



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

September 23, 2025

Diana Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

County Planning Board Referral File YTN 25-018 – Tanto Irrigation Front Street at Edgewood Street Site Plan Approval

Dear Ms. Quast:

The Westchester County Planning Board has received a site plan (dated August 25, 2025) and related materials for the amendment of an approved site plan for a 0.8-acre site located on Front Street at the intersection of the Edgewood Street undeveloped right-of-way (SBL 48.07-2-11). The site is located within the T-Transition Zone, and is on the border between an industrial neighborhood and a single-family residential neighborhood. The site underwent a zoning map amendment and site plan review in 2017, for which we provided a comment letter dated May 23, 2017 (YTN 17-006). The original plan, which was never constructed, called for two buildings that contained commercial and residential uses.

The applicant now proposes one new two-story commercial building on the site, which would host an irrigation company. The building would contain repair shop, office, and storage areas, and would be located on the southern side of the property. The northern side of the property would contain an outdoor equipment storage yard, surrounded by a privacy fence. A driveway would encircle the building, with two street access points from Front Street. The central access would be two-way, while the southern access would be a one-way exit and utilize a portion of the Edgewood Street right-of-way under an existing agreement with the Town. 16 parking spaces would be provided within various lots arranged along the driveway, with some areas utilizing porous pavement. New sidewalks would connect the building to the existing street sidewalk,

We have reviewed the current proposal under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and offer the following comments:

1. Site layout.

As the applicant is now proposing an outdoor equipment storage yard instead of a mixed-use building on the property, the applicant and the Town should ensure that noise and air pollution from the yard would not impact the neighboring residents to the side and rear of the site. We recommend that the applicant consider re-orienting the layout of the site so that the proposed building is located next to the adjacent residence to the north, with the storage yard located on the southern side of the property, in order to provide more buffer area between the storage yard and the residential uses. Landscaping should also be utilized to provide additional screening from neighboring residences.

2. Transportation demand management.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including excess parking on the site. Ensuring that the transportation needs of new businesses are accommodated through means other than private automobiles is also an important factor in reducing the dependency on cars and encouraging growth without overburdening the street network and existing parking supply. We recommend that the Town and applicant review these *Toolkits*, which can be provided by the Planning Department, to ensure transportation needs are met through means other than private automobiles. The County's Smart Commute Program can also assist employers to implement TDM strategies.

3. Croton Watershed protection.

The site is located in the Croton Watershed. While this application is an update of the original site plan that would have included an additional building, the applicant should renew discussion with the New York City Department of Environmental Protection (NYC DEP) to ensure continued compliance with the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. As the updated plans include an outdoor storage facility, adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

4. Stormwater management.

We note that the impervious surface coverage for the site would be increased due to the proposed development, yet no stormwater management system is included in the site plans. The applicant should indicate how the increase in stormwater flow from the installation of impervious surfaces will be managed. We appreciate the inclusion of permeable pavement within a portion of the parking areas, and encourage the applicant to explore additional at-grade stormwater management solutions that treat runoff on-site wherever possible, such as the installation of vegetative rain gardens.

5. Bicycle parking.

We encourage the applicant to include a bicycle parking area for visitors and employees in order to provide full parking options within the site. We note that the property is located near the North County Trailway as well as the Yorktown Heights commercial center, which could induce cycling commutes for the business if bicycle parking is provided.

6. Recycling provisions.

The Town should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

7. Green building technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development. We note that no indication has been provided towards the utilization of the rooftop. We recommend that the applicant consider incorporating a solar array or a green roof in order to provide further environmental remediation within the site. In addition, the Town and the applicant should give consideration towards the provision of electric vehicle parking capabilities within the proposed parking area.

8. Tree removal remediation.

As the site is currently wooded and various trees would be removed for development, the applicant should specify how the development will abide by the Town's tree preservation requirements. The applicant and the Town should work to ensure that the greatest possible number of existing trees are protected, and a list of removed trees should be provided. Locations of new trees to be planted should be included in a landscaping plan, or if to be provided offsite, in an explanation in the narrative.

9. Universal Design.

We encourage the Town to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all employees and visitors to fully engage in our public spaces. Universal Design is also an important means of providing accessible pedestrian access and parking for persons with mobility issues.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T
Millie Magraw, Water Quality Program Coordinator, Westchester County Department of Planning
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP