

**From:** [Diana Quast](#)  
**To:** [Maura Weissleder](#)  
**Subject:** Fwd: Comments for Public Scoping Session - 800 East Main Street  
**Date:** Tuesday, April 4, 2023 5:40:32 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Ken Belfer <kenbelfer1@gmail.com>  
**Date:** April 4, 2023 at 1:14:36 PM AST  
**To:** Yorktown Town Supervisor's Department <supervisor@yorktownny.org>, Jenna Belcastro <jbelcastro@yorktownny.org>  
**Cc:** Diana Quast <dquast@yorktownny.org>  
**Subject:** Comments for Public Scoping Session - 800 East Main Street

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In the AMS LLC petition for rezoning dated 10/21/22, the petitioner states in Section 14 (a) that "there is a need for the Project in the Town and the surrounding community as "empty-nesters" or those seeking to downsize from their single-family homes wish to remain in the community in which they have lived and raised their families."

The scope of their review should include the housing needs in the Town, and incorporate existing studies such as the County of Westchester Housing Needs Assessment Appendix for the Town of Yorktown. More specifically, the review of housing needs should include the demographic of those in need of housing in the Town and surrounding community, and the extent to which this proposal addresses that need.

There is a need for, and an economic benefit to the community from, housing for households ranging from young single persons and young families, all the way through the 55+ project proposed. There is also a need for housing for those who work in the Town of Yorktown, including those that will be employed in the proposed development. The restriction of the entire site to those aged 55 and over will ensure that the Project will only meet a small segment of the local housing need.

Finally, the scope should include the household income of the Town and surrounding area, and the portion of those households who can and can't afford the proposed rental and for sale units. What range of unit sizes and types would best contribute to the housing diversity of the Town? A mix of both for sale and for rental units that are smaller, and more affordable would be desirable in meeting local housing needs. Perhaps the most dire need is for seniors on fixed

incomes, who are downsizing because they can't afford larger housing units. Will the Project address the local need for affordable housing, or will it be exclusively for those in the luxury housing market?

Ken Belfer, Chair  
Yorktown Community Housing Board