

EXPANDED ENVIRONMENTAL ASSESSMENT FORM

PART III

Bear Mountain Triangle Rezoning

Town of Yorktown, NY

Introduction

The Environmental Assessment Form (EAF) examines the environmental implications of the proposed rezoning of several parcels of land bordering on Old Crompond Road in the Town of Yorktown. This area is in the center of an area referred to as the Bear Mountain Triangle (BMT), which is generally defined as the land surrounded by Crompond Road (US Route 202/ NYS Route 35), the Bear Mountain Parkway Extension, and the Taconic Parkway. The land that is the subject of this rezoning comprises a 23.61-acre portion of the BMT. The proposed rezoning area as currently planned will conform to the pattern of zoning that exists on adjoining parcels of the BMT.

On July 24, 2014, Mandalay Builders, LLC, (Applicant) petitioned the Town of Yorktown, Town Board for the rezoning of land to enable development of said land as a mixed use development called Crompond Terraces in similar fashion to the recently developed Crompond Crossing project. In early conversations with the Town Board, the Town determined that other adjoining parcels should also be so rezoned in a manner that would provide opportunities to implement the Town's vision for a hamlet-style neighborhood at Old Crompond Road. In response to the Town's request that additional parcels be included in the rezoning, the adjoining lot owners have submitted petitions to the Town to implement the proposed rezoning over the entire subject area (Refer to Appendix A). These adjoining property owners have each expressed both support for this rezoning and a desire to be granted the same zoning.

Mandalay Builders is the contract vendee for six (6) of the parcels of property within the proposed rezoning area. The two adjoining parcels are controlled by other future applicants. In addition to Mandalay Builders, LLC, petitions to be included in the proposed rezoning action have been

submitted by Americo Reality, LLC, and Alfio Della Vecchia, included in Appendix A. Representatives of the eight (8) lots involved are collectively referred to hereinafter as the project sponsors.

Approval by the Town of Yorktown Town Board is the only agency approval needed for this change in the Town's Zoning Map. The Town Board will be the lead agency for the purposes of the environmental review.

This EAF is prepared in accordance with Section 8-0101 of New York State Environmental Conservation Law and the regulations promulgated by the New York State Department of Environmental Conservation thereunder which appear at 6 NYCRR Part 617 (known as the New York State Environmental Quality Review Act, "SEQRA", or "SEQR"). The SEQR Full Environmental Assessment Form is included in this document along with supplemental studies intended to assist the SEQR lead agency and other potential regulatory agencies ("involved agencies") in making a determination whether the proposed action would likely result in any potentially significant environmental impacts. While some of the information and graphics in this document is conceptual in nature, the analyses, illustrations, and maps provided herein have been advanced in sufficient detail to assess the extent of potential environmental impacts.

Environmental Assessment Form Parts 1, 2 and 3 have been prepared to describe the potential environmental effects of the proposed action. EAF Part 3 includes narratives and supplemental studies that evaluate the relevant issues of concern identified in Part 2 and identify appropriate measures to minimize or avoid potential impacts.

1.0 PROJECT DESCRIPTION

The proposed rezoning will permit implementation of the recommendations of the 2010 Town Comprehensive Plan which envisions development of the Crompond hamlet area with a combination of residential and commercial uses. This is further described in Section 2.0.

Project Description

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The Project Sponsors (Mandalay Builders, LLC, and two other property owners) have petitioned the Town to rezone eight (8) parcels of land totaling approximately 23.61 acres to a multi-family residential (R-3) district (on 16.9 acres) and a commercial (C2-R) district (on 6.71 acres). The existing zoning is single family residential (R1-20) district, unlike all of the land surrounding the petition area. (See Figure 2-2.) The requested rezoning is for the purpose of establishing contiguous zoning along the road frontage on Old Crompond Road, which totals close to 1,290 feet, to allow future development in a hamlet concept as envisioned by the Town in its Comprehensive Plan.

The Project Sponsors request the rezoning of their lands for the purpose of allowing the development of up to 80 residential townhouse units, up to 16 affordable rental apartments, a 12,000 square foot multi-purpose recreational facility, up to 45,000 square feet of office space, and up to 32,000 square feet of small scale retail space. The Applicant proposes that the multi-purpose recreational facility will be designed for and given to the Town as a public benefit of the project.

The site is located on Old Crompond Road in the Town of Yorktown, Westchester County, New York, and would connect to available municipal water and sewer services. Refer to Figures 1-1 and 1-2 showing the site location.

A possible future hamlet concept plan drawn by the Yorktown Planning Department is presented in Figure 1-3. Figure 1-4 reflects this concept in a plan showing the nearby existing and future development in the BMT and highlighting the area proposed for rezoning (the Site). A Representative Landscape Plan is included as Figure 1-5 which shows the site design concept in more detail. This EAF evaluates the eight parcels within the hamlet concept that are proposed for rezoning. The remaining parcels in the Town's concept plan are already appropriately zoned to implement the Town's master plan for this area. It is acknowledged that further site engineering and architectural designs will need to be done as part of any site-specific development application, along with further supporting documentation relative to avoid or minimize any potential site-specific environmental impacts at the time of site plan review.

Mandalay Builders is the contract vendee for approximately 20.57 acres of land within the BMT between Old Crompond Road and the Bear Mountain Parkway Extension. The lands proposed for rezoning encompass 23.61 acres as contiguous lots, including the Mandalay land (6 lots) and two additional lots owned by others. Information about the eight parcels is tabulated in Table 1-1.

Table 1-1		
Lots Proposed to be Rezoned		
	Area (Acres)	Existing Use
26.18-1-9	2.59	SF Residence
26.18-1-10	0.45	SF Residence
*26.18-1-11	1.82	SF Residence
*26.18-1-12	0.28	SF Residence
*26.18-1-13	0.47	SF Residence
*26.18-1-14	3.39	SF Residence
*26.18-1-15	5.45	SF Residence
*26.18-1-16	9.16	SF Residence
TOTAL:	23.61	
* Parcel included in the Mandalay Petition (20.57 Ac.)		

Summary of Topics Further Described in the Expanded EAF

This Expanded EAF has been prepared to assess the potential for environmental impacts as a result of the proposed rezoning. A full description of the zoning, land-use and community character has been provided which demonstrates how the proposed rezoning would serve to implement the Town's desire for creation of a hamlet within the Bear Mountain Triangle area. A full discussion of land use shows how the proposed rezoning is consistent with the surrounding area and describes how the conceptual hamlet plan may affect community character as relates to the US Route 202/NYS Route 35 corridor and the Bear Mountain Parkway.

A discussion of the demographic and economic implications of the proposed rezoning shows that the project will result in a substantial net benefit to both the Town of Yorktown and the Yorktown School District.

The EAF includes a full discussion of the soils and topography in the rezoning area and identifies the procedures and measures to avoid erosion and manage the future stormwater management needs of the area.

An assessment of the ecological resources including the adjacent Hunter Brook has been conducted which indicates there will be no potential impacts to regional flora and fauna.

Mandalay Builders has hired a traffic consultant to update existing studies and calculate the extent of potential impact from this concept proposal, and to identify strategies that would minimize or avoid traffic impacts, as needed.

Development Sequence

It is anticipated that the SEQRA review for the proposed rezoning will be completed in the second half of 2015. Following a public hearing and a positive zoning decision by the Town, the Applicant will make a formal application for site plan approval with the Town Planning Board to begin the site-specific review for the proposed development of the six Mandalay lots -- a project proposal to be known as Crompond Terraces. A thorough review, including site-specific SEQRA review to the extent needed, is anticipated to conclude with a site plan approval that would then allow the Applicant's project, as approved, to start construction.

Also following a positive zoning decision, the owners of the other two lots that are part of this rezoning action may make formal application for site plan approval on their respective parcels. For the purposes of SEQRA for the instant action, the potential environmental effects of development as shown in the concept plan for the eight lots being considered for rezoning are evaluated generically in this EAF to demonstrate a reasonable full development scenario.

For this EAF, construction of the overall concept plan is projected to last approximately 36 months. Development is not proposed in discrete phases but will likely involve continuous construction, anticipated to follow a common sequence of activities. After site plan approvals, the project would commence with road and infrastructure improvements

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(including water and sewer utilities and stormwater management facilities) along the Old Crompond Road corridor, and preparation of the site by clearing and grading. Generally, initial project construction on the property would then entail the internal road and infrastructure improvements prior to construction of the residential buildings, followed by the recreation facility, and concluding with development of the office and retail project components. Additionally, any off-site improvements that are part of the project would likely be undertaken concurrent with related on-site work.

Overall, construction will be driven by market conditions and it is possible that there may be overlap between construction areas for the various components of the project.