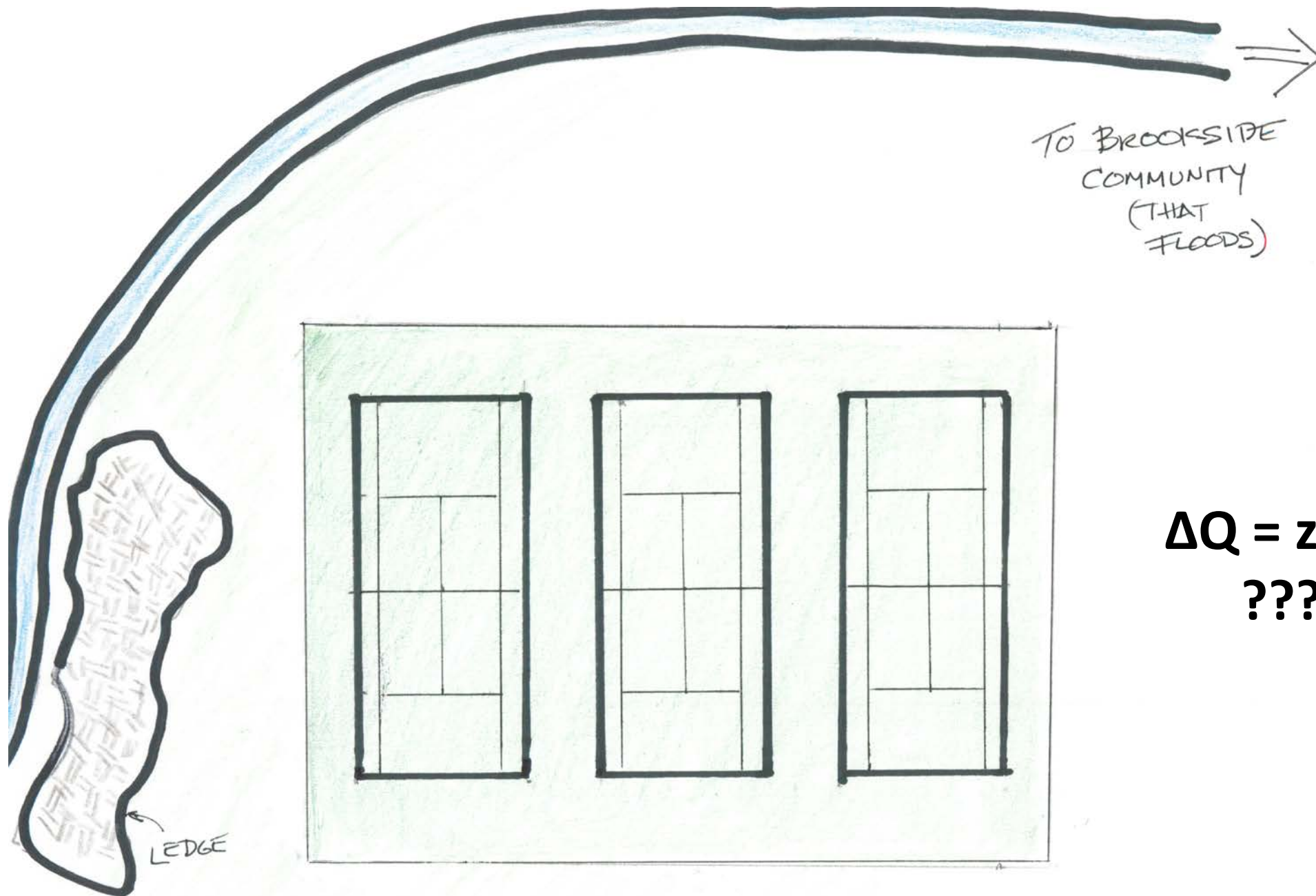
Streets, roofs = 0.9  
Lawn = 0.15  
Woodland = 0.10

...but rainfall levels and intensity are increasing.

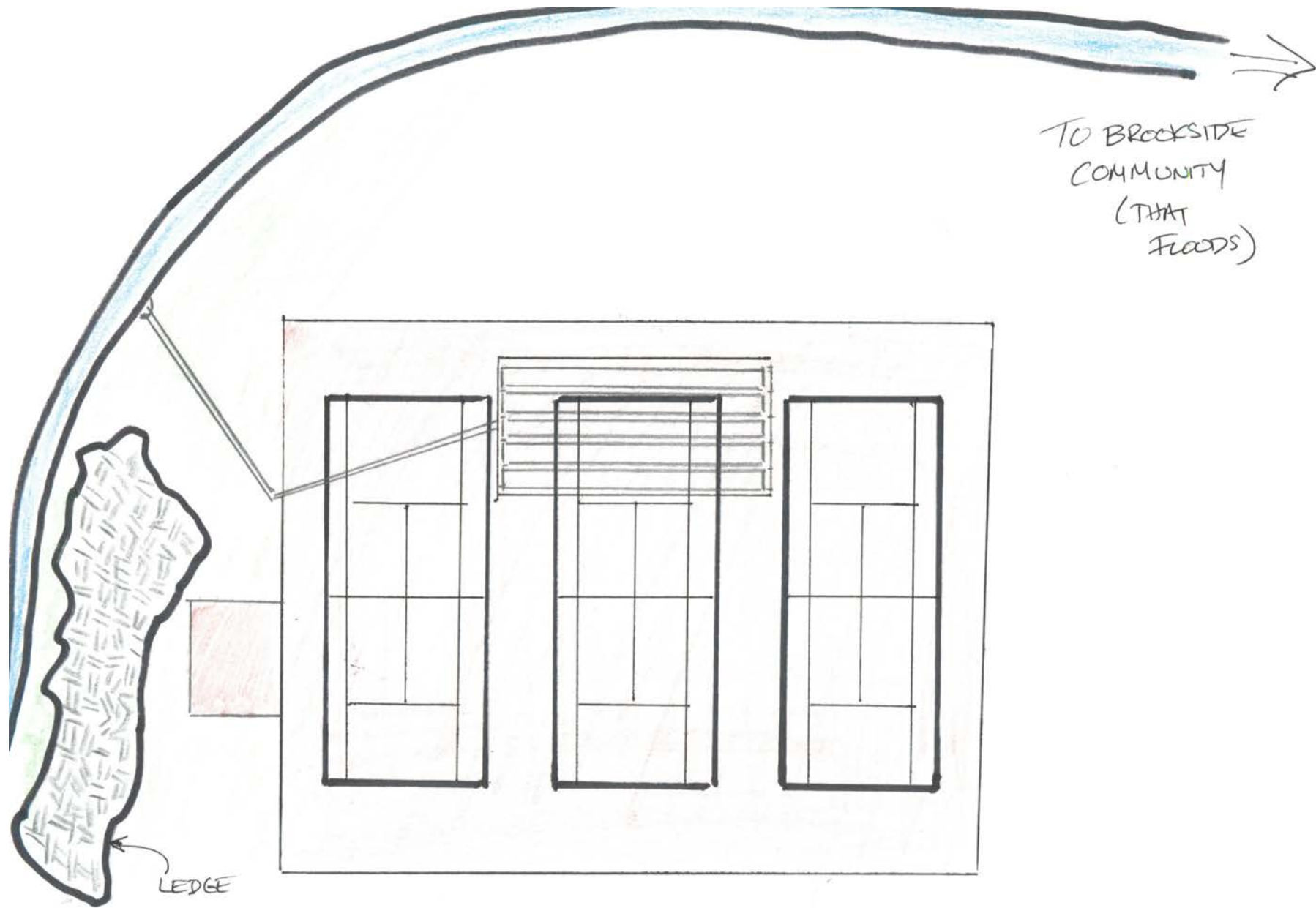
Design Storm (24-hour, yr)	Probability of Occurring in a Given Year (%)	Avg. Rainfall (in.) (Orlando, today)	Avg. Rainfall (in.) (Westchester, 1961—used in 1984 Manual)	Avg. Rainfall (in.) (Millwood, NY, today)
2	50	4.5	2.6	2.94
5	20	6.6	3.3	3.59
10	10	7.5	4.3	4.65
25	4	8.5	5.0	5.53
50	2	9.5	6.3	6.75
100	1	10.5	7.2	8.62

Infrastructure  
was designed  
for this...

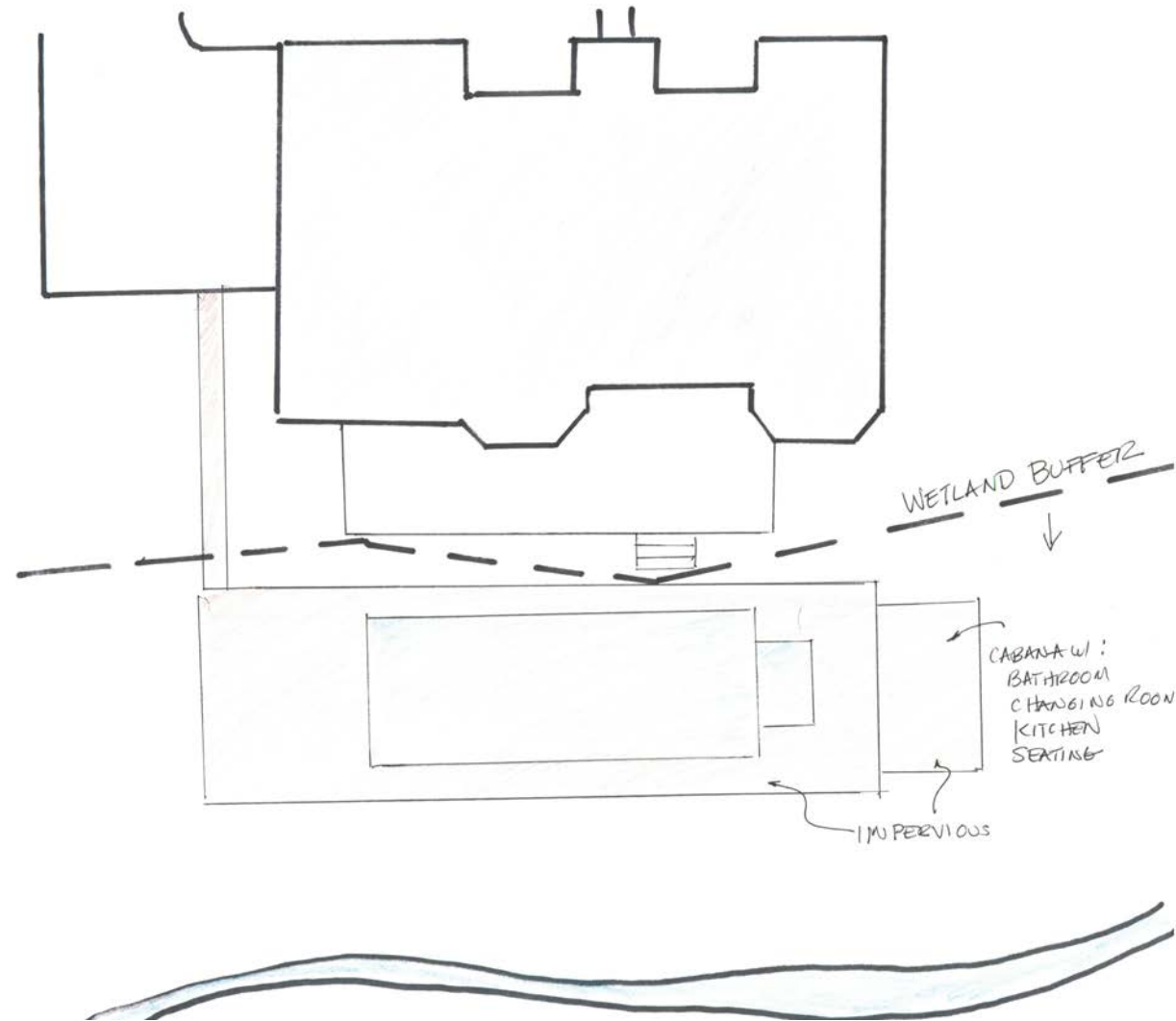
...but we are  
experiencing  
this

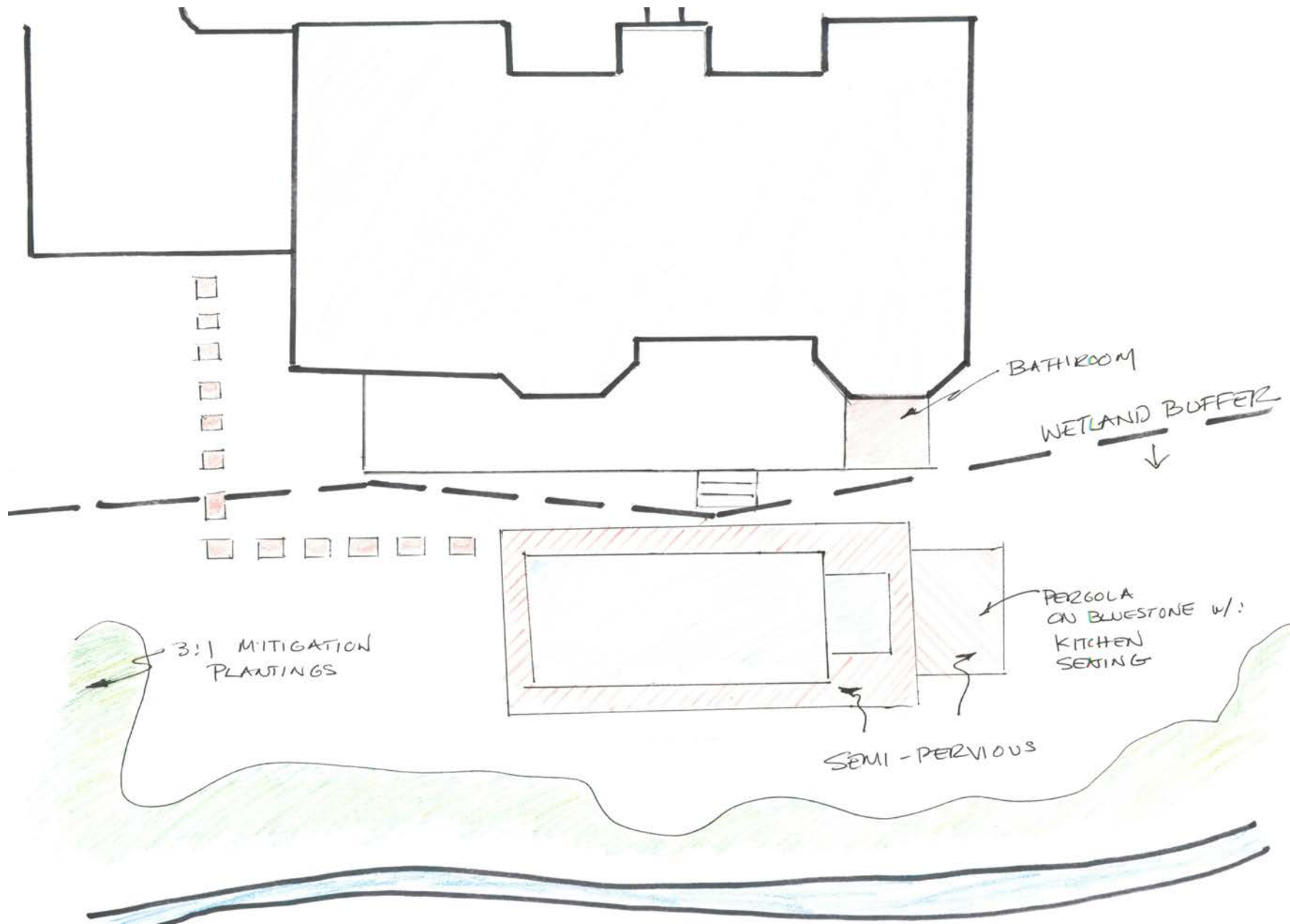


**$\Delta Q = \text{zero}$   
???**



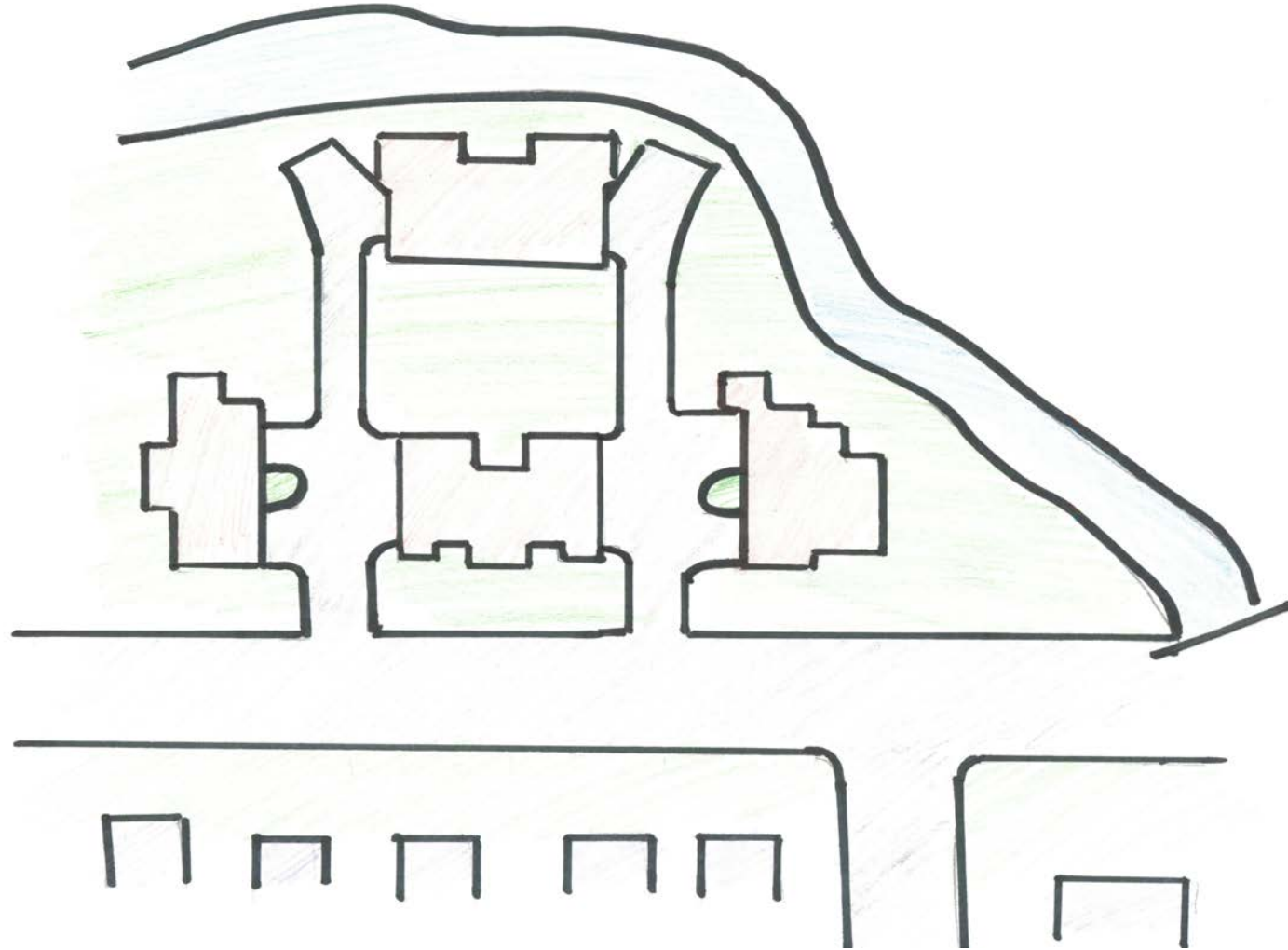
The Law of Expected Consequences reigns supreme.

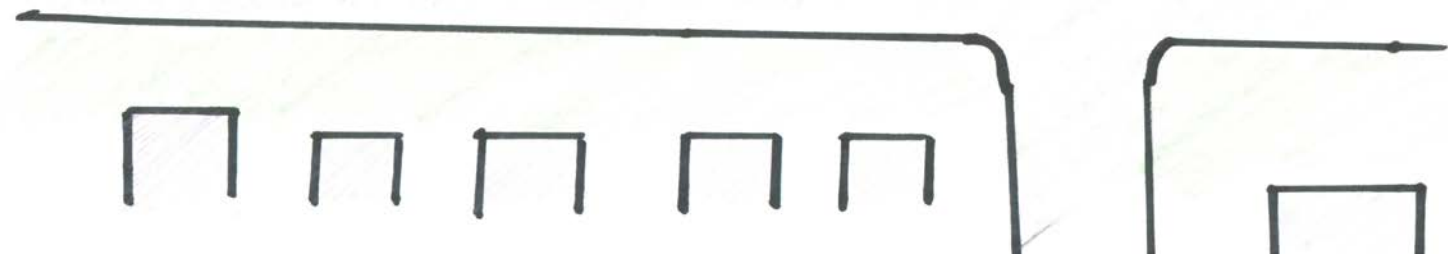
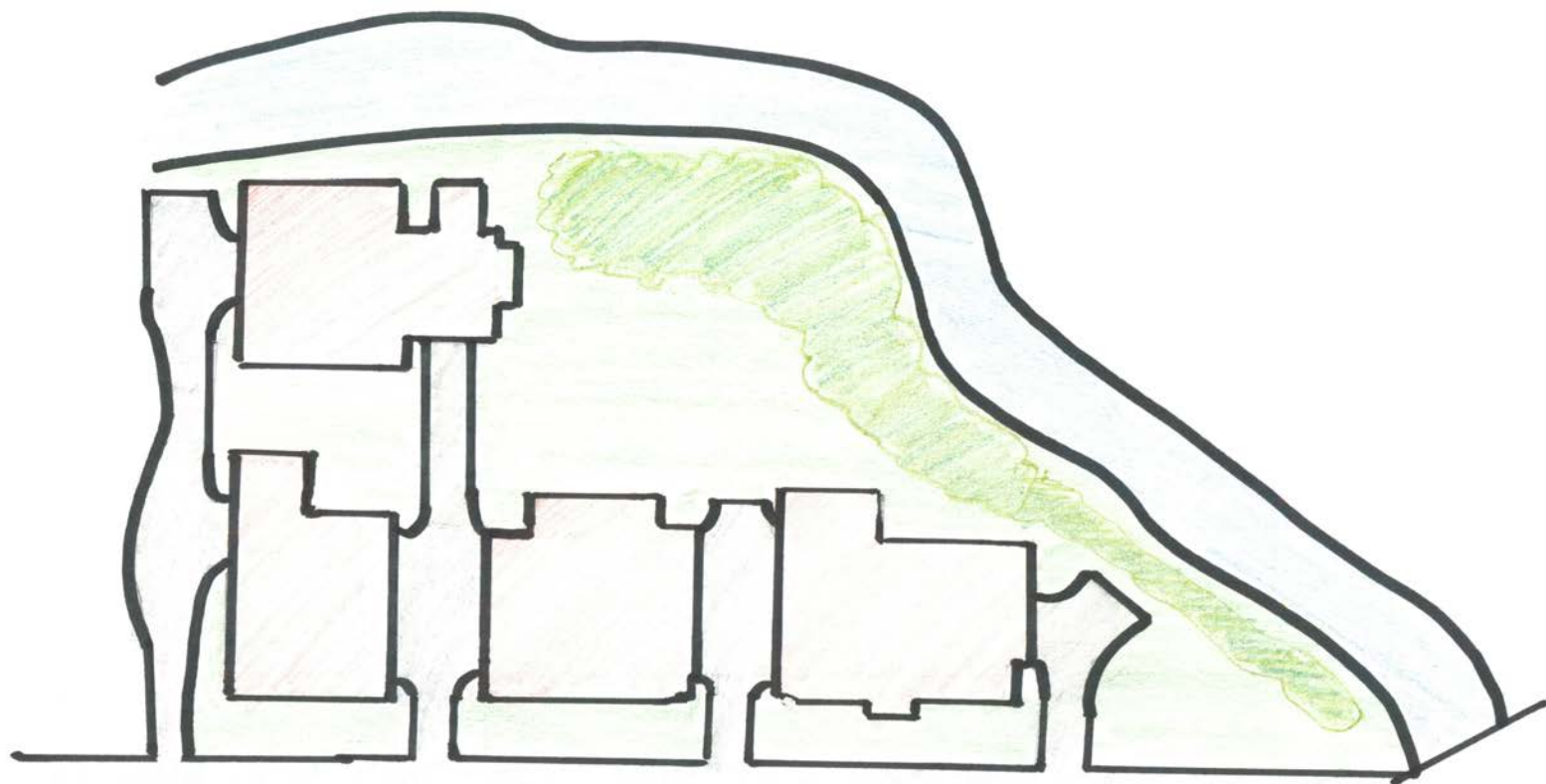




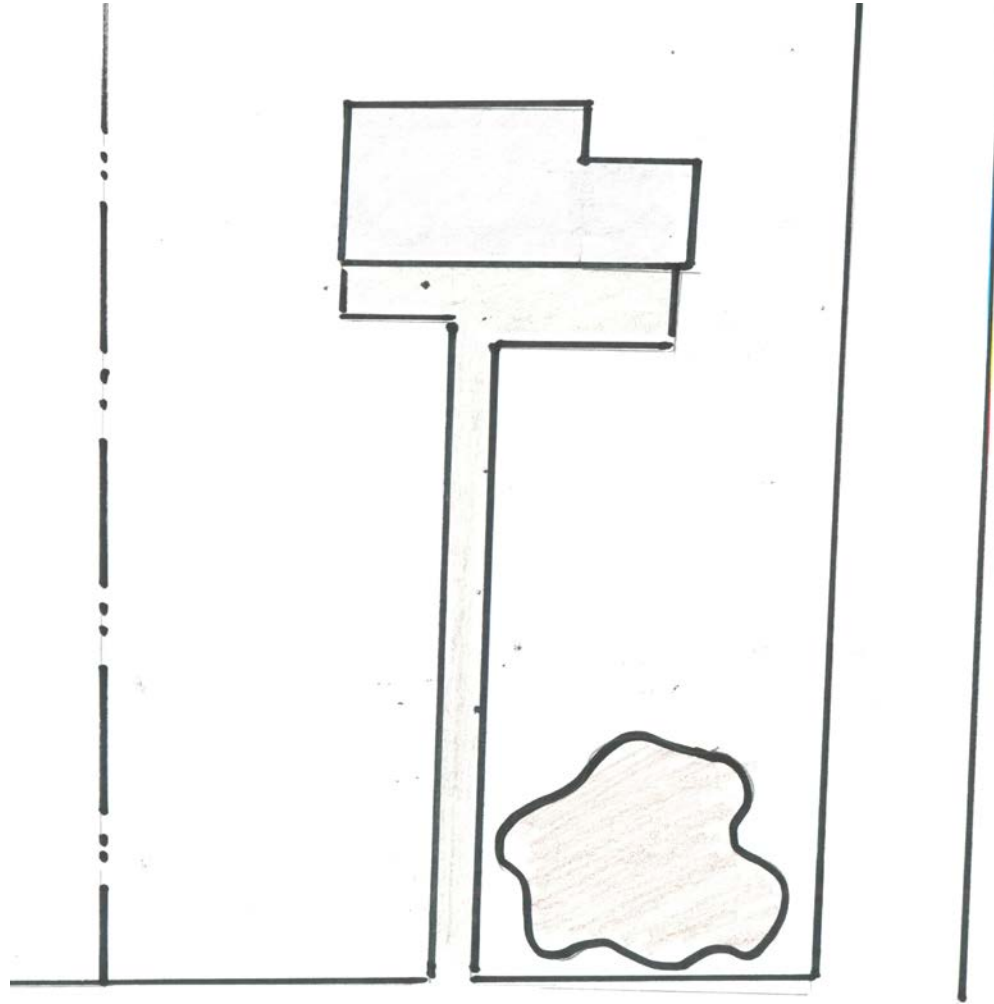


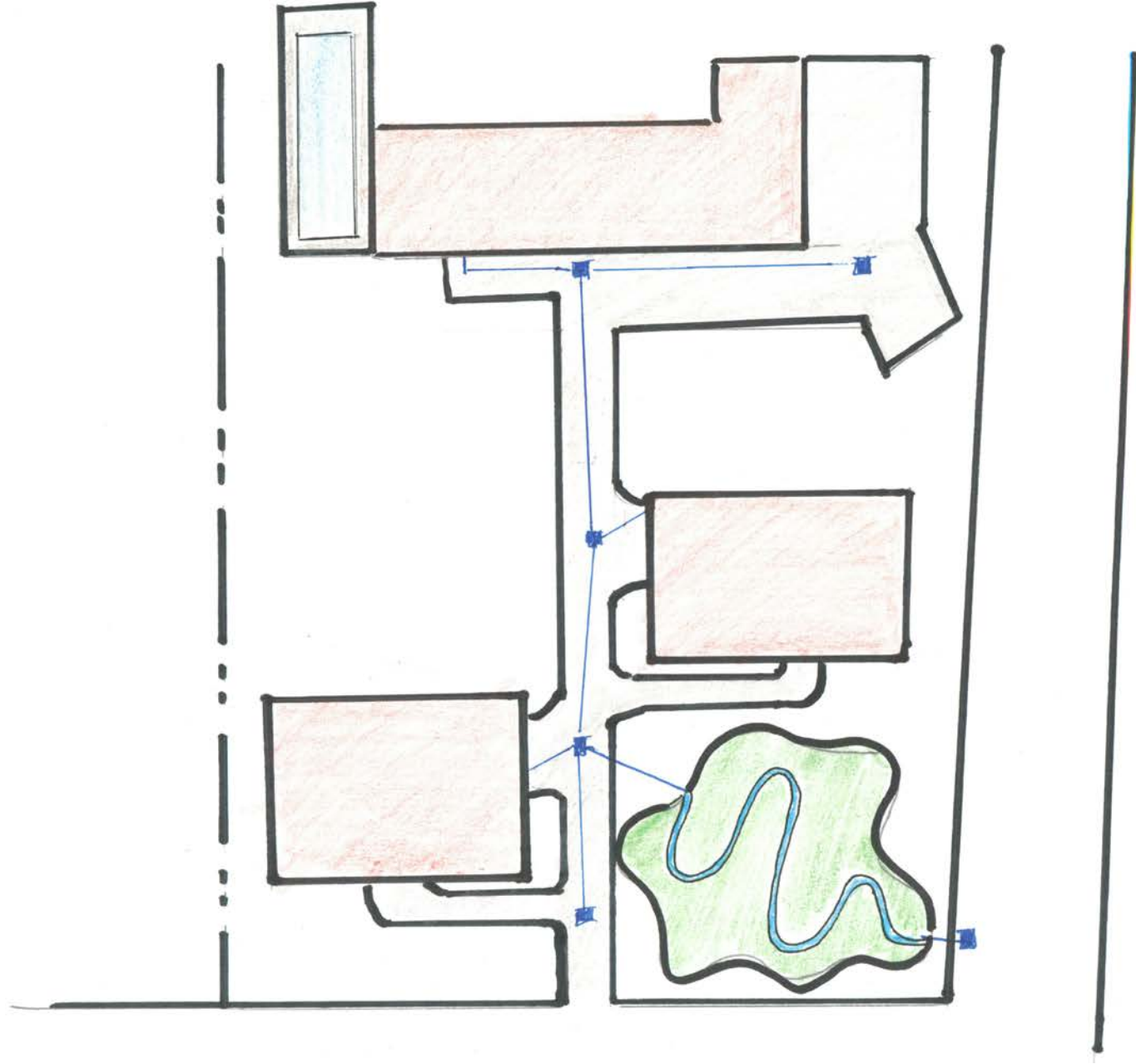
Other land use boards can be a great help.



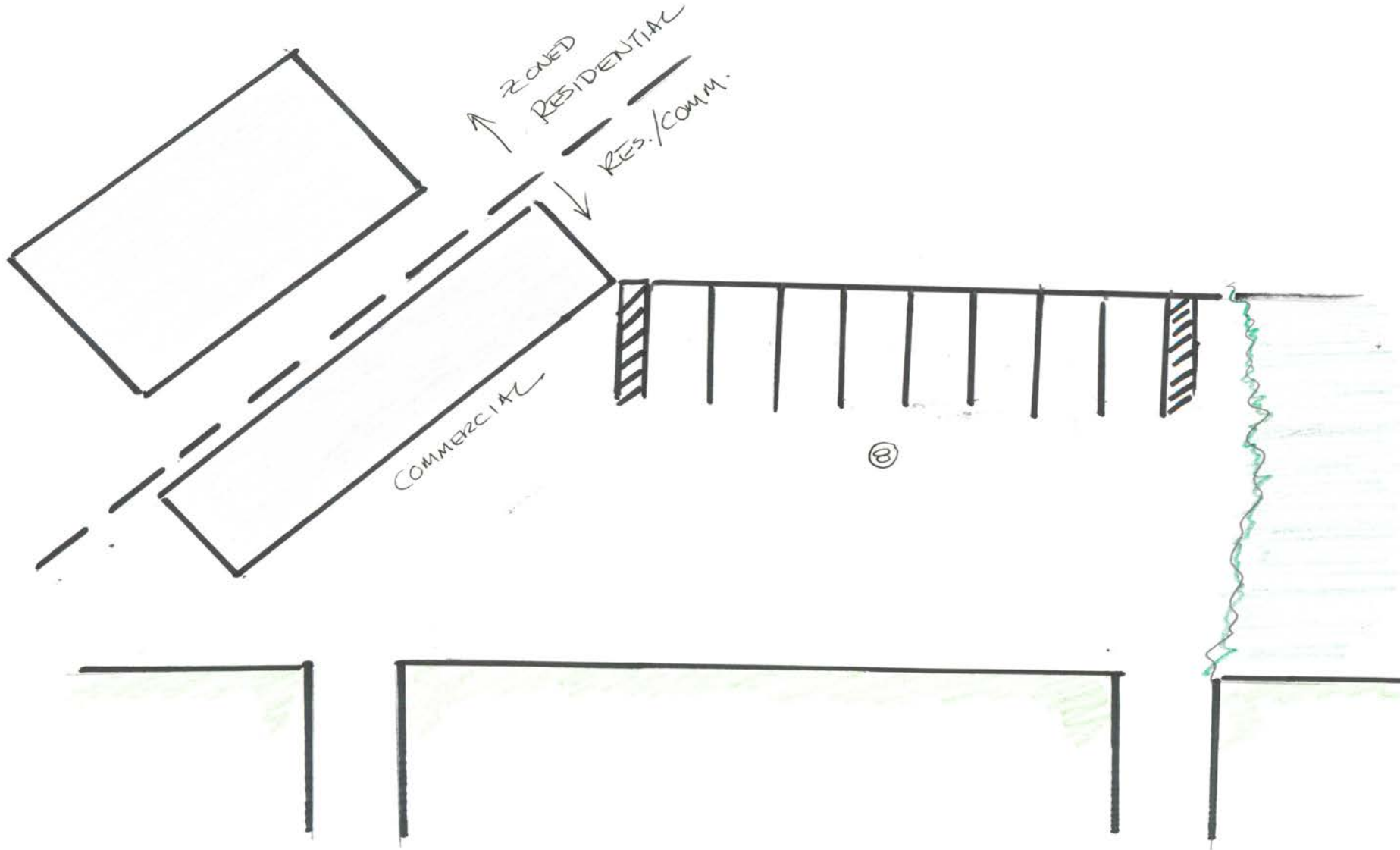


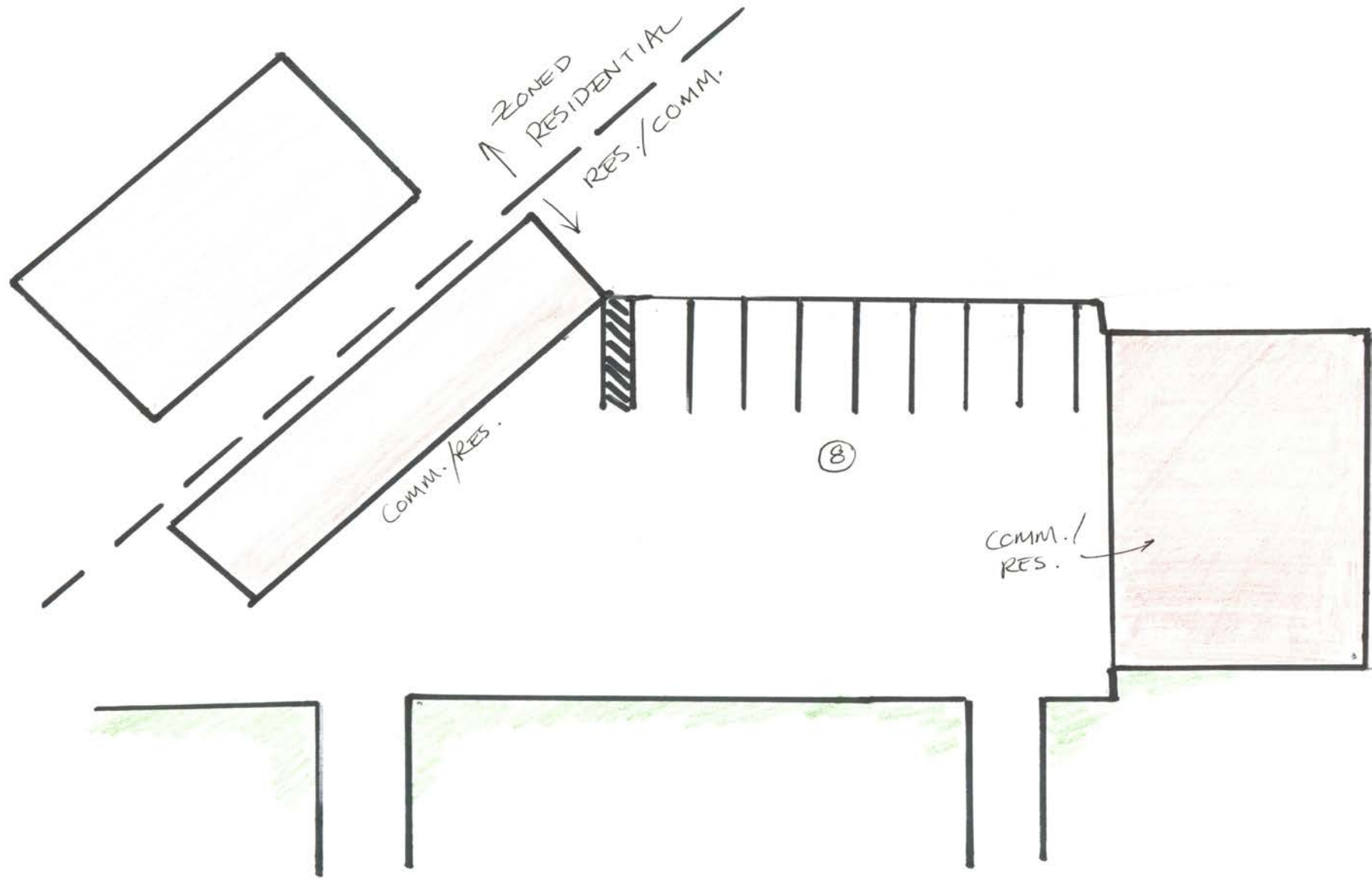
A subdivision can yield environmental benefits.

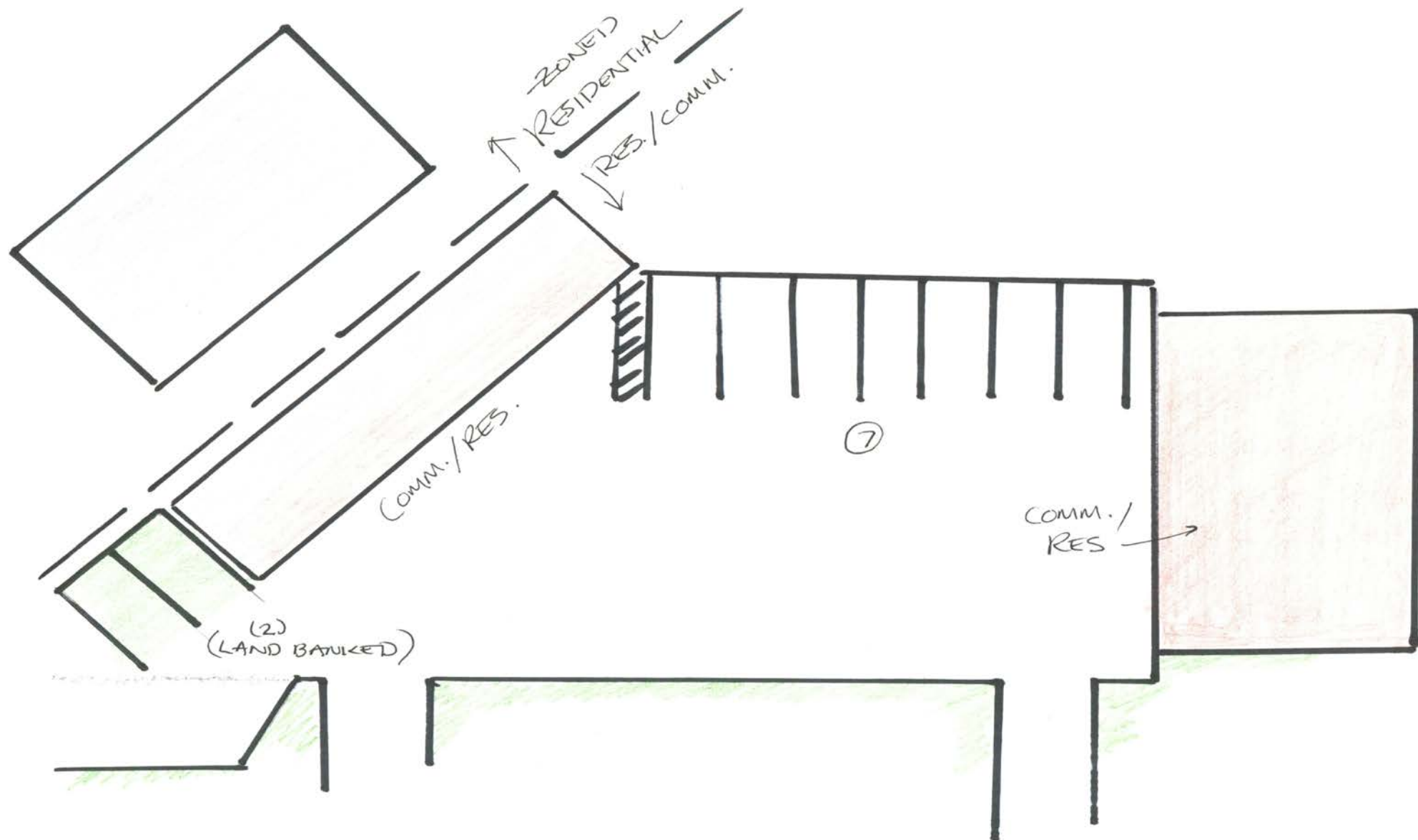




Applicants can be creative and helpful...(I can be too).









My friends ...and others...will be applicants and impacted parties.

- Recusals---when to, when not to?
- Politics---supported by city/town council, but not controlled by them
- Manage the process of the public hearing---not every one needs to speak
- Best applications are ones where everyone's points are heard, but everyone is just a little unhappy with the outcome. (So don't try to make everyone happy.)
- Treat everyone with respect...even when you are not.



The mayor and city council are going to.....?  
(never assume you know)

- Addressing flag lots and steep slopes not a priority.
- Master plan challenging.
- Zoning change to put senior housing on former commercial site...and former contaminated site.
- Zoning text amendment impacting workout facilities.
- Residential use in business zone.