

Sent: Sunday, June 29, 2025 8:37 PM

To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>

Subject: Lake Osceola Planned Design District Overlay Zone (Public Hearing)

Dear Members of our Town Board-

Regarding the proposed amendment to the Lake Osceola Overlay Zone I hope that you can see that this is not in the best interest of Jefferson Valley. I have lived at 304 Osceola Road in JV for the past 20 years. When I bought my home in 2005, I was attracted to this area because of its rustic feel. This is slowly being taken away from us homeowners. The hamlet of Jefferson Valley is primarily country commercial which is defined as smaller in size and population in which a specific area is set aside for limited, locally-oriented commercial activities that are designed to be compatible with the surrounding residential environment.

I have no problem with the proposed recreational fields, commercial space and athletic facility being there (as that is what it is zoned for) but allowing 242 apartments you will destroy our hamlet. Traffic will be a nightmare on 6N. 242 apartments with 2 cars per resident would put approximately an additional 484 cars on the road. This area cannot handle that.

I do not understand why we would want to add this to the overlay zone when 180 units of housing are being proposed at the former headquarters of the Blue Book Network and another 150 units are proposed for Route 6 and Barger Street. Adding another 242 units of housing seems ridiculous. Does Yorktown really need 572 apartments in a one-mile radius?

Wanting this added to the overlay zone looks like a ploy for a greedy developer who paid basically nothing for the land to maximize revenue at the expense of our quaint hamlet.

I am not against development but the property was bought knowing what could and could not be built on it.

I do hope that you take into account that Jefferson Valley is a small community and allowing this amendment will take its charm away.

Thank you for taking time to read my concerns.

Christine Gogola

From: [Diana Quast](#)
To: [Maura Weissleder](#)
Subject: FW: Lake Osceola Planned Design District Overlay Zone (Public Hearing)
Date: Monday, June 30, 2025 1:44:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Ed Lachterman <elachterman@yorktownny.gov>
Sent: Monday, June 30, 2025 12:48 PM
To: Christine Gogola <Christine.Gogola@brightstarcare.com>; Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>
Subject: Re: Lake Osceola Planned Design District Overlay Zone (Public Hearing)

Hi Christine,

Thank you for your comments. Over the past 5 years, the town has been looking at the Lake Osceola area of town as an area that needs to be rejuvenated on many fronts. One of the greatest concerns to me is the reliance on septic systems that are now non-compliant with current DOH code. The board has spoken about a need to have a solution for this on many occasions. If this can be accomplished with a new project, there would be a case for this being in the best interest of the Valley. It would be one of the conditions that the town would insist on if any project in that area, that adds to the housing density, is approved. This hearing is simply to see if we would consider the inclusion of the property in the DDOZ. Please note that I believe that there is an existing zoning for residential on this property and that they are looking for the DDOZ to increase the density of this project to make the option of sewers an option.

If this project does move forward, there would be traffic mitigation required and I am reading a little of that proposal in their EAF, environmental assessment form. There is also a focus on the revitalization of the Lake, which would help to improve the area as well.

I know that there is concern over the increased housing in the area, but please note that the board chose not to entertain the Barger street project at one of our June Board meetings. We are aware of the projected growth and we have some ideas for the traffic around the mall area that can improve the entire area, but all of these are still in need of going through the approval processes and none are guaranteed. Finally, we do not really look at the purchase price of property when making decisions for the town. The Barger street property has been owned by the same family for over 50 years. I am sure they purchased this for very little back then, but they have been paying taxes on the land for decades. They would like to change the zoning, and in all fairness, our code allows for them to petition the town and our comprehensive plan points to zoning changes that the town should be looking at over time as the landscape has changed since the zoning codes were written. In fact the town has addressed changes for zoning many times in the past.

I hope this answers some of your concerns. I will make sure that this is included in the record.

Have a great 4th of July!

Ed

From: Christine Gogola <Christine.Gogola@brightstarcare.com>

Sent: Sunday, June 29, 2025 8:36 PM

To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>;
Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>;
Susan Siegel <ssiegel@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>

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Christine Gogola
304 Osceola Road
Jefferson Valley, NY 10535

Christine Gogola

Customer Service Specialist

**Merchant Care Services INC.
DBA BrightStar of White Plains**

222 Mamaroneck Avenue, Suite 302

White Plains, NY 10605

P 914 358 4713 | **F** 914 615 9278 |

christine.gogola@[brightstarcare.com](mailto:christine.gogola@brightstarcare.com)



From: [Diana Quast](#)
To: [Christine Gogola](#); [Ed Lachterman](#); [Sergio Esposito](#); [Luciana Haughwout](#); [Patrick Murphy](#); [Susan Siegel](#)
Cc: [Maura Weissleder](#)
Subject: RE: Lake Osceola Planned Design District Overlay Zone (Public Hearing)
Date: Monday, June 30, 2025 3:42:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you for your comments, I will include them in the file.

Thank you,

Diana L. Quast
Yorktown Town Clerk

From: Christine Gogola <Christine.Gogola@brightstarcare.com>
Sent: Monday, June 30, 2025 3:21 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>
Subject: Re: Lake Osceola Planned Design District Overlay Zone (Public Hearing)

Hi-

Thank you for your response, Ed. First, I want to say I think it is wonderful that Sergio and yourself are always at town events. I truly think that you guys care for our town and we are grateful for that. Of course, you and I have a different perspective as we look at this differently as you are not a homeowner in this area.

Of course, this is speculation but it seems by your email that you are in favor of this extension. Many residents in this area are not in favor of it and I hope that this taken into consideration.

I do not know much about politics but I do try to keep myself abreast about what is going on in my area. This is no disrespect to anyone on your board but I am a huge supporter of pros and cons being listed as to why one thinks the way they do as we all see things differently. Except for Mrs. Siegel, your board is usually unanimous on decisions and in many instances I do not understand why. I always tend to gravitate to Mrs. Siegel because she lays out why she is for or against something. I like to see differing opinions because maybe I overlooked something or did not look at something in a perspective because it is something I perceive as not in my best interest for my neighborhood.

I do agree with you that 6N between Jefferson on the lake and Navajo fields can use a facelift. I grew up in South Yonkers and every Sunday during the summer we would come up to Lake Osceola for the day. We would barbecue and swim in the Lake and it is some of the best memories from my childhood. I wish my children could have enjoyed the lake as much as I did. I am not understanding

how 242 apartments can revitalize the lake. Is the developer going to build a walkway around the lake with a public entrance so that the community can enjoy? Or is it just a sewer system being built which is only in the cards because 242 apartments cannot be under a septic system. The beach property is the largest parcel on 6N and from what I read it can actually hook up to the sewer at Hill Boulevard. In reading the comments from the applicant's attorney dated April 4, 2025 it was acknowledged that the development of existing vacant sites is negligible due to environmental constraints so even with these sewers there is limited development potential.

Are homeowners, other than the houses directly on 6N going to benefit by this? Can anyone even afford the hookup costs or is the developer going to subsidize the cost? And if a sewer system is placed on 6N are the business owners who have land just going to add even more apartments to their property as they can. This cannot be seen as a beautification of the neighborhood.

If for five years the board has been looking into the Lake Osceola area how come nothing has been done. Everyone at one point has driven through the area and it looks like crap because the business owners along the lake do not take pride in this area because they do not live here. They should be required to keep their property maintained and if not, fined. If machinery is stored than there should be a fence to hide it. That is just one observation. Also, the signs for the solar farm where it says construction vehicles entering are still up. I drive this multiple times a day and never see any vehicles. The orange sticker is also peeling. Another instance where accountability is lax. Is the implementation of a sewer system going to fix this?

In country commercial housing is usually a combination of commercial and residential so it clearly cannot be zoned for 242 apartments or anything remotely close. It seems to be a pattern that developers want more and more and their requests are being granted. For instance, the townhouses built by Dunkin Donuts on 6N. Was zoned for three but four was granted.

Growth is envisioned differently and Jefferson Valley would thrive without this added to the overlay district if businesses were enforced to keep up with their property.

Jefferson Valley can grow and prosper as we are now seeing with the small office building going up where the old bar was. That is what country commercial is and not sure why we cannot keep the area to how it was originally visioned as even the comprehensive plan for Jefferson Valley did not consider the Navajo site as part of our hamlet. And it makes no sense to add this disconnected parcel to the overlay district especially since the implementation of a sewer system is negligible as per the applicants' own attorney.

Thanks again for listening to my concerns.

Christine Gogola

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