

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

To: Town Board
From: Conservation Board
Date: August 6, 2026
Subject: Town Board Referral – 3850 Foothill Street; 15.07-1-7
Proposed rezone of a 16.8-acre lot in the R1-40 zone to R-3 to facilitate the development of a 14-unit multi-family project.

The Conservation Board reviewed the above referenced subject during their meeting held on Wednesday, August 5, 2026. Peder Scott, Project Engineer; and Tom Racek, property owner, were present. The proposal is to rezone the existing vacant property from R1-40 to R-3 to allow for a 14-unit / 2-bedroom multi-family rental development on a 16.8-acre parcel.

The Conservation Board has the following comments:

- Rezoning will allow the applicant to build the rental units on 4 acres rather than the 6 acres of land that a traditional single-family development would disturb.
- The plan would also decrease the amount of impervious surface created.
- The applicant is also proposing to link into the existing sewer system.
- The applicant shared a planting plan for the area adjacent to Foothill Street. A monitoring plan for the proposed landscaping was noted on the site plan. Who will monitor the plantings?

The Conservation Board is in favor of the rezoning as the environmental impacts would be lessened, especially if a sewer connection is installed. We request that the applicant return to the Board once a tree survey is conducted and a fully realized wetland mitigation and landscaping plan is developed.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

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cc: Town Clerk
Applicant