

## TOWN OF YORKTOWN PLANNING BOARD

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Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

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### MEMORANDUM

**To:** Town Board  
**From:** Planning Board  
**Date:** February 24, 2015  
**Subject:** Crompond Terraces aka Mandalay Proposed Rezone

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The Planning Board, at its meeting on February 11, 2015 discussed the subject application for a rezone from R1-20 to a split of R-3 and C-2 or C-2R zoning districts. The Board had the following comments:

Comments on the rezone and submitted plan:

1. Historically Yorktown's master plans recommended light industrial zoning for the BMP Triangle. During the review and planning for the 2010 Comprehensive Plan, significant community input resulted in the policy recommendation that this area was better suited to be developed as a mixed-use village center. The Town Board should evaluate how the proposed multi-family residential and commercial development works in relation to this Plan. 2010 Comprehensive Plan Policy 4-24, reproduced below for your convenience, outlines the community's vision for the BMP Triangle.

***Policy 4-24: At the eastern end of the hamlet business center, promote retail, office, and country inn uses with a regional draw in a high-quality master-planned format, with compatible residential uses as well.***

- With the completion of the BMP, the Bear Mountain Triangle will become even more accessible and visible, making it the Town's best opportunity for economic development in a hamlet, mixed-use design.
- On the north side of Route 202, adjoining the Taconic State Parkway, there should be areas for retail, retail/mixed use, housing, and office/country inn.
  - At the bottom of the hill, the "village center" should have a mix of uses, including a "Main Street" shopping spine, with limits on floor area and an emphasis on small stores, possible second-floor apartments, and professional offices, in a pedestrian-oriented format.
  - At the top of the hill, leave as C-3 zoning and adopt an overlay for office and/or hotel or country inn uses, building off the location next to the Taconic-Route 202 interchange and highway visibility.
  - In between, plan for a mix of senior and small-scale professional offices, with conservation of open space and protection of wetlands and steep slopes.
  - Set aside space that can be converted into a village green.
  - These three areas should be integrated, rather than having each element feed only Route 202. There would be pedestrian amenities, with parkland and public spaces.

- Landscaping would be abundant, and except for the area in front of the "village center" there would be significant buffering along the Route 202 frontage.
    - Parking lots would be shared and interconnected, forming a parking network.
  - The area should retain low-density zoning until such time as the Town prepares a Planned Design District for the Triangle, indicating the amenities and infrastructure improvements that must be provided before or concurrent with more significant development.
2. The Town Board should require the applicant to demonstrate that this comprehensive plan vision will be adhered to with the proposed rezoning and conceptual layout requested by the applicant. This will require conceptual design plans of the entire BMP Triangle, as stated in the comprehensive plan.
  3. The Town Board should require development of maximum pedestrian connectivity within and between the residential and commercial developments in the BMP Triangle. Pedestrian, auto, and trails/recreation connections should all be considered.
  4. The plans should show onsite wetlands and wetland buffers.
  5. The Town Board should consider the appropriateness of expanding commercial zoning up Old Crompond Road. The orientation and visibility of commercial structures may affect the health and viability of the potential businesses. This may also include considering the future development of the land south of Old Crompond Road.
  6. There may be additional visitor parking spaces needed in addition to the driveways for the residential units.
  7. Trash enclosures will need to be included in a site plan. The number and location of these enclosures will be reviewed in further detail by the Refuse & Recycling Department and the Planning Board during a site plan review.
  8. The R-3 zone requires the following recreational amenities:

**Section 300-21(3)(a)[f]:** At least 400 square feet of usable open space be provided on the site for each dwelling unit for play area and other outdoor living uses. The developer shall provide a suitable improved playground/play area shall have a minimum area of 1,200 square feet and a maximum distance of 1,000 feet from the units to be served.

**Section 300-21(3)(a)[g]:** In addition to the above, the developer shall also set aside 10% of the site for the provision of park and /or recreational facilities. If the provision of such facilities is impractical because of the particular layout of the development or for other reasons, a recreation fee of \$4,000 per unit shall be submitted prior to approval of the application.

#### Comments on the Expanded EAF Scope:

1. The Town Board should require the applicant to demonstrate that this comprehensive plan vision will be adhered to with the proposed rezoning and conceptual layout requested by the applicant. This will require conceptual design plans of the entire BMP Triangle, as stated in the comprehensive plan.

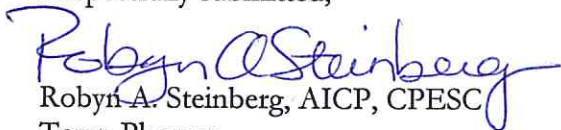
2. A no action alternative should be included in the scope.
3. The applicant must explain how the proposed action complies with and realizes the 2010 Comprehensive Plan's vision for this area to become a village-style hamlet.
4. Include a map/figure of proposed pedestrian connections throughout the new hamlet, including how the hamlet will be connected to the Costco site.
5. Include the possibility of a shuttle bus/jitney service around the BMP Triangle area.

Comments on Procedure:

1. If the Town Board is to include properties in the rezoning action that are not under control by the subject petitioner, should not the Town Board then be the sponsor of the rezoning? Even if the other several property owners submit their own petitions requesting similar rezoning, those owners would not be beholden to the hamlet style plan developed by the applicant without conditions within the rezoning approval requiring them to do so.
2. Should the Town Board go one step further and create a planned design district, with specific standards and recommendations for the development within it, to ensure that the parcels not under the control of the subject petitioner are also developed in accordance with the vision for the hamlet in order to create a cohesive development between the existing residential and commercial uses located in the BMP Triangle.

The Planning Board feels the proposed multi-family and commercial zoning along Old Crompond Road would play a valuable role in creating a village-style hamlet in the BMP Triangle. The Board however is concerned with the potential impacts of the development on what is currently a mostly wooded area somewhat hidden from the Route 202 corridor. The Board looks forward to reviewing the more detailed information submitted as part of the Expanded EAF in order to make a final recommendation to the Town Board for the proposed rezone.

Respectfully submitted,

  
Robyn A. Steinberg, AICP, CPESC  
Town Planner

cc: Town Clerk, Town Attorney, Town Engineer, Building Inspector, Recreation Commission, Conservation Board, Applicant

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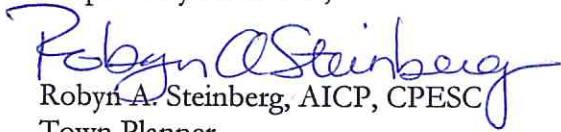
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