



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

April 24, 2026

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

### County Planning Board Referral File: YTN-26-003 – Affordable Housing Zoning Text Amendment

Dear Ms. Quast:

The Westchester County Planning Board has received a proposed amendment to the text of the Yorktown Zoning Ordinance to establish new affordable housing regulations within the Town. The proposed regulations include defining Fair and Affordable Housing Units as having a for-sale unit price not exceeding 30% of 70% Area Median Income (AMI), and a rental unit sale price not exceeding 30% of 50% AMI. 10% of new residential developments of 10 or more units must be set-aside as affordable housing. Other requirements, including adherence to the Westchester County Fair & Affordable Housing Affirmative Marketing Plan, design standards, and occupancy limits, are included.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We greatly appreciate that the Town is proposing to implement regulations that align with the County's Affordable Housing [Model Ordinance Provisions](#), and support the adoption of these amendments. We do suggest that the required number of affordable units be adjusted, however, to accommodate rounding up instead of rounding down. In this way, for example, 17 new residential units in a development would require two to be affordable, instead of one. We also support the inclusion of one affordable unit for developments of five to nine units.

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  
Theresa Fleischman, Housing Program Director, Westchester County Department of Planning  
Leonard Gruenfeld, Director of Community Development, Westchester County Department of Planning