

Appendix A

Land Use

## 4. Economic Development & Hamlet Business Centers

### 4.1 VISION STATEMENT

Yorktown should have a vibrant economy that provides abundant job opportunities and contributes to and improved and fair local tax base. To better withstand market fluctuations, there should be a diverse range of businesses, with prosperous office and light industrial campuses and thriving, attractive commercial centers. The five hamlet business centers should be enhanced and improved, so that they not only provide shopping and services. They also should function as centers of community life, featuring civic uses, greening and park features. As additional development occurs, infrastructure improvements must be provided.

- *Crompond.* The Bear Mountain Triangle, Yorktown's major opportunity site for economic development, should have a mix of housing, office, and retail uses, and possibly a hotel or country inn as well, and the commercial strip along Route 202 should be greened, also with preservation of open space over the north side of Route 202.
- *Jefferson Valley.* The mall should continue to serve as a major regional shopping destination. Meanwhile, Hill Boulevard should be transformed into a walkable "Main Street" that includes residential and retail uses with connections to the lakefront, which should have improved public access and recreational attractions for families and people of all ages; this should strengthen other hamlet uses..
- *Mohegan Lake.* While working to improve traffic along the Route 6 corridor, the Town should encourage pedestrian-oriented shopping, upgrading of commercial sites, and connectivity to the neighborhoods to the north. The Town should evaluate the possibility of adding senior housing.
- *Shrub Oak.* The historic and scenic quality of East Main Street corridor should be preserved, with landscaping and façade enhancements, and the shopping nodes at the western and eastern ends of the corridor should be significantly improved in terms of circulation and attractiveness.



Commerce Street, Yorktown Heights.

- *Yorktown Heights.* As Yorktown's downtown, this business center should continue to have a mix of civic institutions, parks, and shopping. A pedestrian-oriented "Main Street" with small shops and restaurants should be created along Commerce Street, complementing the large-format shopping centers and building a sense of place.

## 4.2 GOALS

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Goal 4-A: Facilitate a positive business climate in Yorktown and provide opportunities for non-residential development and local employment where appropriate.

Goal 4-B: Maintain diversity in the economic base and job base so that Yorktown can withstand the effects of changing business cycles and fluctuations in different industries.

Goal 4-C: Strive for tax and fiscal stability for Yorktown residents by continuing to seek out stable, low-impact, high-quality ratables.

Goal 4-D: Bolster the long-term economic vitality of Yorktown's five hamlet business centers, building on their current strengths, and taking into account retail trends and competition.

Goal 4-E: Promote the five hamlet business centers as hubs of civic life and community identity, and promote a mix of retail, professional office, park/civic uses, and compatible residential uses that create an atmosphere of vitality.

Goal 4-F: Avoid sprawl along Yorktown's commercial corridors, and encourage a high standard of architectural design, landscaping, and maintenance for all development.

Goal 4-G: Promote the continued success of the Jefferson Valley Mall, and seek to keep the mall competitive with other major retail outlets in the region.

Goal 4-H: Promote Yorktown Heights as Yorktown's "downtown," with a concentration of commercial, civic, and park uses that create a special sense of place.

Goal 4-I: Improve access into and circulation throughout the five hamlet business centers through roadway and intersection improvements, but also promote walking and biking by creating safer and more comfortable environments for pedestrians and cyclists.

Goal 4-J: Promote convenient parking, while also promoting more efficient parking patterns and striving to reduce unnecessary expanses of blacktop.

Goal 4-K: Ensure that infrastructure improvements are provided before or concurrent with significant new development.

### 4.3 OVERVIEW OF ECONOMIC DEVELOPMENT

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- Hamlet business centers that have vacant or underutilized land can accommodate new business activity for the purpose of economic development. In some parts of the hamlet business centers, parking lots are poorly laid out. If some of the parking lots were connected and reorganized, some land could be freed up for infill development. By attracting more business activity, the Town can gain more tax revenue to pay for Town services.
- At the same time, in all of the hamlet business centers (particularly Yorktown Heights, Crompond, and Mohegan Lake), there are serious concerns about traffic congestion. Before any significant new development takes place, traffic problems need to be addressed. There needs to be a link between continued development and infrastructure improvements. In particular, infrastructure improvements must be provided before or concurrent with significant development.
  - The automobile will continue to be the primary mode of travel for most customers, and therefore, the Town needs to continue to provide convenient access and parking.
  - At the same time, creating more walkable environments can actually help reduce traffic congestion and parking needs. Some of the land now given over to roads and parking lots is excessive and can be broken up and used for a combination of infill buildings, expanded pedestrian areas, and landscaping.
- Hamlet business centers are not just places of business activity. They are also centers of community life. Their character and quality contribute to the Town's quality of life and community pride and identity. There are many opportunities in the hamlet business centers to provide additional park space, village greens, and landscaping. Such green space complements the built-up nature of the hamlet business centers and adds to the unique identity and character of the place.
- An attractive commercial area not only contributes to community pride, but also helps attract customers. The hamlet business centers can be improved in terms of their overall attractiveness, the quality and mix of stores, and walkability. Many of the hamlets also have historic buildings or scenic qualities that warrant protection.

## 4.4 POLICIES

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### All Hamlet Business Centers

***Policy 4-1: Promote a mix of retail shopping, professional offices, and housing in the hamlet business centers, and in specified locations, promote mixed-use "Main Street" or "Village Center" development.***

- Retail-only districts are most active on weekends, whereas office-only districts are active mornings and evenings. Mixing the two creates a district that is vital and busy every day, all week long.
- Residential uses would add more evening and weekend activity to the hamlet business center. More importantly, housing units in hamlet business centers would tend to be smaller than single-family homes, providing much-needed housing diversity and greater affordability to Yorktown's housing supply (see Chapter 5.) Second-floor apartments over retail uses should be permitted where appropriate.
- "Main Street" or "Village Center" development would have a mix of housing units, offices, and shops, all in a pedestrian-oriented setting. Such sites should generally have the following characteristics:
  - Sidewalk connections throughout and connecting to surrounding areas.
  - A Main Street or village green accessible to the general public.
  - Parks and abundant landscaping.
  - Requirement that a portion of housing units be set aside for seniors.
  - High-quality architectural design, effective traffic and parking schemes, wetland and slope protection, buffering (where appropriate), etc.
  - Coordinated signage.

***Policy 4-2: Based on the Comprehensive Plan, develop more detailed business center plans, and update the Town's zoning map to reflect the conceptual maps included in this Chapter. Also, update the Town's use regulations and bulk, landscaping, parking, and lighting standards as they relate to the hamlet business centers.***

- The business center plans should make recommendations for improving circulation and parking, include streetscape and gateway design plans, and identify resource areas for protection, and provide action items for park expansion.
- Significant revisions to the commercial zoning regulations are warranted, as discussed in Chapter 2. In particular, bulk standards (i.e., coverage, height, setbacks) need to be revised.

- Lighting standards should be revised to reduce glare. For both overhead and pedestrian lamps, light should be required to point downward, and color filters should be required to reduce glare and provide a softer-looking light. For sign illumination, wall-mounted lamps, and lights inside display windows, encourage use of smaller, lower-intensity lights directed downward and resembling incandescent light.

***Policy 4-3: Increase Town resources in support of economic development objectives.***

- The Town could consider establishing an economic development committee to provide the Town Board with insights into the business community, economic trends, opportunities for growth, and other relevant topics of interest.
- The Town may wish to consider appointing staff to research or promote economic development or to assist with implementing Comprehensive Plan policies, perhaps in cooperation with local businesses or business associations.



Jefferson Valley Mall, Route 6, Jefferson Valley.

***Policy 4-4: Explore appointing a Main Street Manager to work with businesses in the hamlet business centers to promote ongoing economic vitality and to help improve parking, circulation, accessibility, walkability, aesthetics, and landscaping.***

- The Main Street Manager would provide businesses with consultation on façade, landscaping, signage, and parking improvements, and could also assist with the marketing and promotion of the hamlet business centers. The manager could comment on proposed zoning changes, help set up special events, and recommend tenanting, etc.
- The manager could be hired/appointed by the Town, and/or business associations, and/or parking districts, and/or business improvement districts. Whoever pays for the manager's services, the manager should have some degree of independence, so that he/she can objectively advocate for solutions and ideas that would help promote business throughout each hamlet center, as well as throughout Yorktown.

***Policy 4-5: Allow second-floor apartments in C-2 zoned hamlet centers above retail or office uses.***

- This increases the diversity of housing types and adds more units that are affordable to working families.
- A mix of uses adds vitality to the hamlet business centers and provides a customer base for the retail uses.

## Yorktown Heights

See Figure 4-1.

***Policy 4-6: Promote a multi-faceted market niche for Yorktown Heights, building off its current strengths.***

- Yorktown Heights is a popular destination for grocery shopping, and this retail focus should be continued. To favor grocery shopping, continue to have stores of adequate size, but also abundant parking and easy vehicular access.
- Also, Yorktown Height is *the* place where most survey respondents (35 percent) go for professional services, such as accountants and lawyers. Continue to maintain Yorktown Heights as the center of professional services in the Town by providing space for additional small-scale office space.
- According to the 1997 Economic Census, Yorktown ranked only 23<sup>rd</sup> out of 39 Westchester municipalities in terms of annual sales (\$26.5 million) and number of employees (206) in the Professional, Scientific, and Technical Service industries. Yorktown Heights is one location where such businesses can be encouraged.
- Survey respondents said that the most important issue to address in Yorktown Heights is the quality and mix of stores, and many respondents said that it is important to address walkability and the attractiveness of storefronts. Time and time again, Task Force meeting participants have said that they would like to see more of a "Main Street" environment in Yorktown Heights with a special sense of place. The Town should create such an environment along Commerce Street, featuring specialty shops and restaurants where people can walk, browse, dine, and pass the time.
- These three market niches — grocery shopping, professional services, and "Main Street" are complementary and can fit together nicely in the same hamlet business center, provided that: (1) the access and parking work; (2) there is a walkable network of streets that tie the uses together; and (3) the developed areas of the downtown are balanced by open space and park amenities nearby.

***Policy 4-7: Establish a mixed-use, walkable "Main Street" with shops and restaurants, while maintaining large-format retail buildings with grocery shopping and large parking lots to the rear.***

- Using strategic infill development, create a "Main Street" shopping environment along Commerce Street and Underhill Avenue, from the Route 118-Route 202 intersection to Town Hall.
  - These streets should be pedestrian-oriented, with sidewalks, street trees, pedestrian-scale lighting, a mix of small- and moderate-size business, all built up close to the street, with main entrances and display windows fronting the sidewalk.
  - Preferred businesses would include non-chain shops, services, café's, restaurants, etc. on the ground floor, as well as second-floor offices and apartments (see below.)

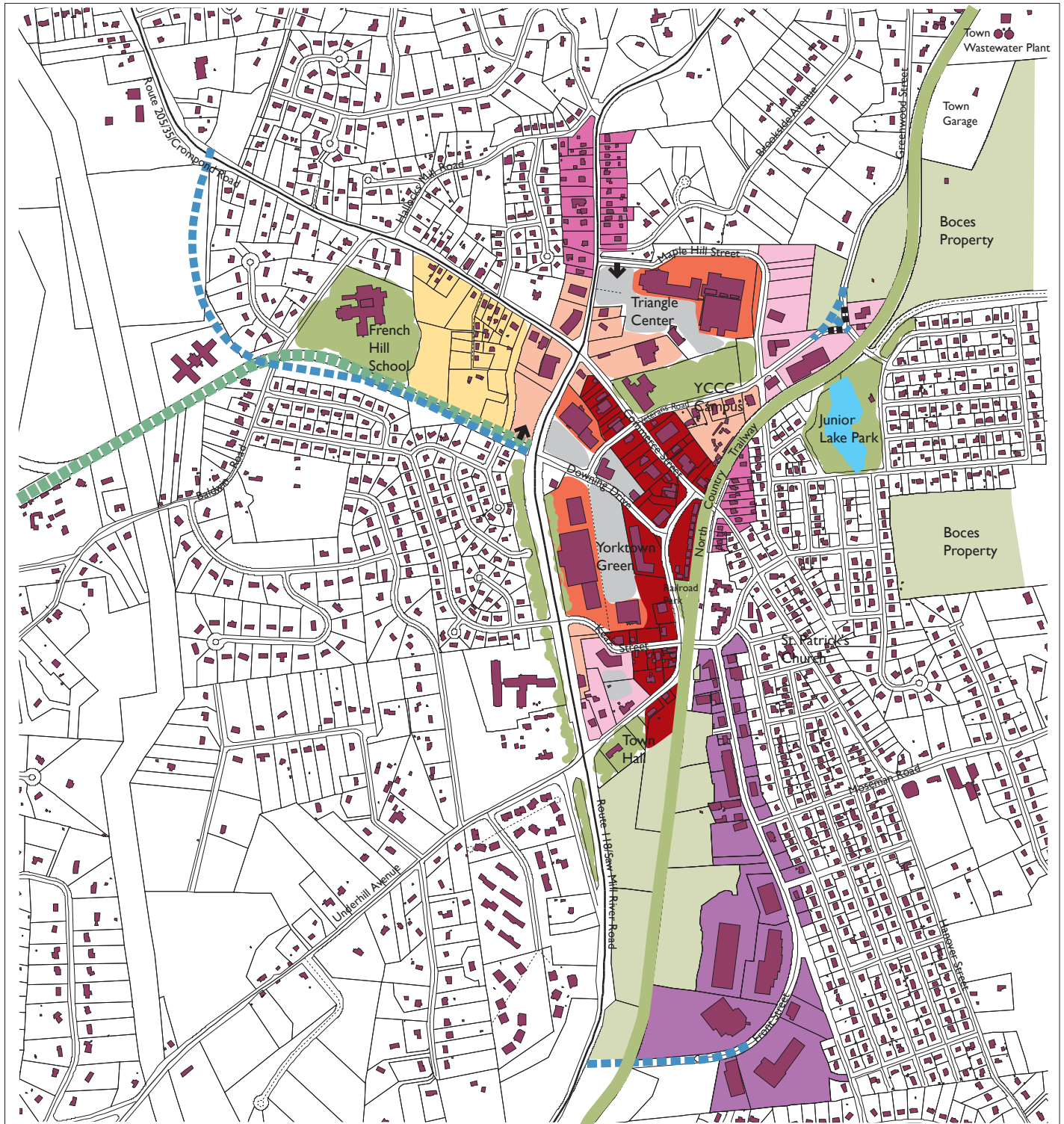
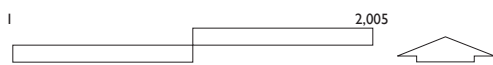


Figure 4-1

# Yorktown Heights Conceptual Design

Yorktown, NY

Phillips Preiss Shapiro Associates, Inc. 2005



- |   |   |   |                                  |
|---|---|---|----------------------------------|
|  | Parks, open space, public, recreation   |  | Shopping Center                  |
|  | Target for park acquisition/programming |  | Office                           |
|  | Future greenway                         |  | Hamlet Center/upstairs apartment |
|  | New roads                               |  | Parking                          |
|  | Residential                             |  | Warehouse/Light Industrial       |
|  | Residential/Office Corridor             |  | New driveway                     |
|  | Retail Corridor                         |  | Road closure                     |



- Streets would not be closed to traffic, but they would be traffic-calmed with STOP signs, marked pedestrian crosswalks, and other features. There would be on-street parking in front of the Main Street shops.
- Infrastructure improvements must be provided before or concurrent with any significant development.
- Behind the "Main Street area," maintain the existing large-format shopping centers with anchor stores (i.e., grocery stores and household stores) and ancillary convenience-oriented shops (i.e., dry cleaning, drug stores, banks, etc.) Make their large parking lots available for "Main Street area" shops and restaurants.

***Policy 4-8: Promote second-floor apartments and offices throughout the hamlet.***

- As noted, a mix of uses adds vitality to the hamlet business centers and provides a customer base for the retail uses.

***Policy 4-9: Work with businesses and business associations to establish a parking plan and district, whose purpose would be to connect/re-design lots into a coordinated network, shared by all businesses, or a business improvement district with broader responsibilities.***



Yorktown Commons, Yorktown Heights.

- The parking district would collect fees from property owners for the purpose of creating and maintaining shared parking lots.
  - Consolidated, interconnected parking would open up the possibility for allowing infill development along Commerce Street, for the purpose of creating the desired Main Street environment. This does not mean that there would be a net loss of parking spaces. The re-organization of the parking lots would yield additional spaces.
  - Allow on-street parking throughout the commercial core of Yorktown Heights, wherever there is adequate right-of-way. This would add to the parking supply and could also be managed by the parking district.
  - In taking steps to establish a parking district, undertake an inclusive public outreach process that provides information about the concept/proposal and takes into account the opinions and concerns of local businesses.
- In the meanwhile, or as an alternative, work with businesses to develop shared parking arrangements between adjacent property owners and businesses. In this scenario, adjacent lots could be linked on a case-by-case basis. This option is not preferred in the long run, because it does not create a complete parking network, which is necessary for the "Main Street" concept to take shape.

- A business improvement district (BID) could do all the work envisioned for the parking district, but also take on additional responsibilities, such as trash/recycling collection, security, advertising, marketing, tenancing, etc. The BID could also work closely with the Town to develop design guidelines for new development, assist with façade improvements, help with code enforcement, and oversee maintenance work.
- The parking district or BID should work closely with the Main Street Manager on design, zoning, marketing, etc. (see Policy 4-4.)

***Policy 4-10: Develop a streetscape plan with preferred façade treatments, signage, lighting, landscaping, circulation, sidewalk improvements, etc.***

- A streetscape plan (addressing street lamps, street trees, etc.) is currently being done for Commerce Street currently. The district-wide streetscape plan should build off the results of that effort.
- Develop a unified look for signs, including directional, and information signs; and minimum standards for business signs. This does not mean that all signs have to look identical, but guidelines can specify preferred scale, location, height, materials, font types, and color schemes. These new guidelines should build off of and be incorporated into the Town's sign manual, with zoning code references requiring compliance.
- Create a unified look for streetscape elements, including sidewalk and crosswalk surfacing (i.e., pavers, cement, curbing), street lamps, and street furniture (i.e. trash receptacles, mailboxes, newspaper boxes, etc.)
- In addition to rows of street trees, encourage clusters of trees along the street, creating a leafy, shaded environment. Encourage planting of trees species that are known to withstand the wear and tear of built-up environments.
- Work with utility companies to underground overhead wires throughout the Yorktown Heights commercial area. Coordinate undergrounding with roadway and pedestrian improvements.
- Make compliance with the streetscape plan a condition of approval during site plan review.
- Develop the streetscape plan through a public outreach process that involves local businesses, landowners, residents, and business associations. Use the process to educate the community about the benefits of the recommended techniques.

***Policy 4-11: Include in the streetscape plan a detailed lighting scheme that reduces glare and improves lighting quality for the hamlet.***

- This should address both overhead lamps for streets and parking lots, as well as pedestrian-scale lamps for sidewalks.

- Overhead and pedestrian lamps should have shields directing light downward to reduce ambient light "pollution." Color filters can also be used to reduce glare and result in a softer-looking light.
- For pedestrian areas, outdoor lighting attached to buildings, and lights inside display windows, encourage the use of smaller, lower-intensity lighting directed downward and resembling incandescent light.
- Encourage use of decorative lights during the holiday season.
- Use banners as seasonal displays, welcome signs, or to advertise local events.
- As noted, shields, color filters, and other requirements for reduced light pollution should be incorporated directly into the zoning code and should be applicable Townwide.
- Promote use of energy-efficient lighting.

***Policy 4-12: Develop and adopt design guidelines for infill development and façade treatments for the "Main Street" areas.***

- These should include recommended approaches for overall architectural design, façade treatments, signage, lighting, and landscaping.
- Develop the design guidelines through a public outreach process that involves local businesses, landowners, residents, and business associations. Use the process as an opportunity to educate about the potential benefits of the recommended techniques.
- The following should be adopted in the design guidelines, and the zoning code should allow development consistent with these guidelines.
  - For existing buildings along Commerce Street, allow small-scale infill development or additions in the front and/or side yards that create more of a continuous Main Street environment. Additions should be toward the street rather than into the rear.
  - Building facades should be open and accessible along the street frontage, with pedestrian entrances and display windows facing the sidewalk. Awnings may be provided as well.
  - Rather than large, tall, monolithic buildings that loom over the street, new buildings and additions should be compatible with existing building heights. Building volumes should be arranged in small, cluster masses to create variety. Encourage use of architectural detailing to create visual interest.
  - If additions are not added to the front yard, encourage landowners to preserve existing front yards for gardens and/or outer dining and/or small public plazas with seating and shade.
  - For the large shopping centers to the rear of Commerce Street, architectural articulation should be encouraged to reduce the visual effect of large, blank walls.

- Encourage location of parking lots to the rear or the side of Commerce Street buildings, rather than in the front yard.
- Use decorative fences, walls, hedges to define the front edge of properties, but in way that there is a friendly relationship to the street and visual and physical access from the street is maintained.
- Provide trees and shrubs in parking lots and along driveways. Consider requiring planted swales in parking lots. Swales collect and filter stormwater runoff and are more effective in providing water to parking-lot trees, which often die of dehydration or flood-drought effects.

***Policy 4-13: Focus parkland acquisition and programming along the North County Trailway, creating a linear park through the hamlet business center.***

- Encourage the concept that this string of parks is Yorktown Heights' "central park."

***Policy 4-14: Complete the trailway connection to FDR Park.***

- Provide a continuous on-street bike lane between the new trailway and Railroad Park along Downing and Commerce Streets.

***Policy 4-15: Make the YCCC Building into the visual "centerpiece" of Yorktown Heights, and create an expanded YCCC campus in Yorktown Heights.***

- Use banners to announce programs or exhibits inside. Install new signage in front, and install directional signage through the hamlet business center directing people to the building. During the holiday season, decorate the façade in a festive manner, possibly with strung lights.
- Improve pedestrian linkages to other Yorktown Heights activity centers. An added benefit of this action item is that adjacent parking lots could serve as overflow parking in the evenings when the theater is active. This is a further benefit to local business.
- The Town should work with residents, businesses, and non-profit and public service organizations to create an expanded YCCC campus that weaves together community, public service, recreational, and cultural uses in and around the YCCC building.
  - The "campus" concept is intended to accommodate both existing and future community activities. As community activities continue to expand, they could be located either within in YCCC building itself or in adjacent buildings within walking distance. The Town could seek to acquire adjacent properties, although the campus concept could also take shape with multiple property owners.

- If possible, expanded outdoor recreational facilities and parking should be provided as well. This campus should have shared parking and improved pedestrian walkways and landscaping throughout, and it should be linked to the North County Trailway.

***Policy 4-16: Redesign the Route 118-Route 202 intersection.***

- Another critical issue to be addressed in Yorktown Heights, according to the surveys, is roadway access. The Route 202-Route 118 intersection is notorious for traffic congestion throughout the week and on Saturdays. Specific recommendations for this intersection are included in Chapter 3.

***Policy 4-17: Implement the following roadway links that would help improve traffic flow in the Heights.***

- Link Front Street to Route 118, eliminating the need for trucks to pass through the downtown area. This connection was recommended in the Town's 1983 *Development Plan* as well.
- Extend Downing Street west, crossing Baldwin Road, and then looping around the subdivision to meet Route 202 near the police station.
- Connect Maple Hill Street to Brookside Avenue, and then consolidate the Brookside, Maple Hill and Triangle Center driveways into a single curb cut, reducing turning movements on Route 118.
- Enhance the pedestrian cut-through between Kear and Underhill, to create a stronger pedestrian connection between Town Hall and the commercial core. It should have pedestrian-scale lighting.

***Policy 4-18: Make the Front Street area into a business park with improved landscaping, sidewalks, facades, and signs.***

- Where feasible, provide enhanced buffers along rear property lines.
- Promote a business improvement district in order to develop a plan and raise funding for such improvements.

***Policy 4-19: Create ornamental gateways at the entrances to Yorktown Heights.***

- Install "gateway" treatments (signs, flags, trees, shrubs, decorative fencing or stone walls) at the entrances to Yorktown Heights.
- These would be found at the Route 118-Underhill, the Route 118-Route 202, the Route 118-Greenwood, and the Route 118-Downing Street intersections.

***Policy 4-20: Maintain and build on the pattern of single-family residential uses on small lots around the hamlet business center, while allowing residential-to-office conversions next to commercial areas.***

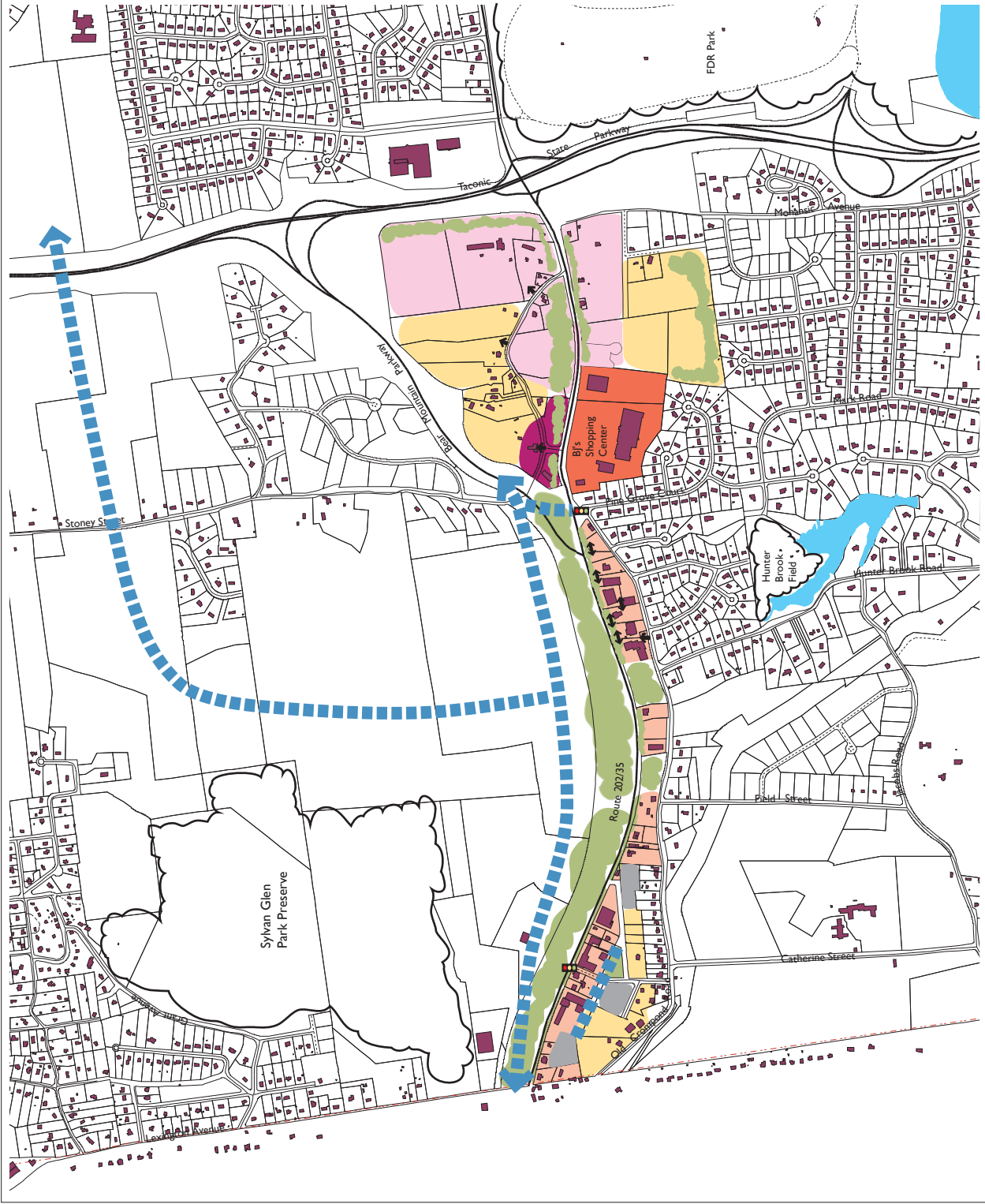
- Existing homes are situated on 10,000-square foot lots. These should be maintained in existing areas and can be further promoted along the Downing Street extension.
- Some single-family homes have already been converted to office uses. Such conversions would be appropriate along Route 118 (north of the Triangle intersection,) Kear Street, Railroad Avenue, and Maple Court. Conversions should be required to maintain a residential character.













### **Crompond-Route 202**

*See Figure 4-2.*

***Policy 4-21: Develop unique economic development strategies for each of the two parts of the Crompond hamlet business center.***

- The Crompond business districts has two distinct areas:
  - The Bear Mountain Triangle area, including the BJ's shopping center, the Route 202 corridor between BJ's and the Taconic State Parkway, and the area bounded by Route 202, the Bear Mountain Parkway (BMP), and the Taconic.
  - The auto-oriented shopping corridor between Lexington Avenue and Pine Grove Court.
- The overall concept put forward in this Comprehensive Plan is to make the Bear Mountain Triangle into a mixed-use center, while improving the corridor that stretches out to the west.



-  Buffers/open space
-  Parks, public, recreation
-  Retail Corridor
-  Shopping Center
-  Commercial
-  Office/Hotel
-  Hamlet Center
-  Residential
-  Parking
-  New roads
-  New driveway
-  Traffic light

**Figure 4-2**  
**Crompond**  
**Conceptual**  
**Design**  
**Yorktown, NY**

Phillips Preiss Shapiro Associates, Inc. 2005  
 2000



***Policy 4-22: Evaluate widening Route 202 to include four lanes, or to incorporate a center turning lane, pursuant to the Sustainable Development Study, and urge completion of the Bear Mountain Parkway.***

- These complementary measures would vastly improve traffic congestion along the corridor.
- See Chapter 3 for more detail.

***Policy 4-23: Building off the widening of Route 202, "green" the commercial frontage along the auto-oriented shopping corridor west of Pine Grove Court.***

- The shifting of the BMP right-of-way to the north and the widening of Route 202 creates the opportunity to undertake an ambitious aesthetic improvement to the streetscape. When the roadway is widened:
  - Provide a landscaped sidewalk in front of existing business. Place street trees in front of existing power lines.
  - Bury the utility lines when the reconstruction takes place.
  - Provide bike lanes along the roadway, and use the new BMP right-of-way to create off-street bike paths that connect the hamlet business center to Sylvan Glen.
  - Promote the upgrade of signage.
  - Seek to implement rear access and/or shared parking agreements.
- This approach will likely yield better results than gradually inducing individual property owners to upgrade their properties on their own.
- The widening of Route 202 and the provision of additional land for a front yard buffer will likely involve wetland encroachment on the north side of Route 202. Explore how effective mitigation can be done along the corridor.



Routes 202/35, Crompond.

***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.

***Policy 4-25: Along the auto-oriented shopping corridor west of Pine Grove Court, continue to provide auto-oriented uses like car dealerships, gas stations, and fast-food restaurants, as well as neighborhood-oriented shops and services.***

- This is compatible with existing uses.

***Policy 4-26: Adjacent to the Cortlandt border, south of the roadway, allow townhouses and small-lot single-family homes in a "small scale village center" mixed use format connected to the adjacent commercial area.***

- The residential and commercial uses should be designed in concert with roadway, parking, and landscaping improvements and should be designed as an integrated village center that is walkable and green.

- Consider allowing second-floor apartments above commercial uses in this area too.
- Any such development should preserve the single-family uses and character along Old Crompond Road.
- Infrastructure improvements must be provided before or concurrent with any significant development.

***Policy 4-27: Recognizing that the automobile will remain the primary mode of access to the western commercial area, address traffic concerns and provide convenient parking.***

- In the western end of the auto-oriented shopping corridor, provide a new access road to the rear of the existing uses. These would provide access to the stores and create the opportunity for reducing curb cuts. Provide a traffic light at the Garden Lane intersection, to provide better access to those rear-access roadways.
- In the eastern part of the auto-oriented shopping corridor, use cross-access agreements to provide better auto circulation. This creates the opportunity to reduce curb cuts.
- Promote shared parking and limit curb cuts in both nodes.

***Policy 4-28: Add sidewalks, pedestrian-scale lighting, landscaping, and bike lanes to the street frontage, and create pedestrian-friendly nodes along the auto-oriented shopping corridor west of Pine Grove Court.***

- These policies are intended to improve the walkability of the corridor. However, the Town should not attempt to create a "Main Street" frontage along Route 202.
- At the eastern end of the corridor, where there is a cluster of neighborhood-oriented shops and services, provide walkway connections between adjacent commercial sites. These can follow cross-access driveways.
- At the western end of the corridor, undertake pedestrian and streetscape improvements along Garden Lane and the newly proposed rear access road. Provide sidewalks, landscaping, and pedestrian-scale lighting, in concert with new residential development, in order to help foster a "village center" environment.
- Bike lanes could be added along the BMP right-of-way as an alternative to Route 202. There should be bicycle and pedestrian connectivity between Sylvan Glen Park and the Crompond hamlet business areas.

***Policy 4-29: Promote the upgrade of free-standing signs and other signage.***

- Make compliance with the Town's sign manual a standard of approval for commercial site plan review. As sites are redeveloped, they visual quality of buildings along the corridor will be gradually improved.

## Mohegan Lake-Route 6

See Figure 4-3.

**Policy 4-230:** *Building off the recommendations of the Sustainable Development Study and in cooperation with the Town of Cortlandt and NYS Department of Transportation, work to develop a bypass for the Route 6 corridor in Mohegan Lake. Reserve a right-of-way for a four-lane, two-way bypass north of the existing Route 6 corridor. Retain low-density single-family housing along the corridor. Create a greenway character for the corridor. Restrict development to that which can be accommodated by the infrastructure in the corridor.*

- The critical issue to be addressed along the Route 6 corridor in Mohegan Lake is traffic. About 59 percent of survey respondents said that roadway access to and within the business district was the single greatest issue to address there.
- Route 6 is one of the subjects of the *Sustainable Development Study*. The preferred scenario calls for improvement to the Yorktown section of Route 6, and envisions that the BMP connection and improvements to the BMP-Route 6 interchange will divert traffic from the Route 6 corridor in Yorktown and alleviate much of the current problem.
- The Town should closely monitor the Route 6 corridor and, as the recommendations of the *Sustainable Development Study* are implemented, determine whether a bypass is still needed.
  - Until such determination is made, the right-of-way should be kept clear of development, so that the bypass remains an option for the future.
  - Require generous setbacks from the right-of-way to reduce potential impacts if/when the road is built. Consider traffic-calming side streets in this area to deal with cut-through traffic from Route 6.
- The preferable configuration would be as two-way, four-lane road (which doubles as a collector street), ideally extending through Cortlandt and meeting Route 6 again near the Cortlandt Town Center. While adding roadway capacity and helping to funnel traffic, this configuration is the least disruptive of either the commercial or residential areas. It is preferable to the alternatives.
  - Widening Route 6 in its current location is not preferred, because it would require acquisition and removal of one entire



Village Green, Route 6, Mohegan Lake.

commercial frontage, including part of the old hamlet area near the Lexington Avenue intersection.

- A one-way bypass couplet, as once considered during the *Sustainable Development Study* process, would reduce the visibility and accessibility of the hamlet business center by half (i.e., it would only be accessible from one direction.) Also, because the one-way legs would be so far apart, travel patterns could actually be hampered.
- A two-way two-lane bypass would likely be ineffective because it would not have sufficient capacity to draw traffic from Route 6.

***Policy 4-31: Work with the State to improve the Lexington intersection, and utilize access management techniques along the corridor in conjunction with future development.***

- Aside from the sheer number of cars traveling on Route 6, one of the major problems currently is the backup that occurs at the Lexington intersection. The problem partly lies in the fact that turning cars (right and left) block through traffic. The intersection should be widened; turn pockets should be added; and signalization should be improved (see Chapter 3.)
- Access management techniques include consolidated curb cuts, relocated entrances, and cross-access agreements. Such measures should be required through the site plan review process, as applications for new development come forward.



Figure 4-3

# Mohegan Lake Conceptual Plan

Yorktown, NY

Phillips Preiss Shapiro Associates, Inc. 2005



-  Intersection improvements
-  Buffers/open space
-  Parks, public, recreation
-  Parking
-  New roads (conceptual locations)
-  Office
-  Hamlet Center
-  Retail Corridor
-  Shopping Center
-  Residential

***Policy 4-32: In cooperation with the Town of Cortlandt, evaluate developing a smaller bypass of the Route 6/Lexington Avenue intersection. Reserve a right-of-way north of the intersection.***

- Since the larger bypass is a bigger project (see Policy 4-30,) the smaller bypass could serve as a short-term strategy to address traffic at the intersection. If possible, it should be designed as a one-way pair with the existing Route 6 right-of-way.
- Before undertaking this project, the Town should work with the State and Cortlandt to explore the potential effectiveness of expanding and re-striping the existing intersection, in order to gain more through-put capacity (see Policy 4-31.)
- Once the larger bypass is completed, the Town should re-evaluate the need for the smaller bypass. If traffic volumes are low enough, it could be converted from a one-way bypass to a two-way, traffic-calmed collector road that provides access to commercial sites.
- Part of the necessary right-of-way in Yorktown may already be Town-owned. Any missing pieces should be reserved as new development takes place.

***Policy 4-33: Create pedestrian and bicycle linkages between the neighborhood north of Lakeland Street and south of Strawberry Road.***

- The linkage should involve minimum intrusion on existing residences; instead, it should utilize rights-of-way provided in connection with any new development.
- The linkage could include a road proximate to Foothill Street connecting Strawberry Road and the new bypass.
- South of the bypass, the linkage should be strictly for pedestrians and bicycles.

***Policy 4-34: Preserve and expand the traditional village center east of the Lexington Avenue intersection, and establish another pedestrian-oriented area near the Lakeland-Mohegan intersection.***

- Immediately east of the Lexington Avenue intersection, there is a small area of stores built up close to the street. This is the remnant of Mohegan Lake's traditional hamlet business center.
- Establish consolidated municipal parking lots to the rear of businesses fronting on Route 6, near that intersection.
- There is the opportunity to create another pedestrian-oriented area near the Lakeland-Mohegan intersection. This would be similar in use, scale, and character to that of Route 6 at the Lexington intersection. Eventually, these two areas could be linked together through a continuous pedestrian-oriented frontage along Route 6.
- In these areas, the Town should:
  - Promote a continuous street wall with pedestrian-oriented shops.

- Promote restaurants, offices, services, and low-volume/high-image retail (i.e., antique stores).

***Policy 4-35: Maintain convenience shopping and services east of Lakeland Street.***

- The Route 6 area primarily provides convenience-oriented shopping, like drug stores. However, there are also a relatively large number of restaurants, professional offices, and auto-oriented uses (gas stations, auto parts stores), which serve local residents and pass-through traffic.
  - Future commercial development along the entire corridor should continue to build-off these market niches, but should provide more structure as to the location of such uses. East of Lakeland Avenue, auto-oriented uses should predominate, complementing the more pedestrian-oriented character of the area west of Lakeland. Concurrent with or prior to development of this parcel, safety and infrastructure improvements are needed.

***Policy 4-36: Preserve as much of the woodland parcel at the Route 6-Mohegan Avenue intersection as possible, with parkland and lakefront access in the rear.***

- Next to the intersection, there should be limited commercial uses and a celebratory space, which could include a monument, benches, flagpoles, etc.
- Some of the trees could be cut to provide a lawn space for sitting or relaxing, although the overall woodland quality of the parcel should remain intact.
- Trails or walkways should lead to the lakefront, providing a pedestrian connection between the hamlet business center and the waterfront.

***Policy 4-37: Protect wetlands extending north from Mohegan Lake, and provide walking trails through the wetland areas, if possible.***

- Such trails should be connected to the aforementioned woodland parcel.

***Policy 4-38: Provide continuous sidewalks and improve the crosswalks at the Mohegan-Lakeland and Lexington intersections. Use cross-access agreements and consolidated curb cuts, wherever possible, to improve vehicular circulation and enhance pedestrian safety and walkability.***

- Pedestrian signals should be installed, and colored pavers should be used to clearly demarcate crosswalks.
- Once a bypass is built, the Town should explore the feasibility of using traffic-calming devices along the existing Route 6 right-of-way west of Lakeland Avenue, which would be more compatible with the envisioned pedestrian-oriented character.

***Policy 4-39: Evaluate permitting residential-to-office conversions along the outskirts of the hamlet business center, subject to conditions of approval.***

- Around the hamlet business center, there is a pattern of single-family residential uses on small lots (i.e., 10,000 square feet). These should be maintained, although the houses closest to Route 6 should be permitted to convert to offices.

***Policy 4-40: Encourage preservation of the LaFarge Chalet and Ansonia Lodge, and seek to have any development of these sites maintain them as cultural attraction, community center, or neighborhood park.***

- This is consistent with the policies of Chapter 6.
- The Town should explore the possibility of purchasing the LaFarge site.
  - While maintaining multifamily uses on the Ansonia site, the Town should seek to expand park space adjacent to the waterfront.

***Policy 4-41: Allow adaptive reuse of St. George's Chapel, subject to historic performance standards.***

- Historic performance standards should be applied with respect to exterior appearance, signage, circulation and parking, landscaping, wetland protection, etc.

### **Shrub Oak**

*See Figure 4-4.*

***Policy 4-42: Preserve the historic character of East Main Street, and through the neighborhood planning process (see Chapter 5), develop an historically sensitive streetscape plan for East Main Street.***

- Encourage maintenance or restoration of historic facades as new projects come forward for site plan review. Also, encourage maintenance of stonewalls and picket fences. Establish standards for how such features should be maintained or restored.
- The aspects of the streetscape plan should include the following:
  - Provide continuous sidewalks along East Main Street. Improve existing sidewalks, crosswalks, and curbing. Explore the possibility of relocating existing sidewalks to the residence side of the trees to provide more of a buffer between pedestrians and passing cars. This depends on whether the land area lies within the public right-of-way.
  - Explore the possibility of installing sidewalks, which are evocative of historic ambiance.



- Add pedestrian-scale antique street lamps along the entire corridor, complementing the lighting style near the library.
- Work with utility companies to place underground existing overhead wires.

***Policy 4-43: Utilize the Town's Tree Preservation and Planting Program (see Chapter 6) to preserve existing street trees and plant additional trees in the future.***










- Through this Townwide program, the Town can restrict the removal of significant trees and provide design guidance and review for any new plantings.



**Figure 4-4**  
**Shrub Oak Conceptual Design**

**Yorktown, NY**

Phillips Preiss Shapiro Associates, Inc. 2005

-  Buffers/open space
-  Parks, public, recreation
-  Hamlet Center
-  Retail Corridor
-  Office
-  Shopping Center
-  Residential
-  Streetscape enhancement
-  New intersection



***Policy 4-44: Maintain East Main Street primarily as a residential corridor but continue to expand and improve the cultural facilities along the corridor.***

- The primary use along the corridor should continue to be residential, but on a case-by-case basis (i.e., by variance), continue to allow residential-to-office conversions (i.e. for doctors, dentists, accountants, etc.), provided that the converted buildings and properties maintain their residential appearance and compatibility.
- The Shrub Oak hamlet business center also has the largest concentration of cultural attractions of any of the hamlet business centers — the Hart Library, the Methodist Church and cemetery, Lakeland High School, the Elizabeth Anne Seton Church and School, the Lakeland Administration Building, the Veteran’s Memorial and the 9-11 Memorial. These lend great character to the hamlet.
- Allow the Library to be expanded on its current and adjoining sites. Ensure that any future addition is architecturally compatible with historic structures.
  - Seek to establish a shared parking agreement with Lakeland Administration next door (i.e., use as spill-over lot during library events.)
  - If the Lakeland School District ever contemplates a move from its current location, seek to purchase the site for a possible library expansion and/or the creation of a community center — a northern version of the YCCC. Preserve the existing ball fields on the Administration Building property, even if the main use of the property changes.



East Main Street, Shrub Oak.

***Policy 4-45: Maintain the commercial areas of Shrub Oak as neighborhood-oriented shops and services.***

- Shrub Oak's commercial uses are primarily neighborhood shopping/service areas that serve local residents. Route 6 carries through-traffic around the hamlet business center, meaning that it does not attract much in the way of regional shoppers. The only exception is the gas station/convenience area at the eastern end of the district.

***Policy 4-46: In case the lumberyard site is ever sold, allow low-density development of a small-scale "village center" with a mix of shopping and offices, or a modest expansion of housing (likely senior housing, as there is senior housing on the adjacent site and the lumberyard site would lend itself to an expansion of that existing use).***

- Infrastructure improvements must be provided before or concurrent with any significant development.

***Policy 4-47: Behind and along Barger Street, allow development which preserves open space, protects natural resources, and leads to realignment of the roadway.***

- Development of the site would require access to be provided from an improved Barger Street, as well as improvement of the entire commercial area, with reduced curb cuts.
- Require significant open space dedication, buffering on all sides, and protection of the scenic quality of both the Taconic Parkway and Route 6. Seek in particular the preservation of the open space features of the nursery.
- Infrastructure improvements must be provided before or concurrent with any significant development.
- *Create an overlay zone to allow a hotel use on the property behind Barger Street at the Southwest corner of Route 6 and the Taconic Parkway.*

***Policy 4-48: Seek to preserve open space and wetlands throughout the district, and at the eastern end of the corridor, create a pedestrian trail and bridge through the wetlands.***

- Two of the largest wetland areas are: (1) the area behind the A&P shopping center; and (2) in the triangle at the eastern end of the corridor. In the latter area, create a pedestrian trail and bridge through the wetlands that connects the townhouse and office sites south of the wetland to the shopping village north of the wetland.

***Policy 4-49: Support improvement of the A&P site.***

- Provisos include that the parking lot is re-landscaped, access is improved, and wetlands are protected.
- A densely landscaped buffer must be provided along the street frontage. Signage must be improved, and cross-access must be provided to the Shrub Oak Plaza.

***Policy 4-50: Improve traffic flow and safety along East Main Street by making intersection and access improvements.***

- Install a traffic light at the Stony Street intersection.

- Link the parking lots of the A&P shopping center and the adjacent commercial site through a cross-access agreement. Consolidate the curb cuts of these two sites into a four-way intersection with STOP signs between East Main, the A&P shopping center, and a relocated entrance to the Seton Church and School.
- Create protected pedestrian crosswalk across East Main Street between the A&P shopping center and the entrance to Lakeland High School.

### **Jefferson Valley Mall & Business District**

*See Figure 4-5.*

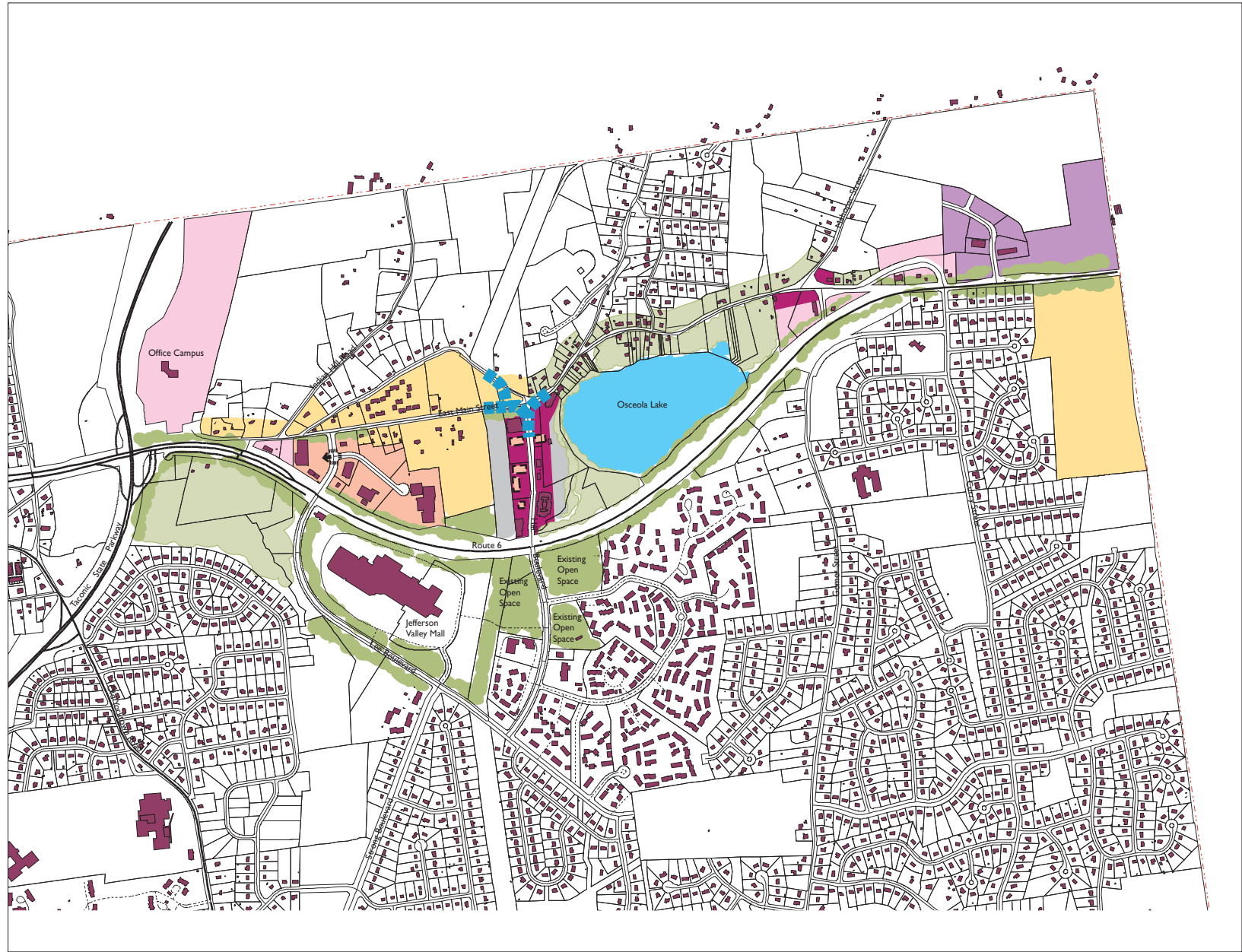
***Policy 4-51: Encourage expansion of Jefferson Valley Mall, provided there is no increase in impervious surface, no wetland encroachment, appropriate traffic mitigation, and attractive architectural design.***

- The mall continues to be a major regional retail attraction. It underwent an interim renovation in 2002. An expansion would help the mall remain competitive into the future.
  - It provides significant opportunities for buying clothing, household items, books & CDs, and other "comparison shopping" items.
  - According to the Comprehensive Plan surveys, the mall functions as the Town's major destination for residents to browse or window-shop.
  - The mall experiences growing competition from the Cortlandt Town Center and other major retail outlets in the region.
- Figure 4-5: Jefferson Valley Mall & Business Center
- The mall is a popular nighttime attraction with a movie theater. By today's standards, the theater is considered small, because it only has eight screens. The Town should encourage expansion of the movie theater.
- If a parking garage is needed, it should be sited where it has the least impact, not adjacent to residential areas. Design the garage with an attractive façade that complements the mall façade.

***Policy 4-52: Maintain the Par-3 golf course as a golf course or convert it into another recreational use while preserving its open space and environmental quality.***

***Policy 4-53: Establish a walkable "Main Street area" along Hill Boulevard north of Route 6, with walkways and view corridors leading down to the Osceola lakefront.***

-  Buffers, open space
-  Parks, recreation, country commercial
-  Office
-  Hamlet Center
-  Retail Corridor
-  Warehouse/Light Industrial
-  Residential
-  Parking
-  New roads
-  New driveway
-  Crosswalk
-  New building



**Figure 4-5**  
**Jefferson Valley**  
**Conceptual Design**

**Yorktown, NY**

Phillips Preiss Shapiro Associates, Inc. 2005



- Provide retail and service uses along Hill Boulevard that complement but don't compete with the mall. The mix of uses should include professional offices, sit-down restaurants, family entertainment (like the existing bowling alley), and non-chain specialty stores, whereas the mall provides chain stores and a food court.
- Establish a walkable street frontage.
  - Allow infill development along the west side of the street, provided that a public parking area can be created to the rear, ideally within the utility right-of-way.
  - Link together existing parking lots, public and private, through cross-access driveways, walkways, and/or stairways.
  - Improve sidewalks, and add a double row of street trees, landscaping, crosswalks, and pedestrian lighting.
  - Continue to allow on-street parking on both sides of the street, and/or consider narrowing the street to provide enlarged areas for walking.
  - Provide walkways between Hill Boulevard and the Osceola Lake waterfront.
- Extend the "Main Street area" east onto East Main Street, north of Osceola Lake.
  - This would not entail new development, but the improvement of existing structures and façade improvements.
  - A mix of retail and service uses could be on both the north and south sides of the street. In addition to retail uses, bed-and-breakfast uses could be allowed; this should strengthen other hamlet uses.
  - On-street parking, sidewalk improvements, pedestrian lighting, landscaping, and walkway connections to the waterfront would add to the walkability and charm of the area.
  - Consider realigning the East Main-Hill intersection, so that the "Main Street" shopping area follows one continuous streetscape, with East Main hitting the "Main Street area" at a "T" intersection. This would have the added benefit of traffic calming East Main Street and diverting some motorists back to Route 6.
- To the greatest extent possible, maintain views of the water from the East Main-Hill intersection. Through the site plan review process, encourage any new structures to be sited outside this view corridor, or that buildings be built low enough to maintain views over them.



Hill Boulevard, Jefferson Valley.

- Implementation of some of these concepts is dependent upon the extension of sewers to this area. There are plans to extend sewer infrastructure through Jefferson Valley along East Main Street.
- Infrastructure improvements must be provided before or concurrent with any significant development.

***Policy 4-54: Strengthen the market niche in the Lee Boulevard shopping area north of Route 6.***

- If the existing post office outgrows its current space, strive to keep the post office within the Jefferson Valley hamlet business center by helping to identify an alternate site.

***Policy 4-55: Improve walkability, pedestrian safety, curb cuts, and visual quality in the Lee Boulevard shopping area.***

- Beautify the area with street trees, improved landscaping, improved signage and façade treatments.
- Improve walkability and pedestrian safety by making improvements to sidewalks, as well as the crosswalks at the Lee-Bank intersection.
- Seek to consolidate and relocate the shopping center curb cuts to form a single, four-way intersection with Lee and Bank.
- Redesign the grocery store parking lot to provide pedestrian walkways from the Lee-Bank intersection through the parking lot to the shopping center's frontage. Also, provide more landscaping in the parking lot. As an incentive for such improvements, consider allowing a small expansion of the shopping center or a small, free-standing commercial structure in the parking lot.
- Seek to provide an attractive visual element to the Lee Boulevard shopping center that helps establish its identity (i.e., a clock tower, a memorial, etc.), ideally adjacent the Lee-Bank intersection.

***Policy 4-56: The vacant site between the Lee Boulevard and Hill Boulevard shopping areas should be analyzed in a more detailed process such as a site planning process to ascertain the use or mix of uses that is appropriate to, and complements the uniqueness of the Jefferson Valley Hamlet."***

- The site is surrounded by an eclectic mix of retail, office, recreational, single and multifamily uses, which typify the character of Jefferson Valley. The Town, through the planning process, should strive to promote an appropriate use that maintains the character of the area and comports with the other policies of this chapter and the plan as a whole. Uses can be as referenced above, or a mix of one or more that complement and enhance the area.



***Policy 4-57: West of Hill Boulevard, maintain the north side of East Main Street as primarily residential in use.***

- Provide sidewalk connections along East Main Street to the shopping areas, with crosswalks at Hill Boulevard and Lee Boulevard.

***Policy 4-58: Seek to establish public-access trails along the lakefront, and program recreational uses (private or public) along the north shore of the lake.***

- Seek to establish public-access trails along the lakefront. The vision is for a green, wooded waterfront with a walking trail and benches. Ideally, the trail should extend from the Hill Boulevard shopping area east to Osceola Beach and beyond.
- Program private and public recreational uses along the north and west shores of Osceola Lake oriented to the waterfront, such as boating, paddleboats, etc. A playground should be added. Encourage multi-generational recreational uses. This should extend eastward all the way to the East Main-Mahopac intersection.
- Bed-and-breakfast inns should be permitted in this area as well.

***Policy 4-59: Around the East Main Street-Mahopac Street intersection, continue to support small-scale offices and residential-to-office conversions, while maintaining the existing retail area.***

***Policy 4-60: Continue to protect the scenic, woodland quality of the Route 6 and East Main Street corridors.***

- Protect the scenic quality of East Main Street by maintaining a woodland buffer along the roadway. Continue to orient commercial uses to Hill, Lee, and Bank, while maintaining residential uses along the northern side of the roadway.
- Maintain dense woodland and landscaping buffers along the roadway.

***Policy 4-61: Create ornamental "gateways" at the Route 6 entrances of both Lee Boulevard and Hill Boulevard.***

- Use signs, trees, flowering shrubs, decorative fencing or stone walls, and similar design elements to call attention to the entryway.

## **Office & Research**

***Policy 4-62: Ensure that the IBM campus continues to meet the company's needs for years to come.***

- Yorktown has a major corporate tenant (IBM) in Class A office space, with a smattering of smaller Class A, B, and C tenant space throughout Yorktown.
- The IBM Yorktown campus functions as a major research facility. The campus provides job opportunities for Yorktown residents, and it is major source of tax revenue, which helps defray the costs of Town services.
- Looking twenty years into the future, Yorktown should work with IBM to ensure that the campus continues to serve as a major research facility.

***Policy 4-63: Promote corporate or multi-tenant office development in select locations near major entrances to the Taconic Parkway and Route 6.***

- Preferred locations include: (1) areas around the IBM campus; (2) the Crompond Triangle; and (3) existing office campus in the northeastern corner of the Taconic-Route 6 interchange.
- Such sites could accommodate info-tech or bio-tech tenants.

***Policy 4-64: Promote professional office space in the hamlet business centers.***

- Small-scale offices are needed for local service professionals like doctors, lawyers, and accountants. These should be focused in and around the hamlet business centers, where businesses could benefit from proximity to other businesses and services.
- Offices can be provided in the form of second-floor space above ground-floor shops; small-size office buildings (such as found in Yorktown Heights;) and/or converted older or historic homes around the commercial core. (See separate discussions on each hamlet business center in this Chapter.)

***Policy 4-65: Promote small business or “start-up” office space along Front Street in the Heights; Navajo Street in Jefferson Valley; and Lexington Avenue in Crompond.***

- These areas already help fulfill a need for office space and mixed office/warehouse space that suits small businesses, such as contractors, landscapers, architects, etc.

## Light Industry & Warehousing

***Policy 4-66: Strive to retain light industry, warehouses, and contractors in Yorktown and promote infill development in industrially zoned areas.***

- Seek to retain and promote warehouse-distribution and contractor uses by keeping available land zoned for such uses. There are three such areas in Yorktown: (1) Front Street in Yorktown Heights; (2) Off Lexington Avenue, north of Route 202; and (3) Navajo Street in Jefferson Valley.
- Undertake roadway improvements that continue to provide good truck access to the latter two areas. Discourage uses that require heavy or frequent truck activity in Yorktown Heights, as truck activity is in opposition to the attempt to promote a pedestrian-friendly environment there.
- Continue to allow office uses in industrial areas. As Westchester's office market is generally stronger than the market for light industry or warehouse uses, there may be turnover of industrial/warehouse space in the future. In that case, there should remain the option of converting to office uses.

***Policy 4-67: Limit self-storage to industrially zoned areas and keep them out of retail zones.***

- Such uses are incompatible with retail areas. Because retail zones are limited in land area, they should be reserved for commercial uses to the greatest extent possible.

## Culture & Tourism

***Policy 4-68: Promote Yorktown's parks, trails, and recreational attractions as day-trip destinations.***

- Work with the State, the County, and other entities to promote Yorktown's recreational attractions, including the North County Trailway, the Briarcliff-Peekskill Trail, FDR Park, Teatown, Mohansic Golf Course, Bald Mountain Park, and the Kitchawan Preserve.
- Consider promoting Town hiking trails in Sylvan Glen and on Turkey Mountain as regional attractions.
- As discussed in Chapter 3, continue working with the County to expand Yorktown's network of bicycle routes, and seek to establish a bikeway connection across the Taconic State Parkway to the Hudson Valley Greenway.

***Policy 4-69: Promote awareness and appreciation of local history and encourage heritage tourism.***

- See Chapter 6.

***Policy 4-70: Entice day-trippers to explore the hamlet business centers by installing kiosks or providing informational brochures at recreational and historic sites that attract tourism activity.***

- Although any future tourism activity is likely to be small in volume, the Town can still capitalize on these small numbers of short trips by enticing visitors to explore the hamlet business centers.
- For example, in FDR Park (e.g., at the pool entrance or in the parking lot) and at trail entrances, there should be kiosks or other information available that advertise local businesses (i.e., restaurants and specialty shops.)

***Policy 4-71: Building on the Nancy R. Elliott Theater and other cultural institutions, promote the performing arts in Yorktown.***

- Explore opportunities for establishing additional theater space in and around Yorktown Heights.
- Explore opportunities for establishing an outdoor theater of performance space in Yorktown. Candidate locations include: FDR Park, the John C. Hart annex property (north of Route 6), Holland Sporting Club, and the LaFarge Chalet site.
- Expand the Summer Theater Workshop for youth.
- Work with local theater groups to promote Yorktown performances throughout northern Westchester and the greater Hudson Valley.

**APPENDIX TO CHAPTER 4: EXISTING CONDITIONS REPORT**

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**Retail**

- Yorktown residents have a total cumulative retail spending power of roughly \$420 million per year, based on 1999 income levels. In 1997 (the last year for which data is available), Yorktown's retail businesses reported total sales of approximately \$630 million (\$563 million after subtracting approximately \$67 million spent in the auto dealers along Route 202 in Crompond.)<sup>1</sup> Yorktown has a net inflow of retail spending, contributing to the Town's economic vitality.

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<sup>1</sup> This assumes that the three auto dealerships each sold \$22.4 million in merchandise per year (1999 figure).

- A large part of the retail inflow is explained by Jefferson Valley Mall. The mall currently has about 714,000 square feet. The median retail sales figure for an enclosed suburban mall nationwide is \$232 per square feet per year. Assuming this figure is true for the Jefferson Valley Mall, the mall generates about \$166 million in retail sales annually. Since the mall taps into a regional market, much of this spending comes from the residents of other communities. For analytical purposes, we assume that two-thirds of the mall sales — or roughly \$110 million — is generated by these regional residents.
- Subtracting this out, the remaining sales Yorktown sales volume for all other retail activity is about \$453 million. This is still above Yorktown residents' spending power, suggesting a net **inflow** of retail dollars for other shopping. This is likely due to the popularity and convenience of Yorktown's supermarkets, shopping centers, etc., to residents of adjoining towns.
- The largest retail destinations in Yorktown are the Toys-R-Us store in Jefferson Valley, the BJ's/Staples/Bed Bath & Beyond shopping center in Crompond, and the two shopping centers in Yorktown Heights, which have a Kmart and TJ Maxx.
- Nonetheless, the resident surveys suggest that the Town is experiencing sales leakage, mainly in the specialty retail category:
  - For clothes and furniture shopping, 50 percent of respondents said that they leave Yorktown.
  - For window shopping, 49 percent of respondents leave Yorktown.
  - For eating out, 44 percent of respondents leave Yorktown.
- For weekly grocery shopping, people almost always tend to go to the closest grocery store to their home. Yorktown Heights is the most popular destination for grocery shopping (63 percent of survey respondents said it is the place they go most often.) However, it is notable that 20 percent of respondents said that they leave town. This means that some residential areas of Yorktown may be underserved by grocery stores. Some of this leakage is also explained by the popularity of nearby shopping centers in adjacent towns. Two examples include the Cortlandt Town Center on Route 6 in Cortlandt and the Stop & Shop center on Route 6 in Somers.

### ***Sustainable Development Study, Recommendations for Route 6 and Route 202***

- Recommendations for Route 6 and Route 202 will influence what policies are being put forward for the Mohegan Lake and Crompond hamlet business centers. See the appendix to Chapter 3 for additional information on the *Sustainable Development Study*.
- **Route 6.**
  - *Option Considered, Summer 2002:* Create a bypass route north of the current roadway and just south of Strawberry Road and rejoining the existing roadway in Cortlandt near the Town Center entrance. The bypass route and the existing road would function as a one-way couplet. This would be coupled with a 2-lane BMP connection.
  - *Recommended Package, December 2002:* Do nothing along the Yorktown stretch of Route 6, but improve the BMP-Route 6 interchange, such that is siphons away regional traffic from the Route 6 corridor. This would also be coupled with a 2-lane

BMP connection. Allowing truck traffic on the BMP is also being considered, with access/egress at the Route 6 interchange.

- **Route 202.**

- Experiences a high degree of traffic congestion, due in large part to traffic from the Bear Mountain Parkway (BMP.) Left turns into and out of businesses also contribute to the problem.
  - Preliminary recommendations from the *Sustainable Development Study*, as of December 2002<sup>2</sup>, call for: (1) completion of the BMP, which would be built north of the current right-of-way, in order to avoid some of the wetlands found immediately on the north side of Route 202; and (2) addition of a middle turning lane to Route 202, in order to reduce the current problem of back-ups behind left-turning cars.
- The December 2002 recommendations also call for a significant reduction of the potential buildout of the study area, which extends north from Route 202 all the way to Route 6. However, the Crompond triangle has been proposed as "Development Center" where new development would be concentrated. The idea is to promote a strong center of development with less sprawl around it.

### **Office & Research**

- Westchester County is a major location for office and R&D space. There is a major urban office cluster in White Plains, but there are also many suburban office sites and business parks, including both corporate and multi-tenant buildings.
  - With corporate downsizing since 2000, some former corporate sites have been retrofitted for multi-tenant use. There was a shortage of smaller office spaces in prior years, so this is fulfilling pent-up demand.
  - Westchester still remains an attractive destination for corporate offices, because the main factors influencing corporate office location include: (1) proximity to a well-educated workforce; (2) proximity to the CEO's primary residence; (3) proximity to a major metropolitan center, where financial services, media outlets, and/or the company headquarters are located; and (4) good highway access, preferably near an interchange.
- During the current economic downturn, office vacancy rates rose nationally from 8 percent in the third quarter of 2000 to 19 percent in the third quarter of 2002.
  - Suburban Westchester is currently fairing better than the rest of the country, with a vacancy rate of about 15 percent.

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<sup>2</sup> Routes 202/35/6 Bear Mountain Parkway Sustainable Development Study, Linking Land Use and Transportation, DRAFT Summary Plan, December 2002.

- Compared to other parts of the region, Westchester fairs better than suburban New Jersey (21 percent) but worse than Long Island (11 percent.)<sup>3</sup>
- Asking rental rates in Westchester County for Class A office space are now \$28 per square foot, and asking rates for Class B space are \$25 per square foot.
  - In the short- to mid-term (three to five years), Class B occupants may seek to upgrade to Class A space, gaining better space for little more money.
  - However, investors will be more likely to build Class B, since there is little profit margin to be gained from building Class A.
  - These two factors combined suggest a long-term (10-year) shortage of Class A space. This will eventually place upward pressure on the price for Class A space.<sup>4</sup>
- The *Westchester County Economic Development Plan and Marketing Strategy* calls for:
  - **Business retention.**
  - **Targeted business recruitment.** Because the costs of doing business in Westchester are high, new business formation rates are lower than in other parts of the region. Towns and the County should actively recruit businesses from areas where they are starting up.
  - **New business formation.** To counteract the high costs of doing business, which impedes new business start-up, provide low-cost incubator space and work to convert large vacant corporate space into smaller business suites.
  - **Cluster business strategies.** Growth clusters in Westchester County are information technology, corporate headquarters, bio-technology. This capitalizes on growing R&D sectors (info-tech and bio-tech), the County's highly educated population, and proximity to major research universities (i.e., Columbia.)
- According to the 1997 Economic Census, Yorktown ranked only 23<sup>rd</sup> out of 39 Westchester municipalities in terms of annual sales (\$26.5 million) and number of employees (206) in the Professional, Scientific, and Technical Service industries. While Yorktown has about four percent of the County population, it has only about one percent of the County employees and sales. This suggests there is room for growth.

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<sup>3</sup> Grubb & Ellis, *Office Market Trends: A Survey of the Nation's Office Markets*, winter 2002.

<sup>4</sup> Grubb & Ellis, *Office Market Trends: A Survey of the Nation's Office Markets*, winter 2002.

### **Light Industry & Warehouse**

- Manufacturing, as an industry, has been in decline in Westchester County for decades. The market for light industry and warehousing in Westchester County (generally) and Yorktown (in particular) is not as strong as some other parts of the metropolitan region (i.e., central New Jersey.)
- The primary reasons are that (1) such uses are typically land-intensive and Westchester has relatively high land costs; and (2) the industry needs access to regional truck routes, shipping ports and airports. Westchester has highway access, but bad highway congestion and no good cross-county truck route except I-287, and the County does not have exceptional access to airports or shipping ports.
- Nevertheless, Yorktown has managed to attract smaller warehouse-distribution and contractor uses, which serve local businesses and households.

### **Culture & Tourism**

- Tourism is a major regional industry, but northern Westchester is not a major tourist destination currently.
- Yorktown has several popular recreational amenities that are known beyond Town borders. They attract not only local residents, but also day-trippers from NYC and other parts of the region. These sites include:
  - FDR Park;
  - North County Trailway; and
  - Teatown Reservation.
- The Rochambeau Trail and the African American Heritage Trail could become important attractions in the future. People using the trail would also tend to be day-trippers as opposed to weekday or week-long tourists.
- Yorktown's historic sites are tourist attractions for its own residents! They do not currently draw significant numbers of out-of-town tourists or day-trippers, but they are a source of community pride and identity. Yorktown has worked to increase awareness and appreciation of historic resources among local residents. For example, it operates the Yorktown Museum, which showcases Town history.
- There is some but limited demand for hotel and overnight accommodations.
  - In the Yorktown region, hotel clusters are found in White Plains (office cluster; County seat); Tarrytown/Hyde Park (highway access, I-287; historic Hudson Valley); and Fishkill/Newburgh (highway access, I-84.) These serve business travelers, pass-



through drivers, and budget-conscious tourists. There are smaller hotels and bed-and-breakfasts throughout the region catering mainly to Hudson Valley tourists and visiting family members.<sup>5</sup>

- Yorktown is not an ideal overnight location for business travelers or pass-through drivers. Business travelers are more likely to stay in central locations like White Plains, near a highway interchange, or near an airport.
- Currently, the closest hotels for visiting family members are in Mt. Kisco, Peekskill, and Croton-on-Hudson. However, it is uncertain whether there would be enough demand from this source to support much more than a few bed-and-breakfasts. There may be some tourism demand, but Yorktown would be competing with hotels and bed-and-breakfasts better located along the Route 9 corridor.
- Yorktown's major potential hotel market is for conferences, weddings and similar special events. Such uses require a unique blend of a scenic site with highway proximity.

Thus, pending further study, the preference for hotel development would be for bed-and-breakfasts and/or a country inn. A country inn has about 20 to 50 rooms (in comparison to 100+ rooms for most newly built chain hotels) and is notable for its country setting and ambiance.

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<sup>5</sup> Round The Bend's Online Travel Guide to Upstate New York, <[www.roundthebend.com/hudson/hudshot1.html](http://www.roundthebend.com/hudson/hudshot1.html)>, visited March 10, 2003.