

***Yorktown Town Hall***

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**FOR IMMEDIATE RELEASE**

**Yorktown begins land-use update**

*Zoning amendments designed to activate economic development in business hamlets*

**YORKTOWN, N.Y. (November 10, 2020)** – On Thursday night the Town Board approved zoning-code amendments that will eventually allow land owners in the town’s business corridors to market their properties to a greater number of businesses.

 Local Law 14 of 2020 amends Chapter 300 of the Town Code by adding a new Article XXXI, whose purpose is to use “smart-growth techniques capable of creating smarter, less wasteful, and more economically efficient development patterns.” The new article regulates land use within areas known as Planned Design District Overlay Zones so that future development results in pedestrian-oriented neighborhoods with a diversity of mixed-use buildings that include retail, offices, civic uses and residential.

“We are making a very strong statement…that we are very open minded, that we want to see new and exciting projects come to Yorktown,” Supervisor Matt Slater said during the Town Board’s meeting. “We want to modernize Yorktown, we want to grow our tax base and we want to support a strong business climate.”

The overlay zones would be located throughout Yorktown, including the business corridors in Yorktown Heights, Bear Mountain Triangle, Shrub Oak and Lake Osceola. Other business corridors could be added in the future.

Councilwoman Alice Roker said she supported the overlay zones because they will help change perceptions about Yorktown receptiveness to development.

“I want to send a signal to people outside who want to move to Yorktown that we are going to do this,” said Councilwoman Roker. “Come to Yorktown. We’re not those fussy old people any more. We will look at (proposals).”

The future envisioned by the overlay zones has already begun to take root in Yorktown Heights, according to the local law.

The Town Board noted that the Yorktown Heights hamlet supports several developments such as the Underhill Apartments, the Kear Street apartments and the Rochambeau Gardens, which were built with densities exceeding the multi-family R-3 zoning district regulations. These developments do not exhibit adverse effects related to their density, which demonstrates that the Yorktown Heights hamlet business center is able to support higher density than what is currently permitted in the R-3 zone.

The specifics of the overlay zones, such as business-corridor boundaries and what is permitted in each hamlet, will be adopted by the Town Board in the future. The law also gives flexibility to town officials to change the law if their development priorities change.

“No matter what’s in there we can always tweak it if we need to,” said Councilman Tom Diana.

The new overlay zone rules regulate lot area, lot frontage, side yard requirements, front and rear yard requirements, maximum allowable coverage, parking regulations, building heights, floor area ratios, unit density per acre, off-street parking and loading spaces.

The new rules also allow town officials to give priority in the application and review process to any developer proposing green-building standards. Green developers could also be given relief from parking requirements if they can demonstrate that their projects are close to downtowns and public transportation.

The local law will become effective after it is filed with the New York Secretary of State’s Office in accordance with the Municipal Home Rule Law. A copy of the local law is attached.

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