

## TOWN OF YORKTOWN CONSERVATION BOARD

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Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

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**To:** Town Board  
**From:** Conservation Board  
**Date:** August 9, 2024  
**Subject:** AMS, LLC – 800 E. Main Street; 5.19-1-15  
Town Board Referral – Petition for Rezone

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At the August 7, 2024 Conservation Board meeting, Joseph Riina of Site Design Consultants; Diana Kolev, Esq. of DelBello, Donnellan, Weingarten, Wise & Wiederkehr; and Peter Feroe of AKRF Inc. appeared before the Board to discuss their petition for rezoning the former Contractor's Register property from OB to RSP-2 zoning to accommodate an active adult residential community. Aspects of the DEIS were discussed including traffic, stormwater, and tree removal. Overall the Board is in favor of the rezone provided that a closer look at the alternate site layout is undertaken. The proposed layout does not adequately address the stormwater and has a very large footprint on the mostly undisturbed site. The Board is concerned that the four-story buildings will be visible from the Taconic State Parkway, a recognized scenic byway. The alternate site layout reduces the number of proposed units, keeping more of the site in a natural state, leading to overall less disturbance, and more adequately addresses the stormwater needs.

The Conservation Board continues to be concerned with the number of proposed developments along the East Main Street (6N) and Route 6 corridor, which are being reviewed in a piecemeal fashion. The Board reiterates that the Jefferson Valley Hamlet is experiencing development pressure from many sides. Taking each proposal independently without considering the total impact of all the proposals combined does not allow for the overall environmental impacts to this area to be considered.

Respectfully submitted,

*Phyllis Bock*

Phyllis Bock  
Conservation Board Co-chair

cc: Conservation Board Members  
Planning Department/Planning Board  
Applicant