

George Latimer
County Executive

June 17, 2024

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 24-005 – Lake Osceola Overlay District Extension
Zoning Map Amendment**

Dear Ms. Quast:

The Westchester County Planning Board has received a proposed local law to amend the Yorktown Zoning Map to include 11 parcels within the existing Lake Osceola Overlay District (LOOD). This district was established to promote multi-family, mixed-use, and commercial development at increased density near the Jefferson Valley Mall. One of the proposed parcels to be included in the LOOD is 3000 Navajo Street (SBL 6.14-1-2), for which discussion is ongoing regarding the potential construction of a new mix-use development consisting of 254 multi-family residential units, a 5,500 square foot clubhouse, a 23,000 square foot indoor athletic facility, a 4,000 square foot commercial space, and the reconstruction of a portion of the existing athletic fields. A recently proposed zoning change for that site to be rezoned from the R1-80 Single Family Residential district to the CR – Commercial Recreation district was previously submitted to the County Planning Board, for which we provided a comment letter dated November 14, 2023.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We appreciate that the Town is considering an extension of the LOOD, which would enable an increase in housing and potential economic development. However, as we stated in our previous letter, we note that care should be taken when establishing increased density within a neighborhood that is currently automobile-oriented. The site lies approximately two miles from the Jefferson Valley and Baldwin Place centers, which, while connected by Bee-Line bus service, remain reliant on private automobile trips.

As the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended *strategies* set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995 recommends the addition of higher density residential development near transit access and within walking distance of commercial centers, the Town should consider a comprehensive approach to the redevelopment of this corner of Yorktown. As the Town reviews the site plan for the proposed Navajo Street and other future development programs, the implementation of Transportation Demand Management policies should be included in order to better facilitate the needs of residents living within a higher-density site. The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including excessive parking on the site. These strategies

also establish a means to lessen the impact of development on vehicular traffic and the street network within the area. We recommend that the Town and applicant review these *Toolkits* to determine policies and practices that would reduce the site's dependency on single-trip automobiles.

We also note that as the proposed zoning amendment would permit increased housing development in the Town, it is vital that affordable housing requirements be established to ensure that housing opportunities are available for a variety of potential residents. The acute shortage of affordable housing in Westchester County has been documented in the County's *Housing Needs Assessment* and it is critical for all of Westchester's municipalities to play a role in meeting this need, particularly since the economic and social impacts of the affordable housing shortage are spread throughout the County. We continue to urge the Town to adopt remaining portions of the County's affordable housing [Model Ordinance Provisions](#) that are not currently part of the Zoning Code. Specifically, the requirement that 10% of the total number of proposed dwelling units shall be set aside as Affordable Affirmatively Furthering Fair Housing Units ensures that all new developments would provide increased housing opportunities for disadvantaged residents.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning