

PUBLIC NOTICE

This notice is issued pursuant to 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 Shrub Oak Memorial Park, located at 3800 Sunnyside Street, Shrub Oak, New York 10588 on Tuesday, August 2, 2011 at 6:00 p.m. (In the event of inclement weather, the public hearing will be held in the Yorktown Town Hall Board Room, 363 Underhill Avenue, Yorktown Heights, NY 10598, at the same date and time. A message will be posted on the Town's website, www.yorktownny.org, on August 2, 2011 indicating if the venue will be moved to 363 Underhill Avenue due to inclement weather.) The public hearing will be reconvened for the public to comment orally and/or in writing upon the proposed action described below and a Draft Environmental Impact Statement (DEIS) 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. In addition, written comments can be submitted through the close of business on August 15, 2011 to Alice E. Roker, Town Clerk, 363 Underhill Avenue, Yorktown Heights, NY 10598.

Name of Action: Croton Overlook Corporation

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

Description of Action: The application pertains to certain real property comprised of 62.76 acres, located east of the intersection of New York State Routes 134 and 100, designated on the Town tax maps as parcels 70.11-1-16, 70.15-1-1 and 70.15-1-2 that are presently zoned R1-160. Croton Overlook is seeking a zone change to RSP-1 to construct a 72 lot subdivision, which includes 35 buildings, containing a total of 70 residential fee simple duplex units for active adult housing, and including one open space lot, consisting of a protected land preservation parcel of approximately 44 acres.

Location: East of the intersection of New York State Routes 134 and 100, Town of Yorktown, Westchester County

Potential Environmental Impacts:

Impact on Land Use and Zoning Existing Conditions - The proposed project is located adjacent to the Croton Reservoir in an area of very low density single family housing. The proposed use does not conform to area-wide planning studies and land use plans such as the town's Comprehensive Plan and Westchester County's Patterns for Westchester, and Westchester 2025.

Impact on Visual Resources - The proposed project will have an impact on existing viewsheds, the aesthetic character of the neighborhood, and the scenic values which were deemed worthy of protection and preservation. Potential impacts to Kitchawan Preserve, a critical environmental area as designated by Westchester County.

Impact on Environment - The proposed project may have impacts resulting from the proposed community sewage treatment system, and the future impact that may result from the failure of the system.

Impact on Soils, Topography, Steep Slopes, and Geology - The project poses a risk of adverse impacts from erosion during construction, and impacts associated with permanent alteration of existing topography.

Impact on Plants and Animals, Flora and Fauna - The proposed project has the potential to adversely impact existing resident plant and animal populations, habitats, and wildlife corridors. The project may adversely impact any vernal pools on the site, if present. The project needs to be evaluated in context of the "Biodiversity Conservation Study" (June 2009) prepared by Stearns & Wheler, and of the "Croton to Highlands Biodiversity Plan" (2004) prepared by the Metropolitan Conservation Alliance as it relates to the site. The proposed project has the potential for adverse impacts to existing on-site tree inventory and to Yorktown's community forest as defined in the town's tree ordinance.

Impact on Wetlands and Surface Water Resources - Disturbance of wetlands, watercourses, vernal pools and buffers must be considered.

Impact on Cultural Resources - The proposed project may impact historic, or prehistoric, or paleontological resources.

Impact of Demolition and Construction - The proposed project may exhibit adverse impacts from construction, such as blasting, erosion, phasing, etc. There may be construction-related impacts to air quality, water quality, traffic safety, and noise.

Impact on Community Facilities (Emergency Services) - The proposed project will have an impact on the existing emergency services system.

Impact on Growth and Character - The proposed project will have an impact on community and neighborhood character, including an increase in density, affordable housing, both general and senior housing, the loss of neighborhood open space and recreation, and aesthetic values.

Impact to Stormwater Management - The construction of new impervious surfaces of 69 housing units and the associated roadways, driveways, and other pavements will potentially impact surface water flow, erosion, water quality and may also affect the Croton Reservoir, a source of potable water for the New York Metropolitan area.

Other Potential Impacts:

Impact on Solid Waste

Impact on Utilities
Impact on Traffic Conditions, Safety, and Flow
Impact on Fiscal Conditions

The DEIS is available for public review at the following locations: Yorktown Town Clerk's Office, 363 Underhill Avenue, Yorktown Heights; or the Yorktown Planning Department, 1974 Commerce Street, Yorktown Heights, NY 10598, 914-962-6565; or the John C. Hart Memorial Library, 1130 Main Street, Shrub Oak, NY 10588; or on the town website at: <http://www.yorktownny.org/townclerk/croton-overlook/deis>.

Alice E. Roker
Town Clerk
Town of Yorktown