

III. EXISTING CONDITIONS, IMPACTS AND MITIGATION

L. Parking

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1. Existing Conditions

The existing site consists of four uses, each having its own parking requirement as stipulated in Chapter 300 of the Town of Yorktown’s Zoning Code and as summarized in Table III.L.1.

Table III.L.1 Existing Parking				
Use	Parking Spaces Required	Sizes	Parking Spaces Required	Parking Spaces Provided
Motel ⁽¹⁾				
rooms	1.1 /room	48 Rooms	53	
restaurant	1.0 /50 sf	2,700 sf Restaurant	54	
additional	20 spaces	-	<u>20</u>	
Total	-	-	127	82
Nursery ⁽²⁾	10.0 (min)	1 Nursery	10	10
King Gates ⁽³⁾	5.0 /1000 sf	1,326 sf	7	7
Residence #1 ⁽⁴⁾	1.0 /res	1 Residence	1	1
Residence #2 ⁽⁴⁾	1.0 /res	1 Residence	1	1
Notes:				
⁽¹⁾ Yorktown Code Reference Section 300-155				
⁽²⁾ Yorktown Code Reference Section 300-65				
⁽³⁾ Yorktown Code Reference Section 300-182				
⁽⁴⁾ Yorktown Code Reference Section 300-26				

2. Potential Impacts

a. Town Code Requirements

The parking requirement for retail use is defined in Chapter 300-182 of the Town of Yorktown’s Zoning Code. Subsection A.(3)(a) of the referenced chapter states that parking for retail in zone C-3 is 5 parking spaces per 1,000 square feet of gross building area (5.0 parking index). The Proposed Action, having a gross building area of 151,092 square feet, would require 756 parking spaces in accordance with this chapter reference.

The Costco Wholesale, however, is not the typical form of retail and its parking requirements differ from typical retail use in light of its unique character. Costco is a Discount Wholesale Club and its operation of business has certain qualities that differentiate it from a traditional retail use, such as a shopping center. One such differentiating characteristic that marks Costco’s uniqueness is that it draws from a “members only” customer base. The Costco

larger pool

members are only a portion of the general shopping population and therefore its shopping base is drawn from a smaller pool than for typical retail. Another differentiating characteristic is that Costco supports the local wholesale industry. Costco's goods tend to be packaged in large quantities to be sold in bulk. Small local businesses are supported by this convenience. Sale of larger bulk quantities tends to translate to a reduced number of visits to the store per shopper.

warehouse
not mentioned

Due to Costco's differentiating characteristics as described above, the Applicant reports that the parking demand for Costco is less than the 5.0 parking index used for typical retail uses. The Project proposes 610 parking spaces, which would provide 4.04 parking spaces per 1,000 square feet of gross building area. The Applicant indicates that since the Costco Wholesale is not typical "retail", its parking requirements should not be subject to the "typical" parking index requirement. In fact, the Town's Zoning Code allows for special consideration by the Planning Board with regard to parking requirements as described following.

Subsection A of Chapter 300-182 describes parking requirements for various uses, including but not limited to retail and wholesale. Subsection B of the same Chapter provides flexibility regarding the parking requirements for uses that are not specifically described under subsection A.

Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within categories listed above (subsection A) shall be determined in each case by the Planning Board, which shall consider all factors entering into the parking needs of each such use.

Costco Wholesale is a "discount club", which is a category not listed in subsection A of the referenced code. Therefore, the Applicant feels that according to subchapter B, the parking requirement must be determined by the Planning Board based on Costco's individual shopping characteristics.

Chapter 195-42A of the Town's Code grants the Planning Board authority to waive Code requirements due to special conditions peculiar to an application. The referenced Code states the following:

Upon the findings of the Board that, due to special conditions peculiar to a subdivision or a site, certain requirements of this Part 1 are inappropriate or that strict compliance with said requirements may cause extraordinary and unnecessary hardship, the Board may vary or waive said requirements, provided that such variance or waiver will not be detrimental to the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the Official Map, Chapter 300, Zoning, the Comprehensive Plan or this

Part 1. In varying or waiving certain requirements, the Board may specify such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

As described above, the Applicant feels that Costco Wholesale is not a typical use with its parking requirements specifically cited in the Code. The Applicant feels that this is a “special condition peculiar to a site” and the Planning Board is thereby granted authority to vary or waive the parking requirement. It is also the Applicant’s opinion that the flexibility granted to the Planning Board in Chapter 195-42A is appropriate in this particular application as both, Part 1 and Chapter 300, which are referenced, apply to the Site/Parking Plan and parking requirements, respectively. Therefore, the Applicant feels that due to the specialty of the Costco Wholesale, the Planning Board should exercise special consideration with regard to this Action and its parking requirement.

The following paragraphs provide justification for the proposed 610 parking spaces and support of the proposed 4.04 parking index.

b. ITE Analysis

Parking Generation, 4th Edition (2010), published by the Institute of Transportation Engineers (ITE), provides data on parking demand as measured in vehicles per 1,000 sq. ft. of floor area derived from actual field studies. The following Table lists the ITE average and 85th percentile parking ratios for a Discount Club:

defined?

TABLE III.L.2 ITE Parking Ratios for Discount Club		
USE/Peak Period	Peak Parking Demand (in vehicles per 1,000 sq. ft. GLA)	
	Average	85th Percentile
Weekday (PM)	2.22	3.34
Weekend (Midday Peak)	2.90	3.93

Explain

A review of the above Table indicates that both average and 85th percentile actual peak parking demands for Discount Clubs fall below the 4.04 spaces per 1,000 sq. ft. supplied for the proposed Costco project.

c. NYSDEC Recommendation for Parking Area Reduction

Additional support for reduction of parking spaces is provided in the New York State Department of Environmental Conservation Stormwater Design Manual. Chapter 5 of the DEC Manual addresses green infrastructure practices and includes recommendations for employing runoff reduction techniques. One such recommendation, included in section 5.2.6 of the

Manual, is to reduce impervious area in parking lots through the elimination of unnecessary parking stalls. Table 5.4 of the DEC Manual (source: CWP, 1998; modified NYSDEC, 2010) indicates a standard required parking ratio for shopping centers is 5 spaces per 1,000 s.f. of GFA but the actual parking demand is 3.97 spaces per 1,000 s.f. of GFA. This parking demand is generally consistent with ITE findings for a discount club.

In support of the DEC's recommendation to reduce impervious area through elimination of unneeded parking spaces, the Applicant proposes parking at a ratio (4.04) very near the "demand" (3.97) as cited above and in their Manual.

In keeping with the intent to preserve natural resources, the Applicant's proposal will preserve wetland buffer. The Project Site contains a DEP regulated watercourse which is situated within Wetland A (discussed in Sections F and G of this DEIS). A 100-foot buffer around Wetland A is regulated by the Town of Yorktown. The proposed site plan results in disturbance of the outer fifty feet of the Wetland A buffer but the inner fifty feet remains undisturbed. The outer portion will be disturbed through grading operations after which it will be stabilized and re-vegetated. If a higher parking ratio was required, it would result in greater impact to the wetland buffer. Therefore, the Applicant feels that the proposed plan eliminates unnecessary parking spaces and supports the intent to preserve open space.

d. Costco Historic Data - *Don't provide any data?*

gas station parking

Costco management and their operations group report that the proposed Costco Wholesale can operate successfully with 610 parking spaces. A comparative study based on analysis of data collected from the other existing Costco facilities in the region (Port Chester, Yonkers, New Rochelle, Nanuet and Brookfield) as described below supports this claim.

The actual number of member groups entering a Costco Warehouse (door counts) is recorded at each Costco facility. (It is assumed that each member group represents a single vehicle.) The member groups are counted and recorded in half hour increments. The peak hour is determined by combining the two highest consecutive counts. Costco management has conducted interviews with members and from this data, estimates the average shopping time to be 40 minutes. A 10 minute cushion to provide a more conservative estimate was added and thus a 50 minute shopping time was used for this analysis. Employees were accounted for by adding the maximum number of 75 employees to the adjusted peak hour door count. The use of 75 employees is conservative since experience shows that some employees will carpool. *or use mass transit.*

Data used for analysis represented seasonal high counts taken during December 2010 at the above referenced Costco locations. The data indicates that the peak customer parking demand occurred on weekends and the average

adjusted door count (representing the peak parking demand) at the five existing warehouses was 551. It should also be noted that the peak parking demand occurred only within a one hour period. Therefore, the seasonal high parking demand that can be expected for the Proposed Action is 551 spaces, which represents a parking index of 3.65.

Since the parking ratio for the Proposed Action (4.04) is greater than the peak occurrence (3.65) for other similar facilities, we can assume that the proposed parking will be adequate to meet the peak season parking demand.

e. Summary of Parking Requirement Analysis

The analysis presented above provides ample evidence that the proposed parking supply will adequately accommodate the proposed use. The noted ITE, DEC and Costco sources indicate that the proposed parking supply will be sufficient to serve the parking demand. Based on that analysis, it can be concluded that the proposed 610 parking spaces (parking index of 4.04) will be more than adequate to meet the proposed project demand and that the parking requirement for the Costco Wholesale should be given individual consideration by the Planning Board.

Table III.L.3 provides a summary of the parking standards from the various planning sources discussed above as compared to the parking provided for the Proposed Action.

Source

Table III.L.3 Parking Standards					
Parking Category	Yorktown Code (1)	ITE	NYSDEC	Costco Historic Data	Parking Provided (2)
Parking Index (3)	5.0	3.93	3.97	3.65	4.04
Parking Spaces	756	594	600	551	610
Notes: (1) Typical retail use per Chapter 300-182 A.(3)(a) (2) Planning Board individual and appropriate consideration requested per Chapters 300-182 B and 195-42A of the Town Code. (3) Parking spaces per 1,000 square feet of building floor area (Building area = 151,092)					

No discussion of parking space sizes proposed.

3. Proposed Mitigation Measures

a. Public Transportation

The addition of a bus stop in front of the site is being explored with the Bee-Line Bus service. Potential improvements to public transportation could lead to reductions in employee/customer related traffic; reduce air emissions, including carbon and could also reduce the demand for parking.

b. Bicycle Parking

According to information obtained from the Sustainable Development Study, the Town of Yorktown Comprehensive Plan and the Westchester County Planning website there is a plan for a walking/bicycle path to connect Yorktown Heights with the Bear Mountain Parkway Annsville Circle. The western portion of the trail would be constructed within Bear Mountain Parkway and Bear Mountain Parkway Extension rights-of-way. Near the Taconic State Parkway, it would utilize an existing pedestrian overpass to connect to Strang Boulevard. The path would continue along Strang Boulevard to the south to connect with FDR State Park. From here, the path will join a Town spur that would connect with the North County Trailway via Downing Drive. Associated with Proposed Action, road widening of Route 202/35 from Strang Boulevard to the Project Site will provide a sidewalk for pedestrians and a paved shoulder for bike users. A pedestrian signal controlled crosswalk to the FDR State Park will be provided subject to review and approval by NYSDOT.

It is likely that only a few shoppers would access the proposed Costco by bicycle since carrying bulk shopping goods by bicycle is impractical. However, in the event that employees from nearby residential areas may travel by bicycle or shoppers that desire to buy only minimal goods, parking racks are proposed.

- c. The Applicant proposes 610 parking spaces having a rate of 4.04 parking spaces per 1,000 square feet of building area. This parking ratio is proposed in support of the evidence provided above and its claim that it is more than adequate to meet the seasonal high parking demand. This proposal eliminates unnecessary parking spaces that would otherwise be required under the Town's Zoning Code if the Costco was considered "typical retail". The elimination of unnecessary parking spaces in and of itself is a form of mitigation resulting in reduction of impervious surface, stormwater runoff and impacts to wetland buffer.

The Proposed Action will allow for the redevelopment of the existing commercial uses on the site. The Yorktown Motor Lodge currently remains abandoned and boarded up. It is a visual blight on the landscape with potential public hazard. The Proposed Action intends to revitalize this important commercial locale.

Parking Space Counts at nearby Costcos.
Size of those stores
spaces provided at each
BJS is $106,984 \text{ SF} (\frac{5}{1000}) = 535$