

Chapter 18: Cumulative Impacts of Proposed Zoning Text Change

The Proposed Zoning would apply to sites zoned RSP-2 District that are greater than 25 acres. Based on the Town's Zoning Map,¹ there are four parcels in the Town zoned RSP-2 District. The parcel located at 2000 Baldwin Road (SBL: 37.13-1-17) is 6.26 acres and is presently developed with an assisted living facility (The Country House in Westchester). The parcel located at 1965 Allan Avenue (SBL: 37.18-1-50) is 8.45 acres and is presently developed with a senior living apartment complex (Beaver Ridge Apartments). The parcel located at 1296 East Main Street (SBL: 16.09-2-16) is 5.96 acres and is presently developed with a senior living apartment complex (Wynwood Oaks Apartments). The parcel located at 3770 Barger Street (SBL: 5.19-1-14) is 50.41 acres and is presently developed with Trump Park Residences.²

There is a proposed project by Toll Brothers on Catherine Street. It includes a rezoning application to change two parcels totaling 50.51 acres, currently zoned R1-40 and RSP-3, to RSP-2. The proposed project is for 118 3-bedroom townhome condominium units with a clubhouse, set on 33.75 acres, with a Conservation Easement on 14.3 acres. A 2.46 acre parcel of the project site, around the Catherine Field Home, is proposed to be subdivided off from the proposed project. This project is undergoing its own environmental review. In addition, given its location and size, it is not anticipated that this project, together with the Proposed Project, would result in a significant cumulative environmental impact.

Among the four parcels presently zoned RSP-2, the only parcel greater than 25 acres in size is 3770 Barger Street and is, therefore, the only parcel (aside from the Project Site) to which the Proposed Zoning would presently apply. The Barger Street Parcel is currently built-out with Trump Park Residences, a multi-family, age-restricted facility. According to the development's website, there are 141 dwelling units, comprised of a mix of 1- to 3-bedroom units, ranging in size from 1,156 sf to 2,250 square feet. Amenities include pools, recreation rooms, gyms, a business center, garage parking, and jogging and hiking trails. Given the current improvements at the Barger Street Parcel, it is unlikely that the Proposed Zoning would induce the redevelopment of the site. Additionally, there is a Conservation Easement on 39.11 acres of the Barger Street Parcel, further restricting development on the parcel.

Under the existing RSP-2 District regulations, the Barger Street Parcel has an existing theoretical development potential of approximately 768,550 sf, at 0.35 FAR. The current development is well less than that theoretical maximum. Given that the site already has significant excess development potential, the increase to maximum FAR proposed as part of the Proposed Project would not likely induce additional development or redevelopment of the site. *

¹ <https://www.yorktownny.org/sites/default/files/fileattachments/building/page/208/officialzoningmap-revnov2018.pdf>

² <https://www.trumpparkresidence.com/>