

**State Environmental Quality Review  
POSITIVE DECLARATION  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance**

**Date:** March 7, 2023

**Project Address:** 800 East Main Street, Town of Yorktown, New York

**This notice is pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.**

The Town Board of the Town of Yorktown, as Lead Agency, has determined that the Proposed Action may result in one or more significant adverse impacts on the environment and that a Draft Environmental Impact Statement will be prepared.

**Name of Action:** 800 East Main Street

**SEQRA Status:**      **Type I** [  ]  
                                 **Unlisted** [    ]

**Scoping:** No [   ] Yes [  ] **If yes, indicate how scoping will be conducted.** A public meeting will be held for the purpose of eliciting comments on the Draft Scope. The meeting will take place at \_\_\_\_ pm on April 4, 2023 at \_\_\_\_\_. Additionally, written comments will be accepted until \_\_\_\_\_, 2023.

**Description of Action:**

800 E Main Yorktown Dev AMS LLC (“Applicant”) proposes to redevelop a 35.53-acre (1,548,227 sf) parcel located at 800 East Main Street (Tax Map ID: 5.19-1-15) in the Town of Yorktown, New York (the “Project Site”) and within the Town’s OB Research Laboratory and Office Zoning District (“OB District”). The Project Site is located to the north side of U.S. Route 6 at its intersection with the Taconic State Parkway. The Project Site is currently developed with an approximately 63,617 square foot office building, with related parking and infrastructure.

The Applicant proposes to demolish the existing improvements and redevelop the Project Site with an active adult residential community for residents aged 55 and over, consisting of 250 dwelling units, together with amenities (including a clubhouse and fitness/wellness amenities, as well as outdoor active and passive recreational spaces), 383 parking spaces, and related infrastructure (the “Proposed Project”). The proposed residential buildings include apartment-style and villa buildings, to be constructed in the southern portion of the Project Site (intended to be offered as rental units), and town-home style buildings, to be constructed to the north of the rental buildings (intended to be offered as for-sale units).

To facilitate development of the Proposed Project, the Applicant has submitted a petition (the “Petition”) to the Town Board for text amendments to the Town’s Zoning Code affecting the RSP-2 Senior Citizens District (the “RSP-2 District”), which would increase certain allowable building dimensions within parcels greater than 25 acres in the RSP-2 District. The Applicant has also petitioned for an amendment to the Zoning Map for the Town of Yorktown, to rezone the Project Site from the OB District to the RSP-2 District.

**Location of Action:** 800 East Main Street, Town of Yorktown, New York

**Reasons Supporting this Determination:**

After considering the Petition, the Proposed Project and all related actions under SEQRA (the “Proposed Action”), and reviewing the Full Environmental Assessment Form (FEAF) prepared by the Applicant and the criteria for determining significance in the SEQRA regulations (6NYCRR §617.7(c)), the Town Board of the Town of Yorktown finds that the Proposed Action may have a significant impact on the environment based on the following findings:

1. The potential for significant impacts related to land use, zoning, and public policy. The Proposed Action would change the land use on the Project Site from its current use as an office campus to a residential development and requires a change to the Project Site’s Zoning.
2. The Proposed Action may result in excavation and other disturbance on several acres of currently undeveloped land.
3. The Proposed Action may involve construction on land where depth to the water table is less than 3 feet.
4. The Proposed Action may involve construction on slopes of 15 percent or greater.
5. The Proposed Action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.
6. The Proposed Action may involve the excavation and removal of more than 1,000 tons of natural material.
7. The Proposed Action may involve construction that continues for more than one year or in multiple phases.
8. The Proposed Action may result in increased erosion, whether from physical disturbance or vegetation removal.

9. The Proposed Action may result in increased stormwater runoff and erosion resulting from site disturbance and construction of new impervious surfaces in the form of residential structures, access roads, and parking.
10. The Proposed Action may involve construction within or adjoining a wetland.
11. The Proposed Action may result in the impoundment of water, creating a stormwater pond, for purposes of stormwater management.
12. The Proposed Action may result in, or require, modification of existing drainage patterns.
13. The Project Site is located over, or immediately adjoining, a primary, principal or sole source aquifer.
14. The Proposed Action will result in an increased demand on water delivery and sewage disposal systems.
15. The Proposed Action may impact the habitat of species that have been identified as species of special concern, endangered, threatened and/or rare (New England Cottontail).
16. The Proposed Action would occur within an area identified as potentially sensitive for archaeological resources.
17. The Proposed Action would have the potential to impact a locally-designated historic landmark (Hyatt House).
18. The Proposed Action would have the potential to impact views from the Taconic State Parkway (a New York State Designated Scenic Byway).
19. The Proposed Action would have the potential to result in an increase in daily vehicle trips, which may impact the surrounding roadway network.
20. The Proposed Action may result in an increased demand for energy.

**For Further Information**

**Contact Person:** John A. Tegeder, R.A., Director of Planning, Town of Yorktown

**Address:** 1974 Commerce Street, Room 222, Yorktown Heights, NY, 10598

**Telephone Number:** (914) 962-6565

**Copy of this Notice must be sent to:**

**-The Department of Environmental Conservation (including Environmental Notice Bulletin), 625 Broadway, Albany, NY 12233-1750**

**-All Involved Agencies**

**-Any person requesting copy**

**-Applicant**