

# Public Hearing FSGEIS & Revised Comprehensive Plan

## PUBLIC NOTICE

This notice is issued pursuant to Section 272-a of the Town Law and Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

PLEASE TAKE NOTICE that a public hearing will be convened by the Town Board of the Town of Yorktown, Westchester County, New York, at the Yorktown Town Hall Board Room on Tuesday, April 6, 2010 at 7:00 p.m. or as soon thereafter as the same can be heard. The public hearing will be convened for the public to comment orally and/or in writing upon the proposed action described below, the proposed Town of Yorktown Comprehensive Plan (revision date February 2010), and a Final Supplemental Generic Environmental Impact Statement (FSGEIS) (revision date February 2010) that has been completed and accepted for the proposed action.

ALL PERSONS INTERESTED in this matter may appear before the Board in person or by agent or attorney, and will be heard before any final determination is made. In addition, written comments can be submitted through the close of business on April 21, 2010 to Yorktown Town Clerk, 363 Underhill Avenue, Yorktown Heights, NY 10598.

**Name of Action:** Revised Town of Yorktown Comprehensive Plan and related zoning amendments.

**Lead Agency:** Town of Yorktown, Town Board, 363 Underhill Avenue, Yorktown Heights, NY 10598.

**Description of Action:** The proposed action is a Revised Comprehensive Plan outlining a vision for the Town for the next 20 years, together with associated changes in the Zoning Map and the text of the Zoning Code ("Proposed Action"). The Plan includes policy recommendations for land use, housing, parks and recreation, town and community services, utilities and infrastructure. Recommendations for improving traffic flow and traffic calming options are also detailed as are opportunities for protecting and enhancing neighborhood community character, and scenic, historic and natural resource protection. Examples of policy recommendations include: (1) the development of conservation overlay districts to protect natural and scenic resources; (2) improvements to environmental protection ordinances; (3) update of the Town Recreation Plan; (4) goals and techniques for historic preservation; (5) expansion of senior and youth programs to respond to changing demographics; (6) expansion of library space and services; and (7) specific improvements to intersections. The Plan also offers details for improving and enhancing the five business hamlets of Shrub Oak, Mohegan Lake, Jefferson Valley, Crompond (Route 202 corridor) and Yorktown Heights. Consistent with the land use recommendations, the Proposed Action also puts forth re-zonings for commercial, office and residential zones. The changes to the commercial zones consist of renaming some of the zones to accurately reflect their uses. There are also changes to the allowed and accessory uses in the commercial zones. Re-zoning of certain large lot, contiguous residentially-zoned parcels in the Town to reduce density is proposed. Also proposed are overlay districts (called design districts) to enhance development and/or redevelopment of areas through carefully designed mini-master plans.

**Location:** Town of Yorktown, Westchester County

**Potential Environmental Impacts:** Under the Proposed Action, fewer housing units will be constructed, resulting in a smaller population increase than could occur under Future Baseline Conditions. A new set-aside requirement could help to ensure that new affordable workforce housing is made available during the horizon period. The demand for commercial space would decrease. In addition, the Proposed Action would allow for the construction of additional office space, while reducing potential industrial buildout. The implementation of new regulations will help stem the decline of, and even improve, water quality in the Croton and Peekskill Hollowbrook watersheds. New regulations, such as Conservation Overlay Zones, and proposed purchases of important habitat areas will help to maintain Yorktown's biodiversity. Demand for water and sewer service will be reduced. Scenic and historic resources will be protected through new regulations, conservation easements and purchases. New regulations and acquisitions will help to protect farmland that could be lost to development. The Proposed Action would reduce the future growth in school enrollment, particularly in the Lakeland district. New zoning regulations would be imposed throughout the Town to protect and enhance the unique character of each part of Yorktown. Residential traffic trips would be reduced, however there could be a potential increase in retail and office generated trips. Mitigation is proposed to alleviate the potential impacts. Overall, the Proposed Action will not have significant adverse impacts that cannot be avoided or mitigated.

**A copy of the FSGEIS and the Revised Comprehensive Plan may be obtained from:** Yorktown Planning Department, 1974 Commerce Street, Yorktown Heights, NY 10598, 914-962-6565; or the Yorktown Town Clerk's Office, 363 Underhill Avenue, Yorktown Heights, NY 10598; or the John C. Hart Memorial Library, 1130 Main Street, Shrub Oak, NY 10588; or online at [www.yorktownny.org](http://www.yorktownny.org).