

3.0 EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

3.1 Land Use, Zoning and Public Policy

3.1.1 Existing Conditions

3.1.1.1 Regional Location

As illustrated in Figure 2-1, the project site is situated in the northeastern portion of the Town of Yorktown, adjacent to the municipal border with the Town of Somers. The northern border of the site abuts US Route 6 with approximately 900 feet of frontage. The Jefferson Valley Mall and the Taconic State Parkway are approximately one and half miles to the west of the subject site.

Route 6 crosses the northern part of Yorktown and is a major inter-regional highway that connects western Connecticut in the Danbury area to southeastern New York State, including the New York State Thruway at Harriman. Osceola Lake is located within one half mile to the west of the site on the north side of Route 6. Residential, retail, office commercial, and several institutional uses occur along the Route 6 corridor in the Jefferson Valley portion of Yorktown. To the east, residential and commercial uses occur along Route 6 in Somers.

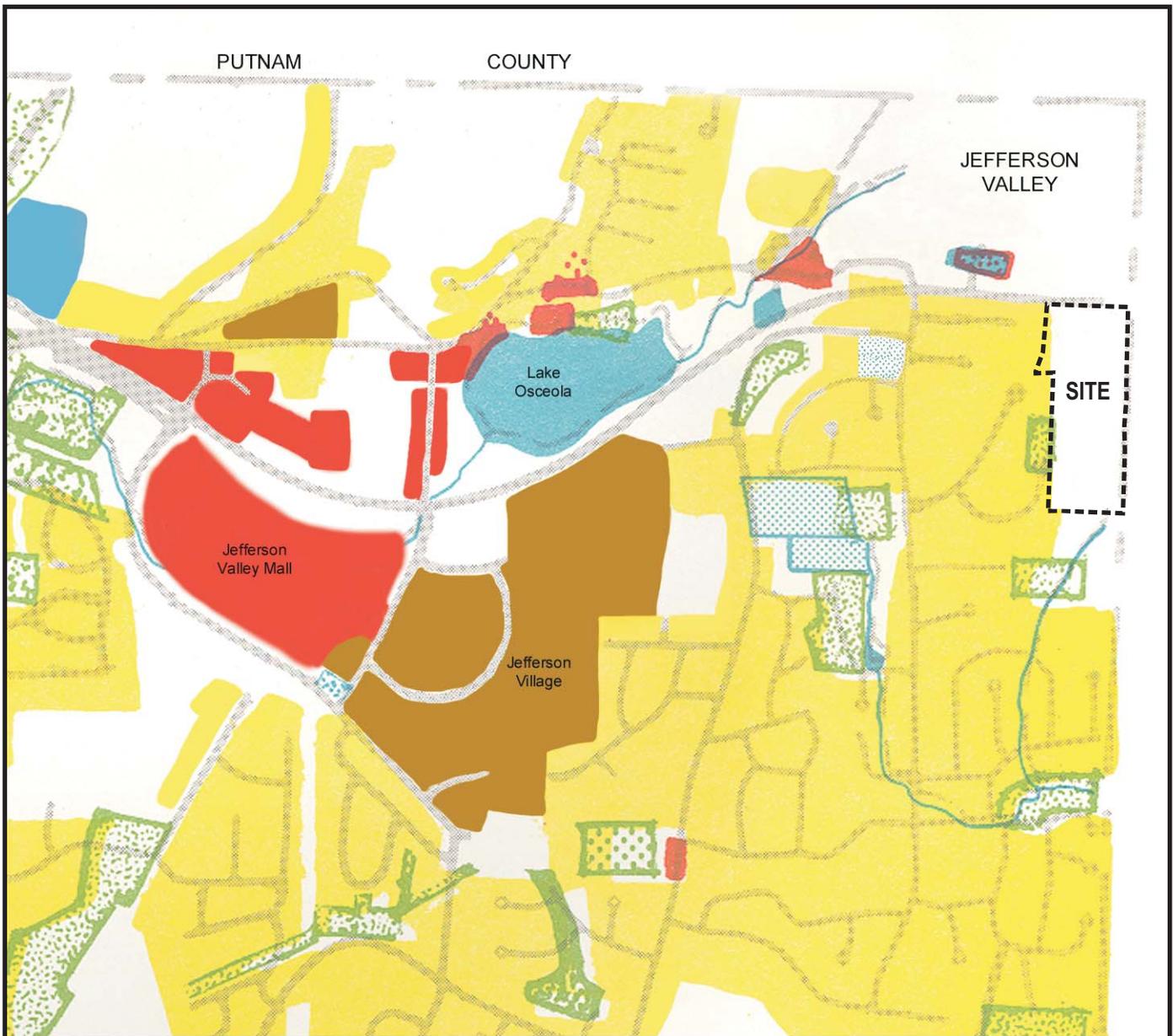
3.1.1.2 Surrounding Land Uses

Currently, the site consists of vacant, undeveloped land with no developed access or structures except for a number of old stone walls. Existing land use in the vicinity is illustrated in Figure 3.1-1. Land adjoining the subject site includes single-family residential properties and undeveloped land. Specific uses of adjacent properties are as follows:

- **West:** Adjacent and west of the Property are single family homes along Gay Ridge Road, Jennifer Court, Timberlane Court, and Stonewall Court.
- **North:** The Property is bordered to the north by Route 6. A commercial nursery business and undeveloped land are located north of Route 6 across from the project site.
- **East:** The Property is bordered to the east in the Town of Somers by 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 (adjacent to northern portion of site) and land that consists of a horse farm that is owned by a single property owner (adjacent to southern portion of site).
- **South:** The Property is bordered to the south by residential homes and an undeveloped wooded area, including a 4.617-acre undeveloped parcel located at the end of Stonewall Court that is reserved for future park and recreation use.

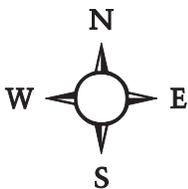
3.1.1.3 Zoning of the Site and Adjacent Properties

The project site is located in the R1-20 One-Family Residential District, which allows single-family dwellings and associated activities on 20,000 square-foot lots. Figure 3.1-2, Existing Zoning Map, shows the existing zoning of the project site and the surrounding area, with the R1-20 District extending to the south and west. An MI-A Light Industrial Park District is located north of the subject site, across Route 6. The MI-A District allows office buildings for



LEGEND

- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-TWO OR MULTI-FAMILY
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL, PRIVATE SCHOOLS, PUBLIC SCHOOLS, TOWN HALL, SEWAGE TREATMENT PLANTS
- PARKS, CEMETERIES, OPEN SPACE & PRIVATE RECREATION
- FARMS & QUARRIES
- VACANT



File 0326 12/31/03

Figure 3.1-1: Existing Land Use

Yorktown Farms Subdivision

Town of Yorktown, Westchester County, New York

Source: Town of Yorktown, as updated by

Tim Miller Associates, Inc.

Scale: 1 inch = 1,500 feet

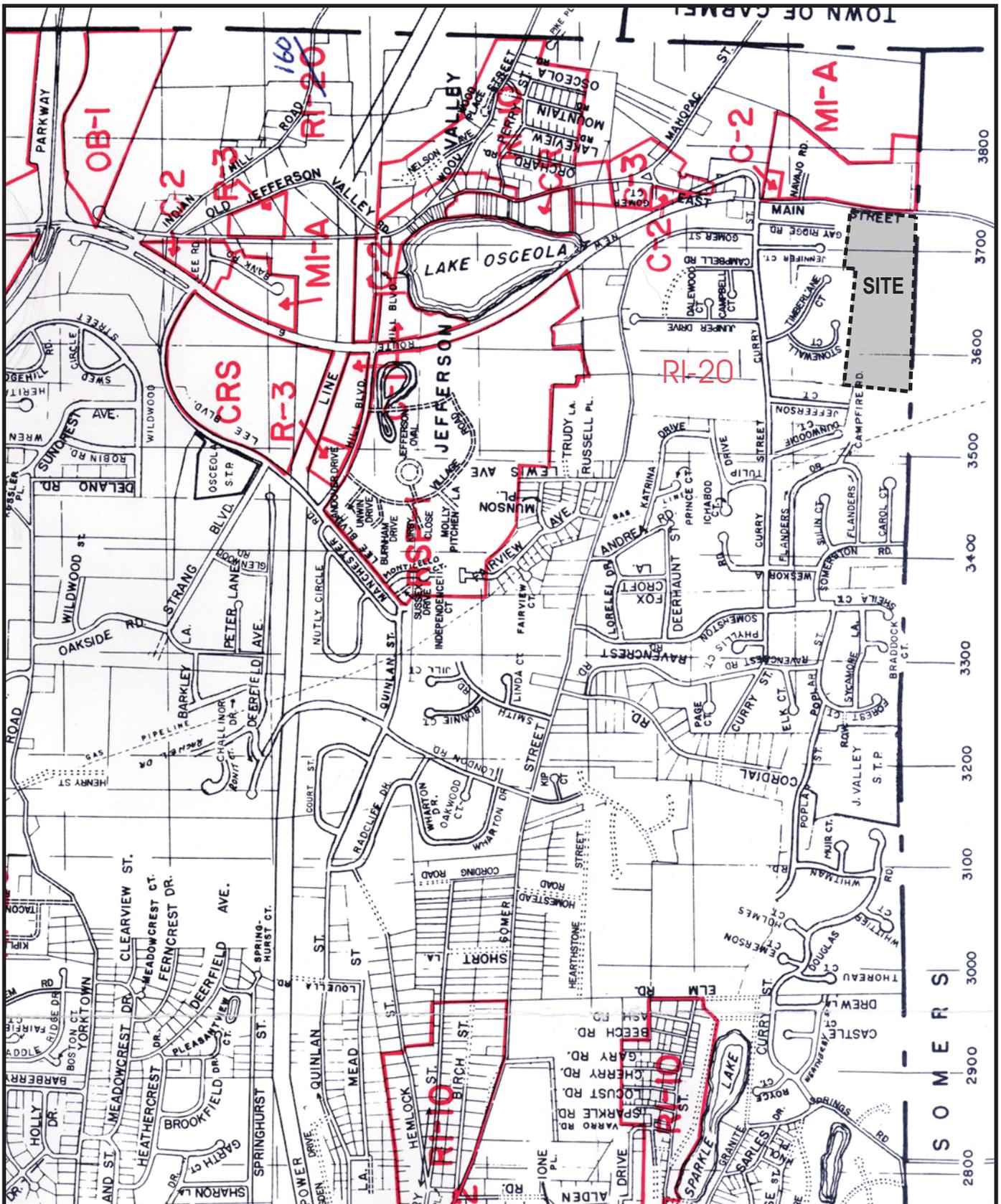


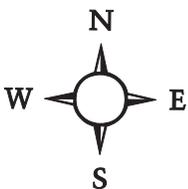
Figure 3.1-2: Project Site on Yorktown Zoning Map

Yorktown Farms Subdivision

Town of Yorktown, Westchester County, New York

Source: Town of Yorktown

Scale: 1" = 5000'



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. These Commercial Districts include the C-3 Highway Commercial District, the C-1 Planned Business District, the C-2 Local Retail Business District, the CRS-Regional Shopping Center District, and the RSP-1 Residence District, which permits the development of age-oriented residential communities.

Under provisions of Section 300-21 of Yorktown Town Code, the permitted "as-of-right" uses for the R1-20 District include the following:

- One single-family dwelling per lot.
- Church, other places of worship, convents and rectories.
- Public elementary and high schools.
- Governmental use of the Town of Yorktown, New York, except incinerators or dumpsite.
- Farms, farm uses, customary farm occupations, plant and tree nurseries and greenhouses in accordance with the provision of Section 300-45, provided that no retail sales space greater than 500 square feet in area is maintained on the premises in connection with their use.
- Religious, charitable and eleemosynary institution.
- Railroad stations and right-of-way, but not including storage or freight yards.
- Private and public parks, parkways and recreation facilities, but not including a commercial facility.
- Deposit of waste material in accordance with the provisions of Section 300-17.
- Extraction of stone, clay, sand and gravel or other natural resources for a noncommercial purpose in accordance with the provision of Section 300-177.
- Family day-care homes.

The permitted accessory uses in the R1-20 district include the following:

- Customary home occupations.
- Keeping of not more than two nontransient roomers or boarders in any dwelling.
- Private garden houses, tool houses, greenhouses, recreation space or similar private accessory use not used for a commercial purpose.
- Private swimming pools, provided that such pool or the lot on which it is located is completely enclosed with a protective fence at least four feet in height.
- A Building used as a private garage for vehicle or equipment storage with no more than four overhead doors.
- Parish houses and church school rooms.
- Off-street parking areas.
- Individual or collective private water supplies and sewage facilities.
- Storage of auto trailers, mobile house trailers or boats, provided that such trailer or boat is enclosed by a building or otherwise concealed from adjoining property.
- A telephone answering service when conducted in a dwelling by the inhabitant thereof, employing not more than two persons and serving only the area within the Town.
- Temporary buildings or structures in accordance with the provisions of Section 300-19.

The bulk requirements for R1-20 district are summarized in Table 3.1-1.

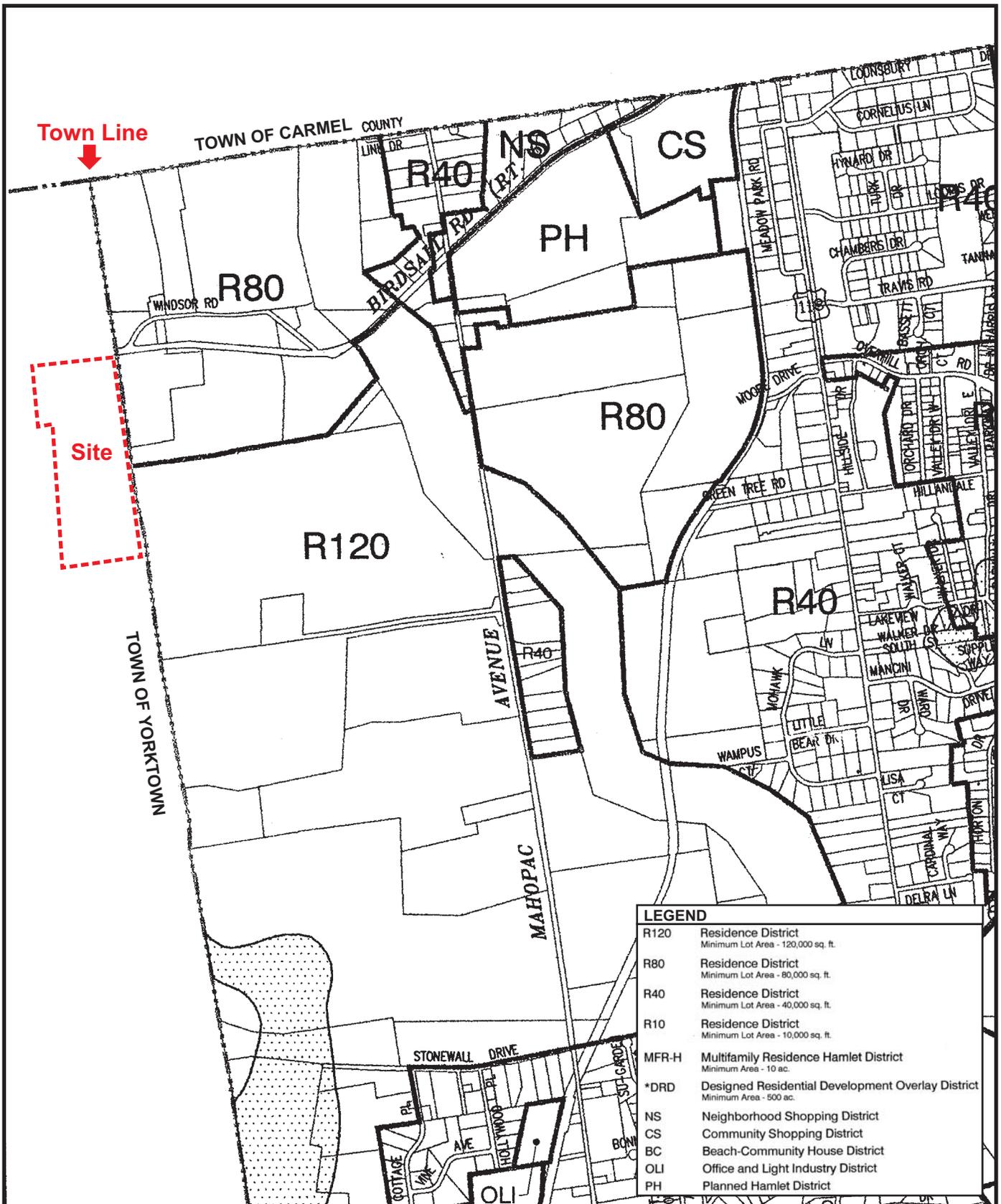
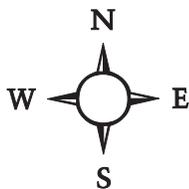


Figure 3.1-3: Zoning Map of Adjacent Somers Property
Yorktown Farms Subdivision

Town of Yorktown, Westchester County, New York

Source: Town of Somers, Revised April 2002

Scale: 1" = 1500'



File 0326 11/02/04

Table 3.1-1 R1-20 Zoning District Bulk Requirements	
Features	Required
Street Frontage (feet)	Same as required lot width*
Lot area (square feet)	20,000
Lot width at main building line (feet)	100
Lot depth (feet)	100
Front Yard (feet)	40
Side Yard (feet)	
Main or accessory buildings, minimum either side	15
Two combined	40
Accessory building if in rear yard, minimum either side	10
Rear yard (feet)	
Main building	40
Accessory building	10
Maximum height (feet)	
Main building	35
Accessory building or structure	15
Minimum usable floor area of dwelling unit, (square feet)	800
Maximum building coverage (all buildings)	20 %
Required off-street parking spaces per dwelling unit	1
Minor Road Grades	
•Maximum Grades	8%
•Maximum Grades for a distance of 100 feet from any intersection.	4%
<small>*An exception is that in all cases in culs-de-sac, turnaround areas or on horizontal curves of 200 feet radius or less, the required frontage is reduced to a minimum of 60 feet. Sec,300-11-G-(2)-(a) Source: Town of Yorktown Zoning Code</small>	

Land abutting the site to the east in the Town of Somers is zoned R80 and R120, permitting single-family residences on lots of 80,000 square feet or more in the R80 District and 120,000 square feet or more in the R120 District (see Figure 3.1-3).

3.1.1.4 Land Use Studies, Plans and Reports

1983 Town of Yorktown Comprehensive Plan

The 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 mapped the central and northern sections of the town -- including locations where the subject site is located and where public sewers exist or are planned -- for medium density residential use at a density of between 2.0 and 4.4 dwelling units per acre (du/ac) (see Figure 3.1-4). However, the 1983 Development Plan identified the project site as vacant land that is recommended for development of laboratory/office, college campus and planned industry uses. The 1983 Plan further stated that Laboratory/Office campus use is considered a "floating zone". The plan indicated that all new proposals should be studied as individual cases to ascertain their impact and desirability for Laboratory/Office campus use. No new areas have been designated for Laboratory/Office campus use except those already so zoned.

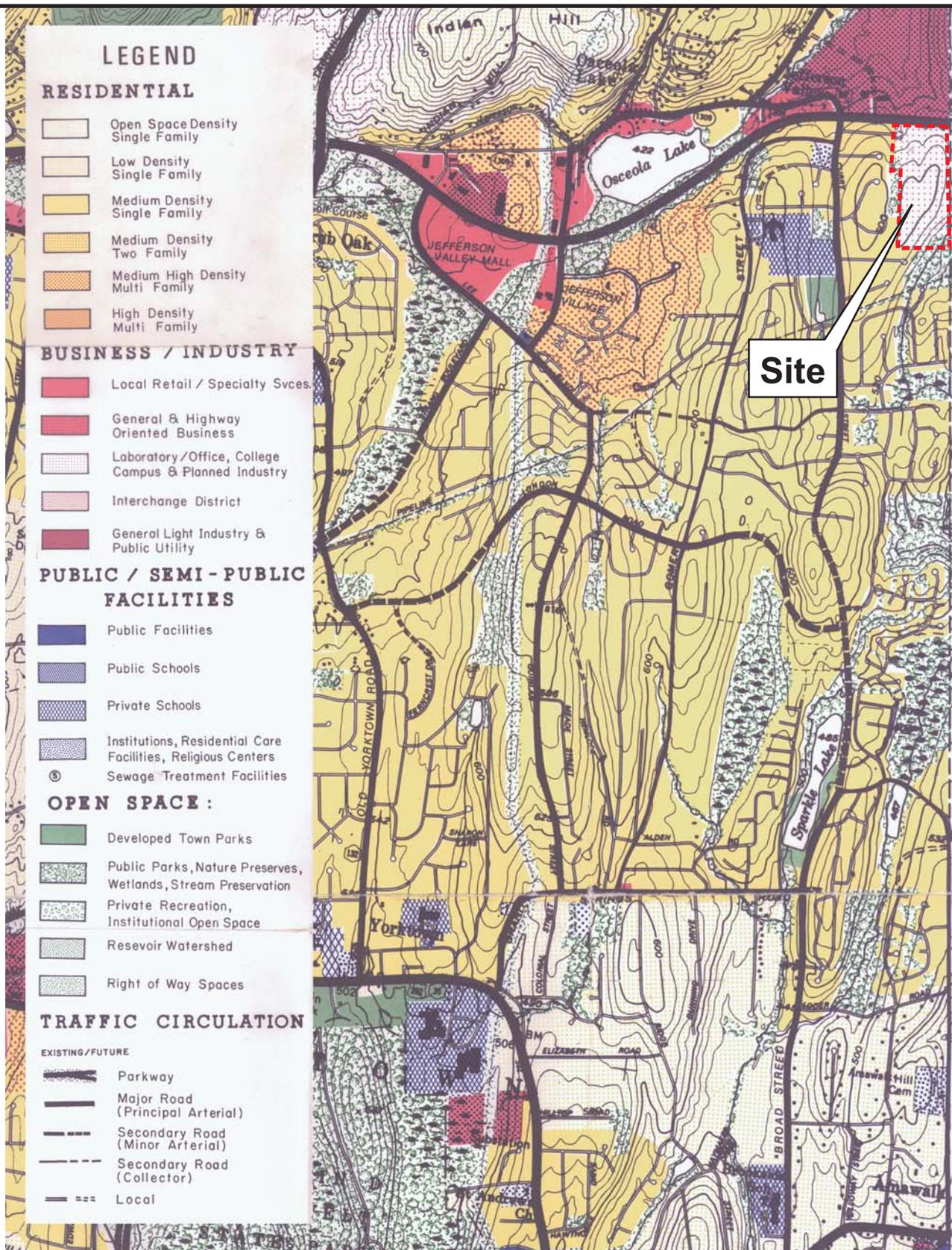
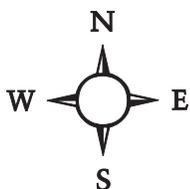


Figure 3.1-4: Project Site on 1983 Town Development Plan Map
 Yorktown Farms Subdivision
 Town of Yorktown, Westchester County, New York
 Source: Town of Yorktown Town Development Plan, Map 1983
 Approximate Scale: 1" = 2200'



File 0326 - 09/02/03

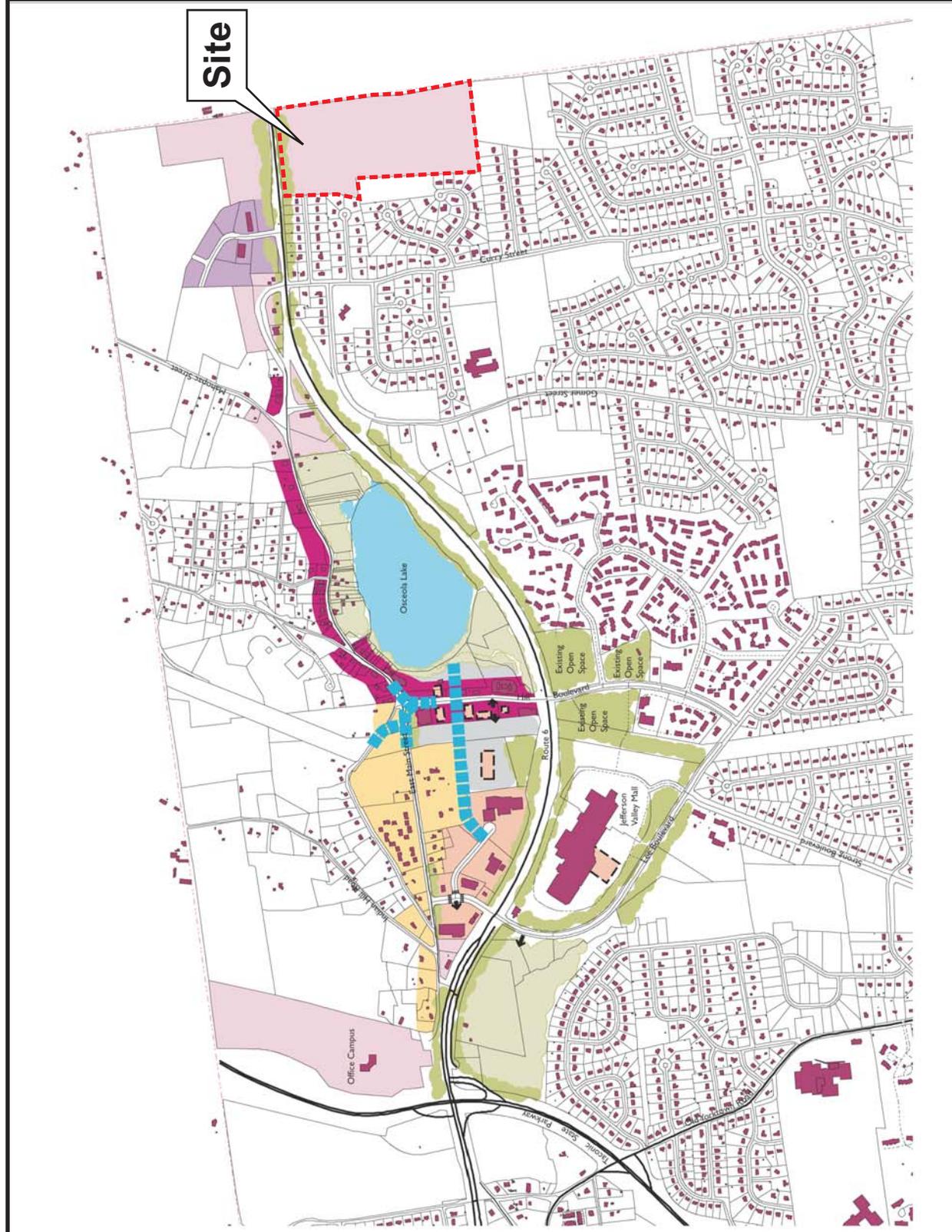
2003 Draft Comprehensive Plan Update

Currently, the Town of Yorktown is undergoing a Comprehensive Plan review process to accommodate changes that have occurred over the last decade. The new Comprehensive Plan will serve as a blueprint for the town's future, integrating development strategies with environmental protection. It 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. A Final Scope for the Generic Environmental Impact Statement examining the Comprehensive Plan was prepared in January 2004.

One of the aggressive policies that has been promoted through the Comprehensive Plan Draft Amendment process has been to upzone large undeveloped parcels, which would subsequently be utilized to provide much needed middle income housing in the Town. It is also one of the goals of the Draft Comprehensive Plan to preserve vacant residentially zoned parcels in northern Yorktown to reduce further development "stress" on area neighborhoods.

The Comprehensive Plan Task Force has recommended that the subject site be rezoned to the OB-Office Campus District (see Figure 3.1-5). The Draft Comprehensive Plan recommends this designation "to provide locations for major office and research campuses that promote the economic and fiscal health of Yorktown, are located on State or County routes, and are easily accessible from major arterials." The site is specifically referred to as a location to promote corporate or multi-tenant development, such as info-tech or bio-tech tenants (Draft Comprehensive Plan for the Town of Yorktown, 8/14/03, page 4-30). However, given that the subject site is currently zoned R1-20 for single family residential use, and in view of the policy of "upzoning contiguous, large-lot areas and/or open space areas," it is the applicant's opinion that it does not appear to be rational or fair to treat the subject site differently from other large contiguous parcels also currently zoned for residential development. The subject site, unlike the three other parcels being considered for OB zoning in the Draft Comprehensive Plan, is not located in either an existing center or office complex, or in close proximity to highways. With the considerably higher levels of traffic and community character impacts that would result from OB office/lab type development on the subject site, the Draft Comprehensive Plan recommendation for OB-Office Campus development on the subject site seems to contradict the policies clearly articulated elsewhere in the Draft Comprehensive Plan to minimize traffic congestion and retain the residential character of the area.

It is further noted that at the beginning of the subdivision process the former applicant and the Planning Board were interested in adding commercial retail features to the proposal. This would have required the rezoning of a portion of the property to C-1 or C-2. However, 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 commercial retail aspects were abandoned completely. It was acknowledged at that meeting that the subject parcel is currently "master planned" as Office/Lab, yet the Town and Planning Board raised no objection to the residential subdivision.



Site

- Buffers, open space
- Parks, public, recreation
- Office
- Hamlet Center
- Retail Corridor
- Warehouse/Light Industrial
- Residential
- Parking
- New roads
- New Building/Expansion
- New driveway
- Crosswalk

Figure 4-5
Jefferson Valley
 Yorktown, NY

Phillips Preiss Shapiro Associates, Inc. 2003

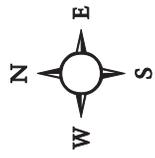


Figure 3.1-5: Project Site on Draft Comprehensive Plan Map
 Yorktown Farms Subdivision
 Town of Yorktown, Westchester County, NY
 Source: Town of Yorktown Draft Comprehensive Plan, Figure 4-5: Jefferson Valley Mall & Business Center, Phillips Preiss Shapiro Associates Inc., 2003

Further supporting the continued residential zoning of the subject site is the reality of a low market demand for office use in this location. A study of office market demand in Yorktown related to the subject site, completed in July 2003 by Housing and Neighborhood Development Services of Scarsdale, New York, indicated that there is a low possibility of new office construction occurring in northern Westchester County in areas such as this where there is no convenient highway or commuter rail access. Found in Appendix G, the Office Market Demand Study concluded that, due to low current and foreseeable demand for new office space in this area, rezoning the subject parcel from R1-20 to OB-1 would not likely lead to office development at this location, further supporting the premise that the site should remain zoned for residential development.

Another 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.

Patterns for Westchester

In 1995, the Westchester County Planning Board formally adopted a policies and strategies statement to guide land use in the county, entitled Patterns for Westchester: The Land and the People (referred to herein as Patterns). Patterns offers a broad policy framework for governmental action to guide the county's future physical development. Although the primary purpose is to provide a set of standards for the Westchester County Planning Board, Patterns proposes a range of strategies through which county and municipal governments may implement their common planning goals.

Patterns identifies centers, corridors and open space as being the three building blocks of Westchester's pattern of development. The plan focuses on promoting and enhancing the form and function of these elements. Although that historic framework for the county's development remains the best guide for continued growth and revitalization, the reality is that most cities and villages have experienced some dispersal activity away from their centers as commercial enterprises and residential subdivisions spread across undeveloped areas. Patterns targets the problems of urban sprawl head-on in the conviction that County government, municipal governments and the private sector all have the most to gain by building on proven strengths -- the land use characteristics that make Westchester unique. Policies from Patterns that are applicable to the proposed project include the following:

- Channel development whenever possible to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality.
- Preserve and protect the county's natural resources and environment, including its ground water resources, water bodies, wetlands, coastal zones, and significant land resources which include unique natural areas, steep slopes and ridge lines, and prime agricultural land.
- Maintain safe and environmental sound systems for the removal or treatment of waste consistent with land use policies; strengthen programs to reduce the waste stream.

Patterns recommends that new development in Westchester be located primarily in existing developed centers and within already developed transportation corridors. Patterns identifies the subject site as being located on a major corridor with the intermediate center of Jefferson Valley

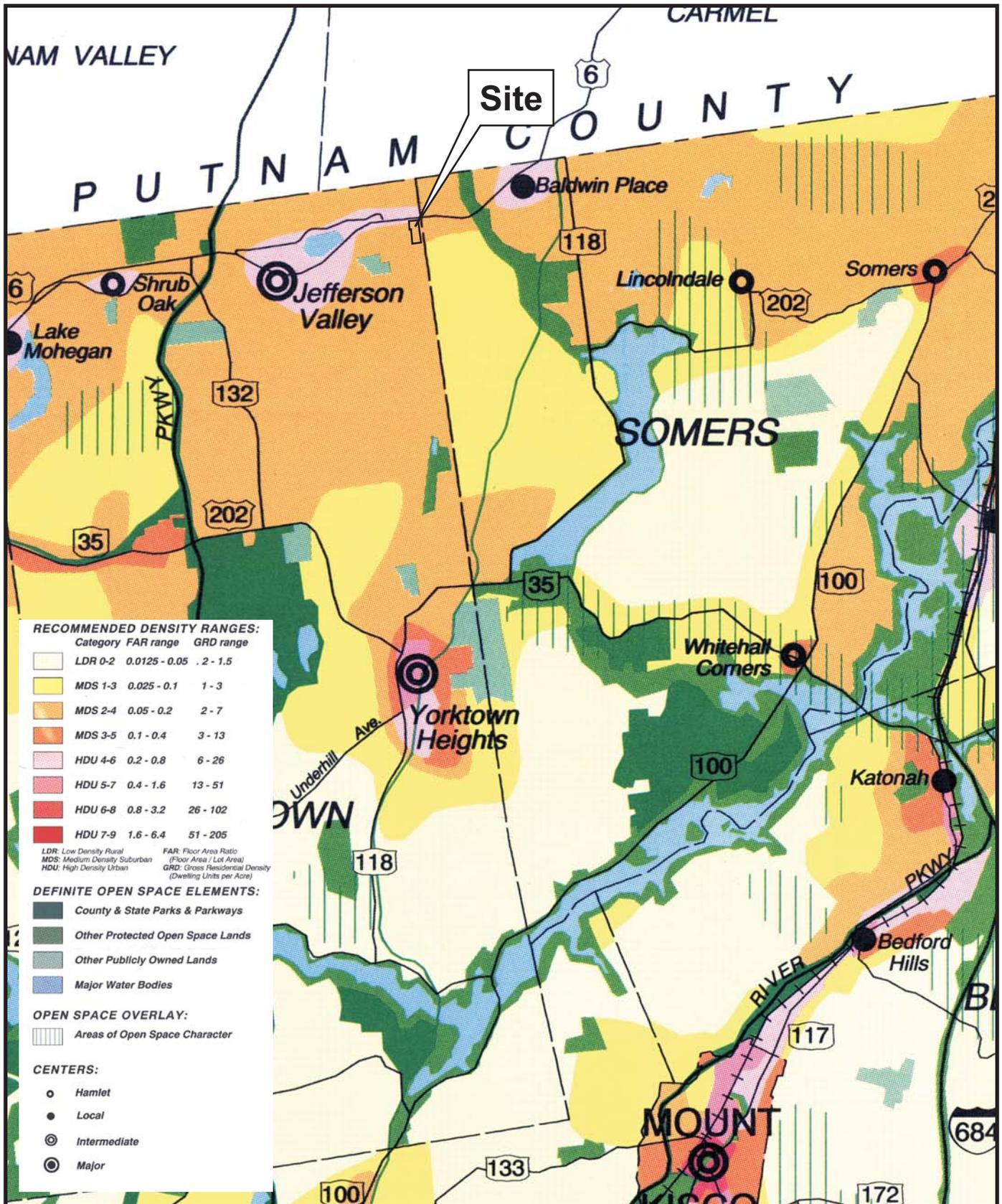
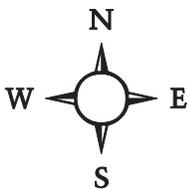


Figure 3.1-6: Project Site on *Patterns for Westchester Plan*
 Yorktown Farms Subdivision
 Town of Yorktown, Westchester County, New York
 Source: Westchester County Dept. of Planning
 Approximate Scale: 1 inch = 1 mile



File 0326 Fig 3.1-6 02/11/04

located less than two miles to the west. Patterns stated goals include strengthening centers, improving the function of corridors, and protecting the county's open space character.

The Patterns document recommends development densities for the project site consistent with the county's "Medium Density Suburban 2-4" designation (see Figure 3.1-6). Specific land use intensities are recommended that would provide for gross residential densities (GRD) of between 2 to 7 dwelling units per acre in this area along Route 6. For comparative purposes, the Patterns guidelines also recommend for the 2-4 designation a range of floor area ratios (FAR) between 0.05 and 0.20. It is further noted that Patterns calls for Medium Density Suburban areas to blend physical development with the natural environment, with their primary character being residential, although office campuses and institutional uses are also found in these areas. Central water supply and sewers in such areas are generally available or have potential for expansion.

Nearby areas to the west, south and east of the project site are recommended for similar development densities as the project site. Areas to the north of the project site are recommended for High Density Urban development of between four and six du/ac.

3.1.2 Potential Impacts

3.1.2.1 Compatibility with Surrounding Land Use Patterns

The overall pattern of development in northern Yorktown is already established with medium to high density residential uses predominating, and commercial uses present along Route 6 in the hamlet of Jefferson Valley. The proposed intensity of use of the project site, with a total of 34 four-bedroom single-family residences, with an average lot area of approximately 0.83 acres, is also generally consistent with surrounding areas. With approximately 43 percent of the site remaining undisturbed, and 7.9 acres of land at the northern portion of the site preserved as open space, the proposed development would be compatible with surrounding land use patterns, and would maintain the low density residential uses and open space setting in this general area.

The proposed project would also be compatible with nearby development expected by the anticipated date of completion of the Yorktown Farms project. Known developments planned in the vicinity of the project site include Windsor Farms in the Town of Somers. This 34-unit single-family home development includes the construction homes north of Route 6 to the east of the Yorktown Farms site. The portion of the Windsor Farms site that abuts Yorktown Farms to the east is to be preserved as open space. While the developer plans to dedicate this land to the Town of Somers as part of an agreement to transfer development north of Route 6, there are no plans for use of the parcel as open space. Use of this land as either a preserve or ball fields would be subject to further review by the Town of Somers. The anticipated build year of Windsor Farms is 2006, with County approval for sewer and water connections yet to be obtained.

Other development in the Town of Somers located further to the east includes the reuse of the 13,000-square foot Futurama Furniture Store in Somers Commons (CS zoning district) for the New York Sports Club (anticipated Fall 2004) and the long term development of the former Hunter Philipse project site, located in the Planned Hamlet Zone. The Planned Hamlet Zone proposal entails a mixed use development with a 50,000-square foot skilled nursing home facility, 260,000 square feet of commercial space, and 154 townhouses. The Planned Hamlet

Zone project is anticipated by 2010 at the earliest (after the anticipated Yorktown Farms build year of 2008) and requires Master Plan approval prior to individual Site Plan approvals.¹

3.1.2.2 Compatibility with Zoning and Public Policy

Compliance with Town of Yorktown Zoning Code

The subject site is zoned for R1-20 single-family residential use. The proposed development is an as-of-right permitted use within this zoning district. The proposed subdivision complies with all of the bulk requirements contained in the Town Code.

Compatibility with Town Comprehensive Plan

As previously discussed, the 1983 Development Plan identifies the existing use of the project site as vacant land and recommends the subject site for potential laboratory/office, college campus and planned industry uses. However, this recommendation is not consistent with the current R1-20 zoning designation of the subject site. The 1983 Plan stated that Laboratory/Office campus use is considered a “floating” district to be studied as individual cases to ascertain their impact and desirability.

As mentioned above, in order to ascertain the possibility of developing the subject site for office use, an office market demand study was prepared by Housing and Neighborhood Development Services in July 2003 at the request of the Applicant. This study demonstrated that there is low demand for such uses in this area due a number of factors. The major findings and conclusions resulting from the market study are summarized as follows.

- Planning factors, economic conditions and the history of zoning actions in the Town of Yorktown indicate weak demand for office development.
- The close proximity of existing residential uses along Gay Ridge Road, Curry Street and other residential streets adjacent to, and nearby, the subject parcel indicate the potential for strong opposition to non-residential development that would be out of context with existing neighborhood character.
- Major obstacles that prevent Yorktown from being a viable office location include the lack of public transportation and limited housing choices affordable to office workers.
- The North Submarket where Yorktown is part of has difficulty competing with the other four submarkets, as shown in Table 3.1-2 below.

¹ Barbara Berosa, Town of Somers Planner, Telephone Discussion, 6/15/04.

Table 3.1-2: Buildings with Available Space in Westchester Office Submarkets									
	No. Of Buildings	No. Of Space	Total Bldg. SF	Total SF Available	Vac Rate	Range of Rent	Min. SF	Max. SF	Bldg Age
Town of Yorktown	2	6	145,000	92,000	63%	22.5	4,000	65,000	1,988
North	31	62	3,156,294	1,069,796	34%	\$12.0-\$28.5	1,000	160,000	1966-2003
East	30	81	4,145,264	1,105,589	27%	\$16.5-\$33.0	787	97,500	1,966-1990
White Plains CBD	24	94	4,929,797	1,230,875	25%	\$17.5-\$35.0	400	42,571	1962-1990
West	36	119	4,705,187	855,903	18%	\$17.0-\$36.0	800	47,000	1,954-1997
South	11	29	1,037,844	78,599	7%	\$16.0-\$25.0	360	13,000	1904-1988
Total	132	385	17,976,386	4,340,762	24%	\$12.0-\$36.0	250	160,000	1904-2003

Source: MrOfficeSpace.com, Westchester County Department of Economic Development; June 19, 2003. Chart prepared by Housing and Neighborhood Development Services.

As shown in Table 3.1-2, the North Submarket where Yorktown is located has the highest office vacancy rate, at 34 percent. According to this data, of the North Submarket's total of 62 office spaces in 31 buildings, 1,069,796 square feet was available as of June 2003. In Yorktown per se, two office buildings that total 145,000 square feet had 92,000 square feet of space available, amounting to a 63 percent vacancy rate in the Yorktown Heights submarket. According to an update of this same data source, as of January 2004, of the North Submarket's total of 69 office spaces in 33 buildings, 1,083,402 square feet was available. By January 2004, the amount of vacant space in the Yorktown Heights submarket had dropped to 67,000 square feet.

The study further concludes that given the amount of space that must be absorbed in desirable office locations like Downtown White Plains, Rye Brook, and Purchase, there is no reason to expect that there will be a rush to build new office space in Northern Westchester, particularly in an area that lacks convenient highway and Metro North access. Though the market is not as slow as during the economic downturn of the early 1990's when more than 20 percent of the space was available in most markets, the office market was overbuilt dramatically during the 1980s (with an average of 110 million square feet built per year, nationally). Despite the improved health of the economy as that decade progressed, the space was not absorbed until well into the 1990s.

Since the September 11 attacks, there has been tremendous uncertainty in the economy, exacerbated by an economic downturn, wars in Afghanistan and Iraq, and corporate scandals. The impact of these events is expected to continue for some time, and make major moves by established businesses unlikely. Thus, there is no indication that rezoning the subject parcel from R1-20 to OB-1 would lead to any office development at the location of the subject site. The proposed residential development would therefore be the most appropriate use of the site from a planning and economic perspective, and would likely result in a less intensive use of the site with respect to traffic and construction, in keeping with many other goals of the Draft Comprehensive Plan.

In addition to its proposed use, the density and form of the proposed development are considered to be appropriate for the site and surrounding context of the area. The proposed 34 four-bedroom single-family houses, with an overall density of one unit per 1.27 acres of land, complies with the recommendations set forth in the 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).

More importantly, the subject site is located over one mile from any major highway. There are few restaurants, limited public transportation, and no lodging in the vicinity. The subject parcel is surrounded to the east, west, and south by single-family residential uses or undeveloped land, and to the north by Route 6.

Due to the pattern of development in the surrounding area, the residential use of surrounding properties, and the undesirable location for OB uses in this location due to a lack of supporting facilities and amenities -- including moderate income housing -- the proposed subdivision is considered by the applicant to be consistent with the existing character of the surrounding area, which is developed residential in both Yorktown and the Town of Somers. The project, as opposed to OB Office/Lab development, would serve to maintain the quality of life and open space character of the Town in accordance with the policies set forth in the Draft Comprehensive Plan, as well as providing much needed housing.

The Applicant believes that any prospective owner of the subject parcel could reasonably rely upon the zoning remaining residential based upon the determination made earlier by the Town Board in 2001 that nonresidential uses were not desirable on the subject parcel. There has been no change in the exclusively residential character of the area south of Route 6 surrounding the vacant subject parcel that would indicate a necessity for a shift in zoning from R1-20 residential to OB Office/Lab use. Nor is there any indication that the homeowners living in the adjacent residential district would be any less vocal in opposing a nonresidential use on the subject parcel than they were in 2001.

With regards to the alternative draft Comprehensive Plan recommendation for the site for low density residential zoning at a two-acre density, the project would represent a slightly greater density than that recommended. However, in the applicant's opinion, the justifications on which this draft recommendation were based cannot reasonably be applied to the Yorktown Farms site. Findings of the Route 202/35/6 Bear Mountain Parkway Sustainable Development Plan have led to calls for reduced densities in certain parts of Yorktown, and the Town's Draft Comprehensive Plan partly justifies its recommended upzonings on the Sustainable Development Plan's conclusions. However, as described in the March 2004 Sustainable Development Plan, traffic has not been shown to be a problem in the area where the Yorktown Farms project is located.² Regarding consistency with surrounding residential densities and character, the area surrounding the Yorktown Farms site is clearly not one that contains a large lot context. Homes abutting the site are situated on lots that are generally similar in size, or smaller, than the lots proposed as part of the Yorktown Farms project.

² *Routes 202/35/6 Bear Mountain Parkway Sustainable Development Plan: Linking Land Use and Transportation Decisions*, prepared by Edwards and Kelcey for City of Peekskill, Town of Cortlandt, Town of Yorktown, and New York Metropolitan Transportation Council, March 2004, see page 3 Figure 1, Study Area, and pages 19-24.

Compatibility with "Patterns of Westchester" and Route 202 Corridor Study

The proposed residential development complies with "Patterns of Westchester" in the following ways.

- The proposed development utilizes existing central water supply and sewers in an area where infrastructure can support the proposed level of growth.
- The proposed development preserves and protects the county's natural resources and environment with minimum disturbance to the natural environment including water bodies, wetlands, and other significant land resources.
- The proposed development supports the recommendation of Patterns to locate development primarily in existing development centers and within already developed transportation corridors in order to discourage urban fragmentation and sprawl.

With an overall density of one home per 1.27 acres, and a gross residential density of 0.83 homes per acre, the proposed subdivision is below the maximum residential density recommended by Patterns for the site.

3.1.3. Mitigation

The proposed subdivision conforms with the existing zoning of the project site and is considered by the applicant to be consistent with the existing land use patterns and residential densities of the surrounding area. Preserved open space and proposed recreational facilities would protect the open space character of the area and enhance quality of life for residents of the adjacent neighborhood. Therefore, no adverse land use impacts have been identified and no land use mitigation measures are proposed.