

Dear Honorable Members of the Yorktown Town Board,

As a deeply concerned resident, I am writing to strongly oppose the proposed development of 242 rental housing units at Navajo Fields. While I understand the need for thoughtful growth and housing diversity, this particular project is not in alignment with the values, infrastructure capacity, or long-term vision of our town.

### **1. Overburdened Infrastructure and Services**

Yorktown's public infrastructure is already operating near capacity, and the proposed development would significantly strain our already stretched public services, including schools (and already crowded school buses), roads, water supply, and emergency services. Adding hundreds of new residents would overburden our school system, intensify traffic congestion on already-busy roads (not limited to Routes 202 and 35), and place excessive pressure on our water resources, utilities, and would also place undue pressure on emergency services (Police, Fire, and EMS).

### **2. Environmental Harm and Open Space Concerns**

Navajo Fields is a vital and cherished open space that contributes to the rural-suburban identity and character of Yorktown. Replacing this green space for high-density rental housing would negatively impact local ecosystems, increase stormwater runoff issues, and diminish the environmental legacy Yorktown has worked hard to preserve. Once lost, this open space cannot be recovered.

### **3. Community Character, Community Cohesion, and Quality of Life**

The scale and density of this development is inconsistent with the existing character of the surrounding neighborhoods, that thrive on its small-town charm, strong community ties, and scenic landscape. Yorktown is known for its balance of residential homes, community spirit, and natural beauty. A large-scale rental complex of this nature risks turning that balance toward urban sprawl, encouraging transient occupancy, and reduces community cohesion.

### **4. Traffic Concerns and Safety Hazards**

The resulting spike in traffic will compromise safety for drivers (and as a parent of small children adding their passengers as well; and making note this also includes school bus drivers/passengers), cyclists, and pedestrians—especially during peak hours. The local roadways and intersections closest to (and on route to) are not built to accommodate the volume this project would generate, making traffic flow and emergency access to be seriously hindered - igniting further concern.

### **5. Long-Term Costs/Impact with minimal to no Community or Long-Term Benefit**

While addressing housing needs is important, this proposal (and any Large-scale rental complexes like this, in general) prioritizes developer profit over community well-being. Yorktown deserves growth that is sustainable, respectful of our natural surroundings, and

aligned with our community's values—not a development that places short-term gain over long-term wellbeing. There are better solutions that meet housing demands in a balanced way—such as mixed-use projects, senior housing, or owner-occupied townhomes—that support affordability without sacrificing the town's character.

I urge the Town Board to reject this proposal and choose a path forward that reflects Yorktown's values—one that prioritizes sustainability, environmental stewardship, and the well-being of current and future residents.

Thank you for your time, thoughtful consideration, and continued service to our community.

Sincerely,  
Marcella L. Sangiorgio-Ierna