

## **2.0 PROJECT DESCRIPTION**

### **2.1 Introduction**

The Project Sponsor, VS Construction Corp., is proposing to subdivide a 43.168-acre parcel of property into 34 single-family residential lots, with open space for dedication to the Town of Yorktown including seven and a half acres of passive recreational open space and a two-acre parcel containing a ball field and associated parking, and an internal road system to be offered for dedication to the Town. The property is located in the northeastern portion of the Town of Yorktown, on the south side of Route 6, and along the municipal border of the Town of Somers (see Figure 2-1, Regional Location Map). The parcel is currently undeveloped and zoned for one-half acre residential development under the Town's Zoning Code. Access to public water and sewer is proposed to provide utility service to the 34 new homes. Proposed site access is from Route 6 and from Gay Ridge Road.

This Draft Environmental Impact Statement (DEIS) has been prepared in accordance with Section 8-0101, et. seq. of the Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation (NYS DEC) thereunder, which appear at 6 NYCRR, Part 617, NY State Environmental Quality Review Act ("SEQRA").

A DEIS addressing a previous version of the project plan was submitted to the Town in February 2004. Designed pursuant to current zoning, the earlier version of the project included 38 homes, less recreational open space and no roadway connection to Gay Ridge Road. The project was subsequently revised at the request of the Yorktown Planning Board and the Yorktown Parks & Recreation Commission. The revised plan for Yorktown Farms with 34 lots, added recreational facilities, and a connection to Gay Ridge Road is the subject of this DEIS. Four new residential alternatives and a revised office alternative are also now examined at the request of the Planning Board.

The DEIS scope was established by a scoping outline developed by the Yorktown Planning Board, acting as lead agency, in cooperation with all other involved agencies and interested parties. The Planning Board conducted a public scoping meeting on July 15, 2002, and maintained an open public comment period for an additional 30 days. The accepted scope outlining the information to be covered in the DEIS is provided in Appendix A. Also provided in Appendix A is a copy of the Environmental Assessment Form prepared for this project and used by the lead agency to determine the significance of the proposed action.

### **2.2 Location**

#### **2.2.1 Geographic Boundaries of Site**

The Town of Yorktown is located in northern Westchester County, New York. The subject site is located on the southern side of US Route 6 in the northeastern corner of the Town, four miles north of downtown Yorktown Heights, one and a half miles east of the Jefferson Valley Mall, and two miles east of the Taconic State Parkway.

The subject site encompasses 43.168 acres with 900 feet of road frontage on US Route 6. The site was originally 43.3 acres and was reduced to 43.168 acres as a result of recent takings by the New York State Department of Transportation. Curry Street intersects US Route 6 at a

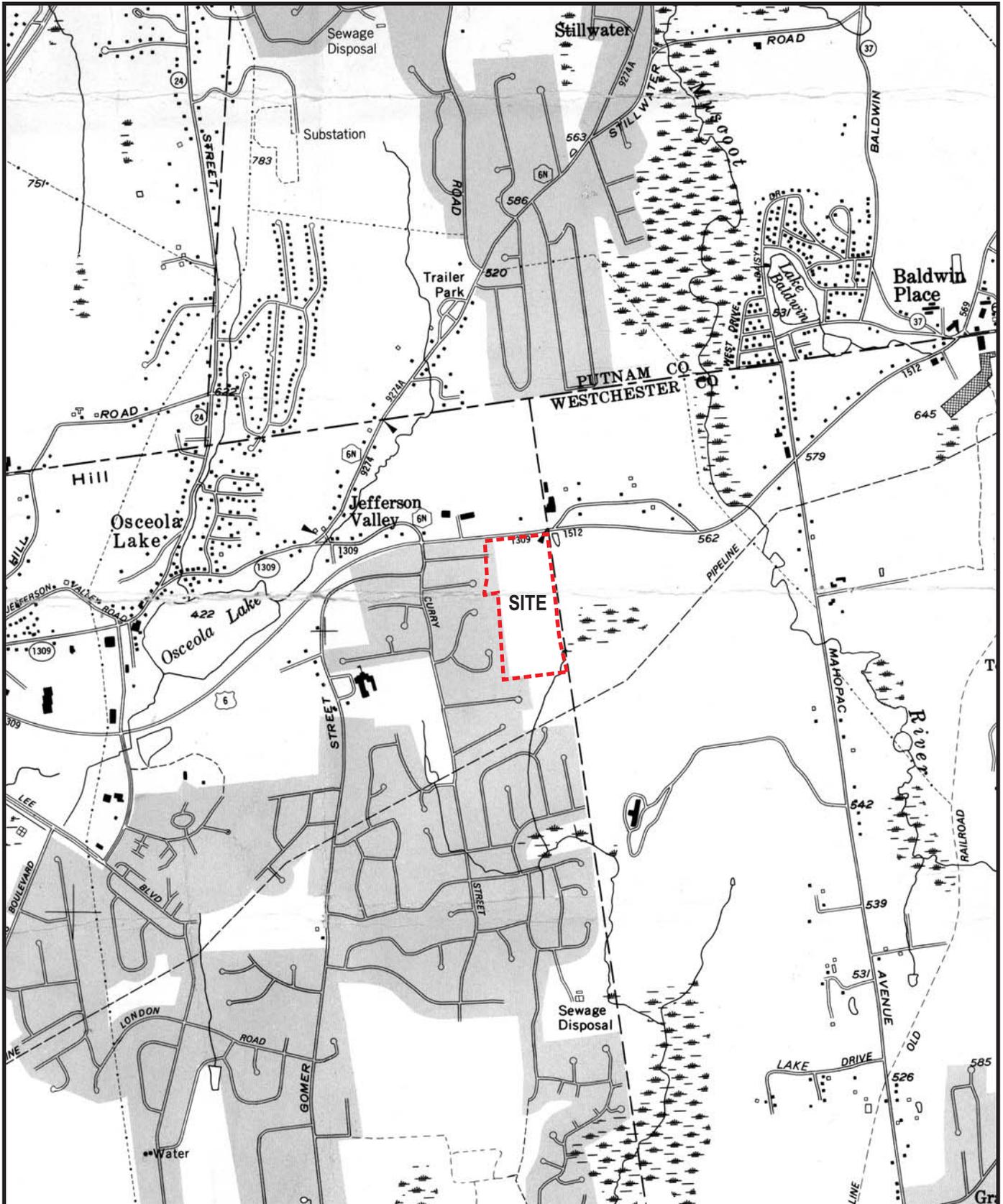


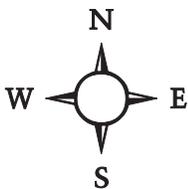
Figure 2-1: Regional Location Map

Yorktown Farms Subdivision

Town of Yorktown, Westchester County, New York

Source: NYSDOT Planimetric Map (Mohegan Lake Quad)

Scale: 1" = 2000'



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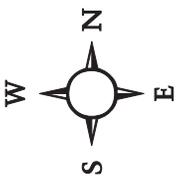
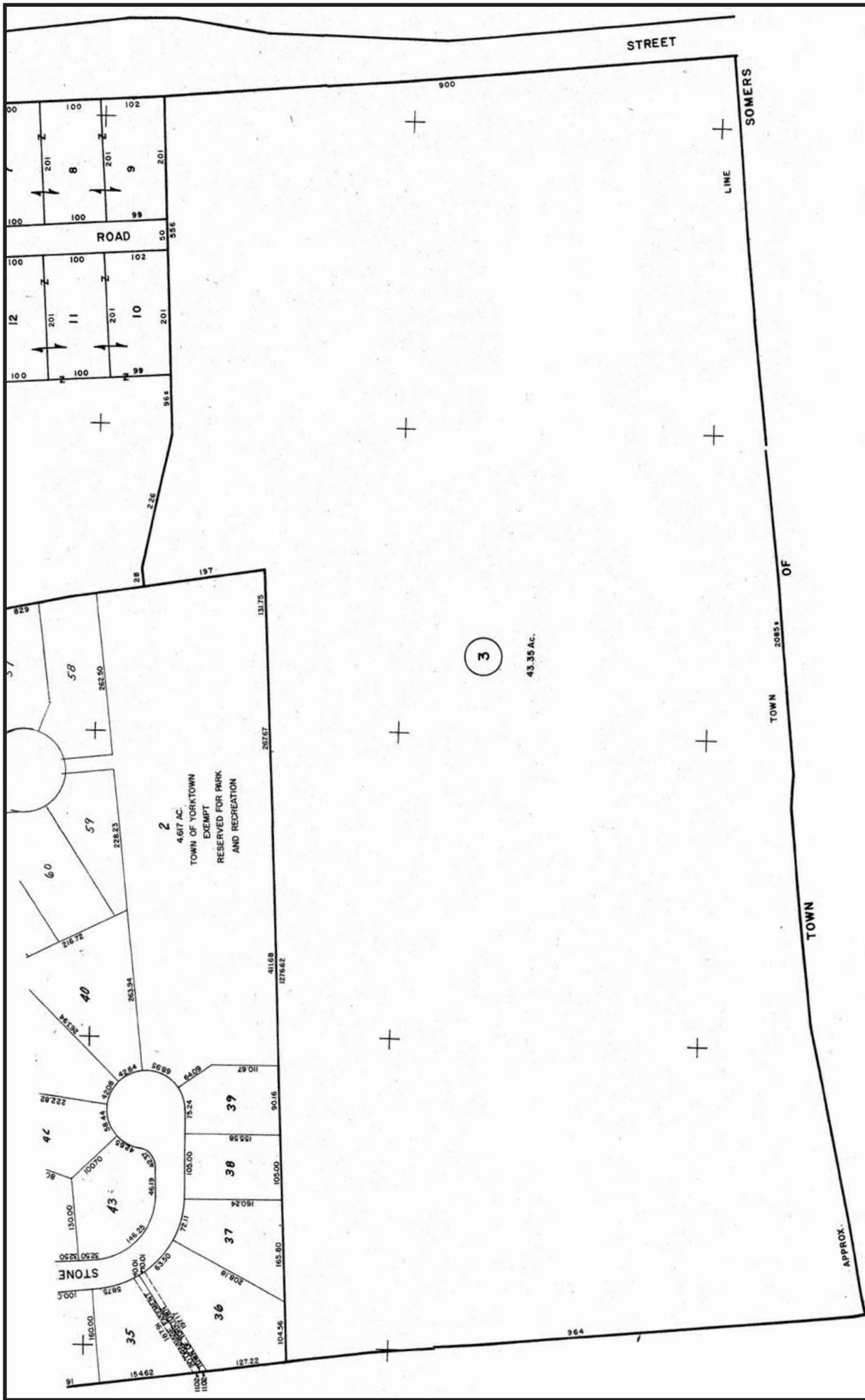


Figure 2-2: Project Site on Town of Yorktown Tax Map  
 Yorktown Farms Subdivision  
 Town of Yorktown, Westchester County, New York  
 Source: Town of Yorktown Tax Assessor  
 Scale: 1 inch = 130 feet

point located 1,000 feet to the west of the site's western boundary, and Gay Ridge Road terminates at the site's western boundary, approximately 200 south of US Route 6. The Municipal border of the Town of Somers forms the site's eastern boundary. The southern boundary of the site is located 250 feet to the north of Jefferson Court. The project site is designated in tax map Section 6.17, Parcel 3 on the Town of Yorktown Tax Assessment Rolls (see Figure 2-2).

### **2.2.2 Relationship to Surrounding Neighborhood**

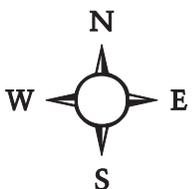
As illustrated in Figure 2-3, Local Setting, the subject site is located at the edge of the developed portion of the Town of Yorktown, with residential development buffered by wooded areas abutting its eastern boundary, and a portion of its southern boundary. The southern and eastern sides of the property slope downward away from a high point elevation in the southwestern portion of the site.

The overall pattern of land use in northern Yorktown is largely developed, with predominantly medium to high density residential uses and commercial uses existing along Route 6 in the hamlet of Jefferson Valley. Figure 2-4, Neighborhood Context, shows the proposed Yorktown Farms subdivision layout and the layout of existing homes on adjacent and nearby streets including Gay Ridge Road, Stonewall Court, Timberlane Court, Jennifer Court, Jefferson Court, Curry Street, Campbell Road and Juniper Drive. The Neighborhood Context diagram demonstrates that the density and layout of the proposed Yorktown Farms project are consistent with those of its surroundings. Non-residential, underutilized property faces the site from across Route 6.

The subject site has frontage on Route 6, which is a major east-west transportation corridor as well as a commercial and mixed-use corridor, with development including major regional retail uses and other business uses concentrated approximately one mile to the west. The wooded land directly north of the site across Route 6 comprises vacant property that is zoned for office and light industrial development, with a commercial nursery located on property to the immediate northeast in the Town of Somers, and an industrial park abutting the wooded land north of the site in the Town of Yorktown. Directly east of the northern half of the site in the Town of Somers is vacant, wooded land that is to be preserved as open space as part of an agreement to transfer development north of Route 6 as part of the Windsor Farms project. Land adjacent to the east of the southern half of the site consists of a horse farm that is owned by a single property owner. The single-family residential subdivisions that abut portions of the site on its southern and western borders in the Town of Yorktown are built at densities of approximately two units per acre.

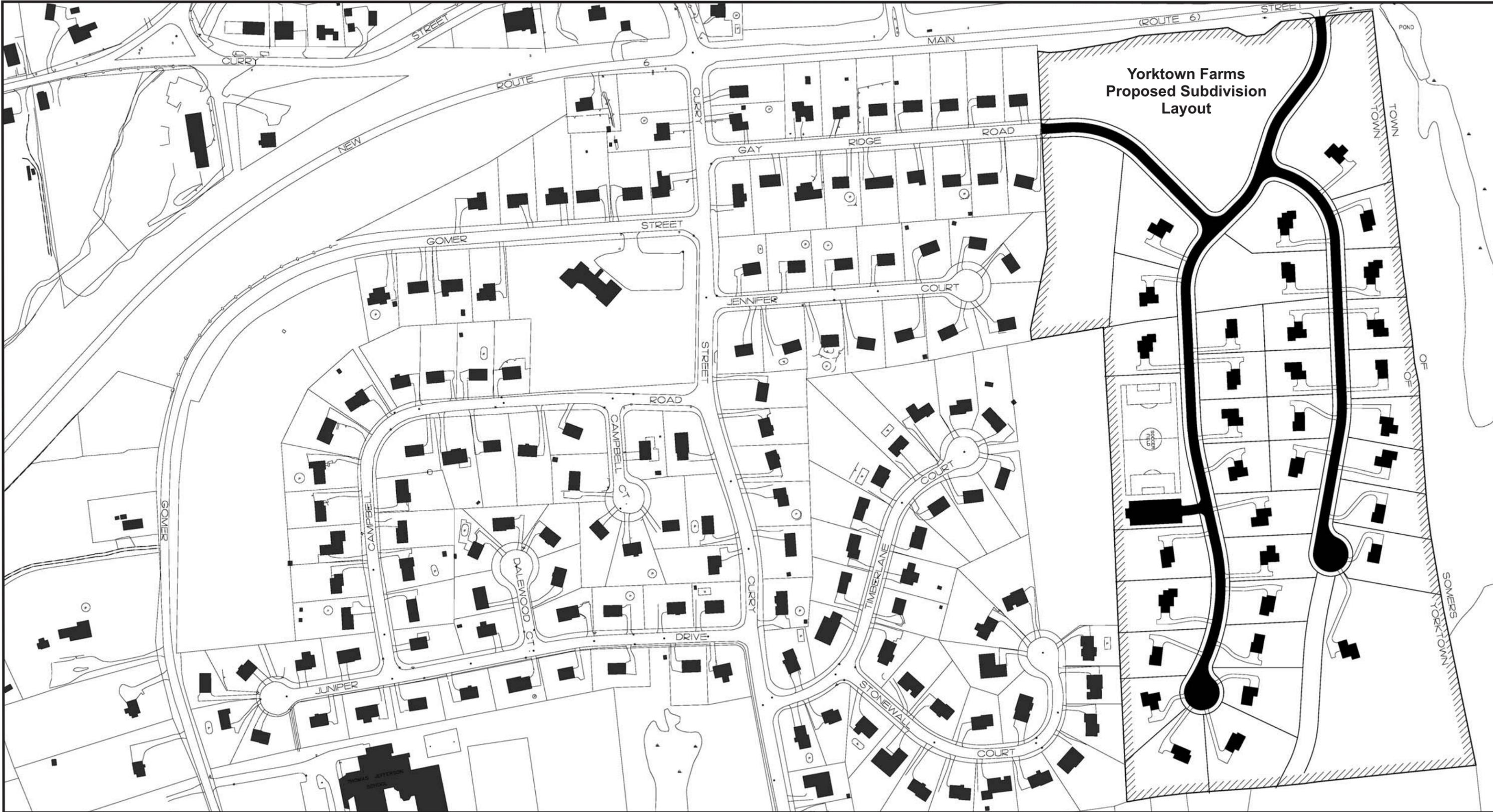
### **2.2.3 Description of Surrounding Area Roads**

Route 6, also referred to as East Main Street, serves as the main east-west transportation corridor in northern Westchester and southern Putnam Counties. It is traversed by Westchester County Bee-Line bus routes, and carries heavy amounts of traffic since it is an arterial east-west route. The character of Route 6 ranges from developed sections just east of the Taconic State Parkway that contain large scale retail to the rural/residential section of Route 6 in the vicinity of the subject site. Lake Osceola is a major open space feature located on the north side of Route 6 within one mile of the site. In the vicinity of the proposed site entrance, Route 6 consists of one lane of traffic in each direction, although it widens to a multi-lane configuration further to the west.

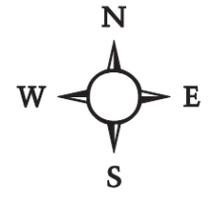


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Figure 2-3: Local Setting  
Yorktown Farms Subdivision  
Town of Yorktown, Westchester County, New York  
Source: 1993 Aerial Photograph, USGS TerraServer  
Scale: 1" = 655'



**Yorktown Farms  
Proposed Subdivision  
Layout**



**Figure 2-4: Neighborhood Context**  
 Yorktown Farms Subdivision  
 Town of Yorktown, Westchester County, New York  
 Source: Ralph G. Mastromonaco, P.E., P.C., 11/24/2004  
 Scale: 1 inch = 250 feet

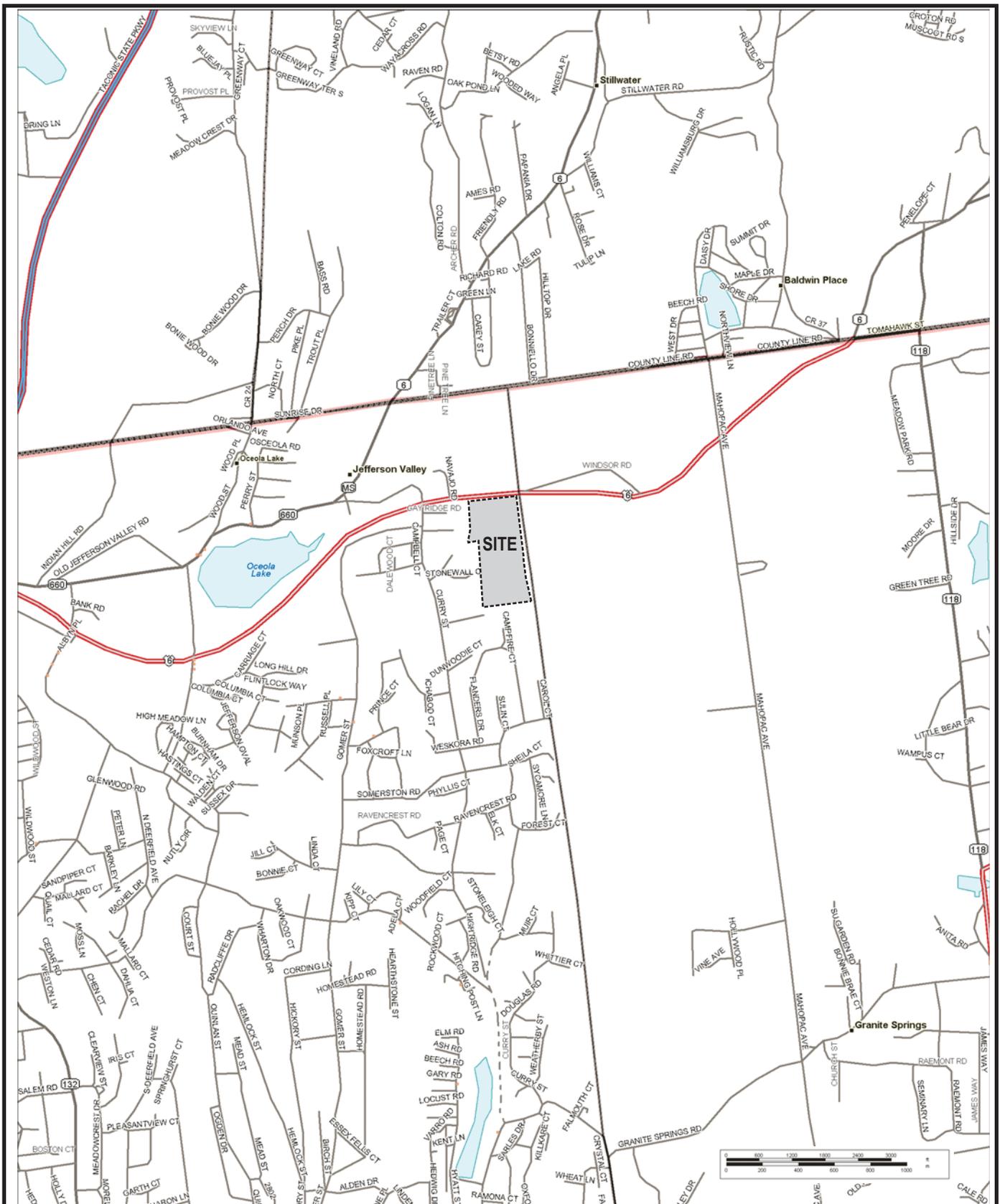
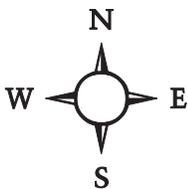


Figure 2-5: Surrounding Roadways  
 Yorktown Farms Subdivision  
 Town of Yorktown, Westchester County, New York  
 Base Map: DeLorme Street Atlas  
 Scale: 1 inch = 2,553 feet



File 0326 - Fig 2-5 10/27/04

JS:10326 Santucci Rte 6 Yorktown/DEIS Graphics/Fig 2-5 Surrounding Roadways

The eastern side of the site follows the Town boundary with areas south of Route 6 to the east in the Town of Somers being largely undeveloped. In contrast, surrounding lands in the Town of Yorktown south of Route 6 are largely developed with subdivisions built around cul-de-sacs that connect to Curry Street, a north-south roadway. Curry Street is lined with single-family homes and forms a portion of Route 12 of the Westchester County Bee-Line system. Surrounding roadways are illustrated on Figure 2-5.

## **2.3 Description of Existing Zoning**

The project site is located in the One-Family Residential District (R1-20), which permits the development of single-family dwellings and associated activities on 20,000 square-foot lots. The R1-20 District extends to areas to the south and west. An MI-A Light Industrial Park District is located north of the subject site, on the northern side of Route 6. The MI-A District permits the development of office buildings for business or professional use, and industrial or manufacturing uses with certain restrictions. Commercial districts of various densities are located further west along Route 6 in the Jefferson Valley Mall area. Zoning to the east in the Town of Somers is split between the R80 and R120 Residential Districts, which permit the development of homes on lot sizes of 80,000 square feet or more and 120,000 square feet or more, respectively.

## **2.4 Public Purpose, Need and Benefits**

### **2.4.1 Background and History**

The Town of Yorktown Town Development Plan, adopted in May 1983, reaffirms the basic land use pattern defined by former plans and sets the framework for development in the Town. The 1983 Development Plan maps the central and northern sections of the town -- where the subject site is located and where public sewers exist or are planned -- for medium density residential use at a density of 2.0 to 4.4 dwelling units per acre (du/ac). However, the 1983 Development Plan identifies the project site as vacant land (on the existing land use map) that is recommended for laboratory/office, college campus and planned industry uses. The 1983 Plan further states that Laboratory/Office campus use is considered to be a "floating zone." The plan indicates that all new proposals for Laboratory/Office campus use should be studied as individual cases to ascertain their impact and desirability. No new areas have been designated for Laboratory/Office campus use except those already so zoned.

At the time that the subject site was initially proposed for subdivision, the former applicant and the Town Planning Board were interested in adding commercial retail features to this area, in addition to residential development. This would have required the rezoning of a portion of the property to C-1 or C-2. However, local opposition to commercial uses was great, and the Town Board, at its June 26, 2001 work session, did not support the rezoning. At that Town Board work session, it was determined that the application would be for a conventional subdivision, and the retail aspects of the project were abandoned completely. At that meeting, it was acknowledged that the subject parcel is currently "master planned" as Office/Lab, yet the Town Board and Planning Board raised no objection to a residential subdivision plan.

Currently, the Town is preparing a new Comprehensive Plan that will serve as a statement of the Town's policies with regard to future development and conservation. The initial draft plan was presented to the Town Board in July 2003. This initial plan is expected to be further

refined, following public review and comment. According to the Town of Yorktown website, the draft Plan continues to be a work in progress and it is anticipated that additional changes will be made. The SEQRA review of the plan is expected to occur in late 2004, along with the Town Board's consideration of the final draft of the plan for adoption.

One Comprehensive Plan Task Force draft recommendation is for the rezoning of all residentially zoned development sites in the Town to a two-acre density. The discussions in the Draft Comprehensive Plan relating to potential future rezoning of vacant land in the town have relied on arguments related to "development stress," including potential traffic impacts and negative impacts related to community character and open space. In the Applicant's opinion, however, these justifications cannot reasonably be applied to the Yorktown Farms site, since traffic has not been shown to be a problem in the area where the Yorktown Farms project is located, and the area surrounding the Yorktown Farms site is clearly not one that contains a large lot context. Rezoning the site to two-acre or larger lot sizes would also have no basis with respect to municipal services. While upzonings in some other parts of the Town of Yorktown may be an appropriate way to achieve goals related to environmental protection, the project site -- which is located in a part of the town where existing municipal water and sewer service is in place -- is considered by the Applicant to be an appropriate site for the construction of housing according to current zoning.

Another draft recommendation of the Comprehensive Plan Task Force is that the subject site alternatively be rezoned to an OB-Office Campus District from its current R1-20 single-family residential zoning. However, Office use would be less compatible with adjacent single-family residential uses than the proposed subdivision. Furthermore, as discussed in Chapter 3.1, there is low demand for such use in this area due to the unlikelihood of office or laboratory development occurring here, and the undesirable location for OB uses on this site due to lack of adequate public transportation, restaurants, lodging, access to highways and moderate income housing. It is the Applicant's opinion that the subject site cannot reasonably be adapted for OB types of uses. Neither a low density residential subdivision or an office development would be consistent with the Applicant's goals and objectives for the project site.

#### **2.4.2 Public Need for Project and Town's Objectives Based on Adopted Land Use Policy**

Westchester County and the Town of Yorktown are areas of steadily growing population and continuing demand for housing. The development of the site into a residential subdivision will provide new housing stock and provide more affordable housing stock as buyers move up.

Based on an analysis of projected future assessed valuation, the approximate net increase from the total current tax revenues generated by the site (\$15,870) and the total future project-generated revenues for the subdivision (\$564,539) is projected to be approximately \$548,668, or 35 times the revenues generated currently by the property. Following an analysis of projected costs to the Town associated with the completed project, the project is expected to provide surplus revenues to the Town and to the Lakeland Central School District (see Section 3.16, Socioeconomics-Fiscal Analysis).

Furthermore, the applicant proposes to preserve 7.505 acres of land on the northern portion of the site in two park parcels for dedication to the Town as passive recreational open space, and an additional 2.062-acre parcel abutting Town parkland on the western edge of the site for use

as a Town ball field (soccer field with associated 28-space parking lot). Use of this portion of the site to expand Town athletic facilities would be consistent with Town priorities related to parks and recreation, as identified through the Town's ongoing comprehensive planning process. In addition, discussions with the Yorktown Parks & Recreation Commission in May 2004 indicated the Commission's preference for a soccer field with associated parking on the Yorktown Farms site to serve a town-wide need for soccer facilities.

### **2.4.3 Objectives of the Project Sponsor**

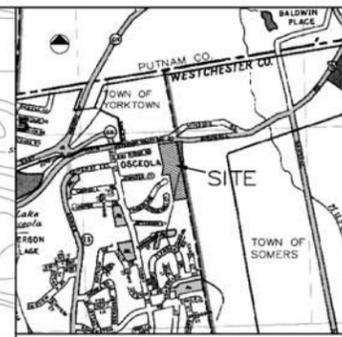
The applicant, VS Construction Corp., develops residential and commercial properties throughout Westchester and Putnam Counties. The applicant has successfully developed a number of residential subdivisions similar to the Yorktown Farms subdivision, including:

- Watch Hill Manor, Cortlandt, Sections 1 through 7A;
- Apple Hill, Cortlandt;
- Peachwood Estates, Cortlandt;
- Vineyards Subdivision of Forest Avenue, Cortlandt;
- Red Oak Estates, (63 lot subdivision adjoins Emery Ridge), Cortlandt;
- Lincar Estates, Putnam Valley; and
- Putnam Chase, Putnam Valley.

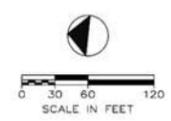
The applicant intends to subdivide the 43.168-acre property site, install the required infrastructure, and develop single-family residential homes in response to a continued need and demand for high quality housing in the Town of Yorktown and Northern Westchester County. The proposed project would provide a high-quality residential neighborhood for persons seeking to live in the Town of Yorktown, and would produce a modest, sustainable use of land that is currently underutilized. The proposed soccer field would increase the Town's ability to provide recreational facilities to its residents and to meet the growing demand for such facilities in the Town of Yorktown.

The proposed project, with its 34 four-bedroom single-family homes representing an overall density of one unit per 1.27 acres of land, complies with the recommendations set forth in the Town Development Plan to develop the central and northern sections of the town, where public sewers exist or are planned, and which are mapped for medium density residential use (2.0 to 4.4 du's/ac).

Due to the pattern of development in the surrounding area, the residential use of abutting areas south of Route 6, the unlikelihood of office or lab development occurring here, and the undesirable location for Office Campus (OB) uses on this site due to lack of adequate public transportation, restaurants, lodging, access to highways and moderate income housing, it is the applicant's opinion that the subject site cannot reasonably be adapted for OB types of uses. Accordingly, the project sponsor proposes that the only rational action to take on the subject parcel would be to maintain its residential zoning at existing permitted densities. This would be consistent with the existing residential character of surrounding areas south of Route 6 in both Yorktown and Somers, and it would be in accordance with the policies set forth in the Draft Comprehensive Plan to provide for much needed middle income housing in the Town of Yorktown.



LOCATION MAP  
SCALE: 1" = 2000'



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
		DRY WELL
		STREET LIGHT
		MONUMENT
		WELL
		S.D.A.
		CONTOUR LINE
		WETLANDS FLAGGED BY TMA (2003-2004)

TOTAL LOT AREA:  
43.17 acres

RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax

YORKTOWN FARMS  
TOWN OF YORKTOWN  
WESTCHESTER CO., N.Y.  
APRIL 14, 2004  
SHEET OF SHEETS

REVISED: OCTOBER 26, 2004  
REVISED: MAY 13, 2004

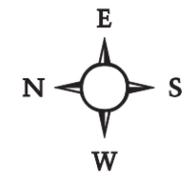


Figure 2-6: Proposed Subdivision Layout  
Yorktown Farms Subdivision  
Town of Yorktown, Westchester County, New York  
Source: Ralph G. Mastromonaco, P.E., P.C., rev. 10/26/04  
Scale: As shown

## **2.5 Subdivision Layout**

The Proposed Subdivision Layout is illustrated in Figure 2-6, which shows the configurations of the proposed lots, roadways, and proposed park parcels. A total of 34 residential building lots are proposed in addition to three park parcel lots. Each building lot has a driveway providing access to eastern or western cul-de-sacs that branch off from the entrance roadway. A connection to Gay Ridge Road, which currently terminates at the project site, is provided approximately 576 feet north of the site entrance at Route 6. At least two off-street parking spaces would be provided on each building lot, with a 28-space parking lot to serve the proposed soccer field. No on-street parking is proposed.

The general design concept for the site focuses on minimizing impacts and preserving and protecting existing wetlands on the property to the maximum extent practical. A curvilinear road system is proposed rising from approximate elevation 534 feet at Route 6 and splitting off into two cul-de-sacs with high point elevations of 602 feet and 610 feet, respectively, with a maximum gradient of eight percent. Site access is proposed at Route 6, approximately 120 feet from the eastern property boundary, with a future right-of-way extending southward from the end of the eastern cul-de-sac, providing the potential for a future connection to lands to the south. An additional access point is provided to Gay Ridge Road. Individual houses are proposed to be located where the existing topography provides opportunities for construction with minimum areas of disturbance.

A park parcel of 5.034 acres (shown as Parcel A on Figure 2-6) is proposed at the northwestern corner of the site, on the northern side of the roadway connection to Gay Ridge Road. South of the Gay Ridge Road connector is a second park parcel of 2.471 acres (Parcel B). Park parcels A and B are proposed to be left undeveloped for dedication to the Town as passive recreational open space. A third park parcel totaling 2.062 acres (Parcel C) is located adjacent to the westerly property line in the central portion of the site, adjacent to existing undeveloped Town parkland abutting the site to the west. Combined, the three park parcels total 9.567 acres in size.

Additionally, the proposed subdivision plan incorporates substantial amounts of open space on several lots, particularly on Lot 1, which is approximately 2.3 acres in size, as well as Lot 10, which comprises approximately 4.5 acres. The open space areas on the site also include undeveloped wooded upland and wetland areas. The Applicant proposes the establishment of easements on Lots 1 and 9 to allow for maintenance access to drainage basins. On-site roadways and infrastructure are expected to be dedicated to the Town of Yorktown. Details of the subdivision layout are shown in full size subdivision plats at the rear of this document.

## **2.6 Reviews and Approvals**

Approvals and referrals required for this project and agencies having approval and permitting authority for the proposed action ("Involved Agencies") are listed below:

### ***Subdivision Approval, Town Wetland Permit, Erosion Control Permit***

Town of Yorktown Planning Board, as Lead Agency  
363 Underhill Avenue  
Yorktown, NY 10598

***Water Connection and Sewer Connection***

Westchester County Department of Health  
145 Huguenot Street  
New Rochelle, NY 10801

***Section 239 Referral (within 500 feet of Municipal Border, State Road)***

Westchester County Planning Board  
148 Martine Avenue  
White Plains, NY 10601

***Stormwater Management/Sewer Connection/Stream Piping and Diversion***

New York City Department of Environmental Protection  
465 Columbus Avenue, Suite 350  
Valhalla, NY 10595

***SPDES General Permit for Stormwater (GP-02-01)***

New York State Department of Environmental Conservation  
21 South Putt Corners Road  
New Paltz, NY 12561

***Highway Work Permit***

New York State Department of Transportation  
Region 8  
4 Burnett Boulevard  
Poughkeepsie, NY

***Nationwide Permit #39 for Wetland Activities***

U. S. Army Corps of Engineers  
Division of Regulatory Affairs, Eastern District  
26 Federal Plaza  
New York, NY