

# **Town of Eastchester**

## **COMPREHENSIVE PLAN**



**Prepared For:**  
**Town of Eastchester, Town Board**

**Prepared By:**  
**Cleary Consulting**

**Adopted by the Eastchester Town Board:**  
**February 18, 1997**

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VICKI C. FORD  
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1664

## TOWN OF EASTCHESTER

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February 18, 1997

It is with great pride and sense of purpose that the Town Board has adopted Eastchester's first Comprehensive Plan.

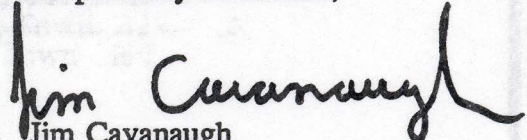
This document is the sum of hundreds of hours of work and expertise on the part of the Town's elected and appointed officials, staff, and volunteers.

Eastchester has a long and proud history, dating back to our founding in 1664. In order to ensure our future and meet the challenges of the new century we have determined that this Comprehensive Plan will provide a thought-out and considered road map for progress and orderly development.

This plan catalogues the many strengths of our community and advises how we may best protect and improve them. It also outlines those areas in which we may improve, and suggests an agenda for appropriate action.

The Town Board commends this plan to the people of Eastchester with the hope that it shall further improve an already outstanding community, that it shall be a living document, updated from time to time to meet the challenges of changing conditions, and that the people of Eastchester shall use it as a tool to take charge of their destiny and enhance it for the generations to come.

Respectfully submitted,

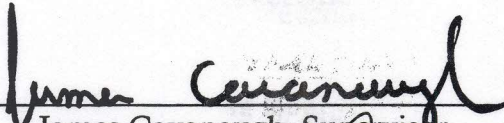
  
Jim Cavanaugh  
Town Supervisor

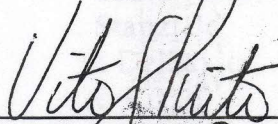


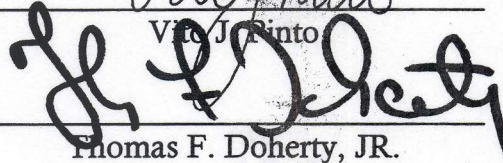
## CERTIFICATE OF ADOPTION

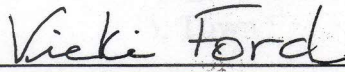
This is to certify that this Comprehensive Plan, along with the Land Use Map included herein, were adopted by resolution of the Eastchester Town Board on February 18, 1997, pursuant to Article 16, Section 272 a of the New York State Town Law. Where land use designations are shown on any map that is part of the Comprehensive Plan, it is not intended that such designations shall represent precise boundaries for property limits or determinations for zoning purposes.

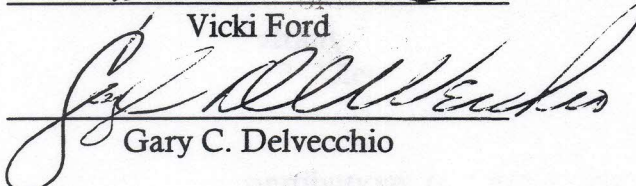
### EASTCHESTER TOWN BOARD

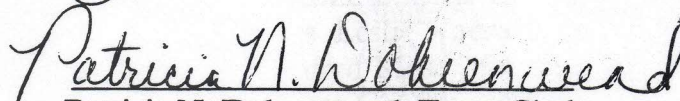
  
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## ACKNOWLEDGEMENTS

The Comprehensive Plan results from the efforts of numerous individuals, with particular effort from the following:

### **Eastchester Town Board**

James Cavanaugh, Supervisor  
Vito Pinto  
Thomas F. Doherty, JR.  
Vicki Ford  
Gary DelVecchio

### **Planning Board**

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We also gratefully acknowledge the contributions of former Supervisor James Doody, former Town Board members Leslie Vaccaro and Dorothy Brennan, former Planning Board Chairman Manfred Moses, former Planning Board member Raymond Schwartz, the Westchester County Department of Planning, and the many individuals who gave of their time and talent to make the Comprehensive Plan a reality.



## Table of Contents

<u>SECTION</u>	<u>PAGE</u>
<b>I. Introduction</b>	
1.1 Purpose .....	1-1
1.2 The Planning Process .....	1-1
1.3 The Comprehensive Plan .....	1-2
<b>II. Setting - Context</b>	
2.1 Setting .....	2-1
2.2 Regional Planning .....	2-3
<b>III. Zoning &amp; Land Use</b>	
3.1 Goals .....	3-1
3.2 Existing Conditions .....	3-1
A. Land Use .....	3-1
B. Zoning .....	3-6
C. Adjacent Municipality Zoning .....	3-9
3.3 Policies .....	3-10
A. Residential Use .....	3-10
B. Commercial Use .....	3-11
C. Zoning .....	3-12
<b>IV. Environment</b>	
4.1 Goals .....	4-1
4.2 Existing Conditions .....	4-1
A. Soils/Geology .....	4-1
B. Topography .....	4-3
C. Hydrology .....	4-4
D. Wetlands .....	4-5
E. Floodplains .....	4-6
F. Wildlife Resources .....	4-7
G. Critical Environmental Areas .....	4-8
4.3 Policies .....	4-9
<b>V. Transportation</b>	
5.1 Goals .....	5-1
5.2 Existing Conditions .....	5-1
A. Roadway Hierarchy .....	5-1
B. Intersection Traffic Volumes .....	5-4
C. Roadway Efficiency .....	5-5

<u>SECTION</u>	<u>PAGE</u>
D. Scheduled Improvements.....	5-6
E. Public Transportation .....	5-7
F. Circulation .....	5-8
5.3 Policies .....	5-9
<b>VI. Population &amp; Housing</b>	
6.1 Goals .....	6-1
6.2 Existing Conditions .....	6-1
A. Population Trends .....	6-1
B. Housing .....	6-4
6.3 Policies .....	6-8
<b>VII. Historic Resources</b>	
7.1 Goals .....	7-1
7.2 Existing Conditions .....	7-1
A. Town History .....	7-1
B. Historic Resources .....	7-5
7.3 Policies .....	7-9
<b>VIII. Economy</b>	
8.1 Goals .....	8-1
8.2 Existing Conditions .....	8-1
A. Employment & Business .....	8-1
B. Tax Base & the Cost of Gov't ....	8-3
8.3 Policies .....	8-6
<b>IX. Community Services</b>	
9.1 Goals .....	9-1
9.2 Existing Conditions .....	9-1
A. Schools .....	9-1
B. Emergency Services .....	9-4
i. Police .....	9-4
ii. Fire .....	9-5
iii. EVAC .....	9-6
C. Town Facilities .....	9-6
i. Library .....	9-6
D. Infrastructure .....	9-6
i. Water Supply .....	9-6
ii. Sanitary Sewers .....	9-7
iii. Storm Sewers .....	9-7
iv. Electric/Tele./Cable .....	9-7

<u>SECTION</u>	<u>PAGE</u>
E. Social Services .....	9-8
9.3 Policies .....	9-8
<b>X. Parks Recreation &amp; Open Space</b>	
10.1 Goals .....	10-1
10.2 Existing Conditions .....	10-1
A. Town Parks .....	10-1
B. County Parks .....	10-5
C. Open Space .....	10-6
10.3 Policies .....	10-8
<b>XI. Neighborhood Analysis</b>	
11.1 Garth Road .....	11-1
11.2 North Eastchester .....	11-6
11.3 Green Knolls-Greenvale .....	11-10
11.4 Wilmont Manor .....	11-13
11.5 Leewood .....	11-16
11.6 White Plains Road .....	11-19
11.7 Lake Isle .....	11-22
11.8 Interlaken/Waterside/Channing Pl. ....	11-25
11.9 Oakridge .....	11-28
11.10 Crestwood .....	11-31
11.11 Park Avenue .....	11-33
11.12 Waverly Heights .....	11-35
11.13 Huntley .....	11-38
11.14 Hickory Hill .....	11-41
11.15 California Ridge .....	11-43
11.16 Twin Lakes .....	11-46
11.17 Bronxville Manor .....	11-48
11.18 South Eastchester .....	11-51
11.19 Chester Heights .....	11-54
<b>XII. Implementation</b>	
12.1 Land Use Plan .....	12-2
12.2 Individual Policy Implementation .....	12-4
<b>XIII Specific Projects</b>	
13.1 Town Center .....	13-1
13.2 Brook Street Commercial Area Auto Zone .	13-3

<u>SECTION</u>	<u>PAGE</u>
13.3 Walk/Bikeway .....	13-8
13.4 Mill Rd/White Plains Rd Intersection .....	13-9
13.5 Mill Rd/White Plains Rd Focal Point .....	13-11
13.6 Gateways .....	13.12
 <b>Appendix</b>	
Glossary of Terms .....	A-1



## List of Figures

<u>FIGURE NUMBER</u>	<u>DESCRIPTION</u>
2-1 .....	Regional Location Map
2-2 .....	"Patterns" Land Use
2-3 .....	"Patterns" Concentrated Centers
3-1 .....	Neighborhood Land Areas
3-2 .....	Residential Neighborhood & Commercial Areas
3-3 .....	Distribution of Neighborhood Land Areas by Use
3-4 .....	Existing Land Use
3-5 .....	Generalized Existing Zoning
3-6 .....	Existing Zoning Requirements
3-7 .....	Adjacent Municipality Zoning
3-8 .....	Adjacent Municipality Zoning (Map)
4-1 .....	Soil Types
4-2 .....	Soil Types (Map)
4-3 .....	Environmental Features
4-4 .....	Common Wildlife
5-1 .....	Roadway Jurisdictions
5-2 .....	Roadway Hierarchy (Map)
5-3 .....	Roadway Hierarchy
5-4 .....	Critical Intersection LOS
5-5 .....	Key Intersections
5-6 .....	Roadway Efficiency
6-1 .....	Population Trends
6-2 .....	1990 Population Age Distribution by Sex
6-3 .....	1990 Population by Race
6-4 .....	Distribution of Housing Units
6-5 .....	Housing Units by period of Construction
7-1 .....	Eastchester 1881
7-2 .....	Inventory of Historically Significant Buildings
8-1 .....	Percent Distribution of Household Income
8-2 .....	1994 Budget Summary

<u>FIGURE NUMBER</u>	<u>DESCRIPTION</u>
9-1 .....	Eastchester School District, 1994 Enrollment
9-2 .....	School Locations
9-3 .....	Tuckahoe School District, 1994 Enrollment
9-4 .....	School Enrollment Projections
10-1 .....	Town Recreation Facilities
10-2 .....	Recreation & Parks Department Programs
10-3 .....	Open Space Inventory Property Evaluation
11-1 .....	Multi-family Buildings in the Garth Road Neighborhood
12-1 .....	Land Use Plan
13-1 .....	Town Center
13-2 .....	Additional Conforming Development in Town Center
13-3 .....	Noise Performance Standards
13-4 .....	Proposed Walk/Bikeway
13-5 .....	Recommended Surfaces for Walk/Bikeways
13-6 .....	White Plains Rd/Mill Rd Realignment
13-7 .....	White Plains Rd/Mill Rd Focal Point
13-8 .....	Gateways

# I

## INTRODUCTION

"If you don't know where you're going,  
you might end up someplace else"

*Casey Stengel*

The Eastchester  
Comprehensive Plan  
represents the  
collective future  
vision of the  
community

## 1.0 INTRODUCTION

### 1.1 PURPOSE

The *Eastchester Comprehensive Plan* has been produced to illustrate Eastchester's future vision. The document is a policy oriented, long range guide to the future physical development of the community. The Plan includes a survey and detailed analysis of existing conditions, a statement of goals, and a set of recommendations for implementing these goals. Additionally, the Comprehensive Plan identifies those assets and resources the town collectively values most.

The Plan is constructed upon the recognition of Eastchester as a mature community. The primary aim of the document is to preserve and enhance the predominantly residential character of the community, while concurrently strengthening the town's commercial areas.

### 1.2 PLANNING PROCESS

Prior to the development of this Plan, Eastchester was one of the last two communities in Westchester County to prepare a Master Plan or Comprehensive Plan (the two terms are generally synonymous). Elmsford, the other community is also currently in the process of developing a Comprehensive Plan.

In 1991, the Eastchester Planning Board recognized the importance of developing a Master Plan. A Master Plan Sub-Committee was established, and the foundation for the eventual preparation of the Plan was laid. These efforts continued until 1993, when the Master Plan Sub-Committee solicited professional planning support in preparing the Master Plan. In 1994, Cleary Consulting was retained to produce the Plan.

The public participation element of the Plan preparation process commenced in the spring of 1994 with a public "visioning session". A common theme shared by many residents was a distinct identification with their own separate



The Comprehensive Plan document is only one portion of a continuous planning process.

individual neighborhood, and not with the town as a whole. Consequently, planning for Eastchester as a community of neighborhoods became a fundamental underpinning of the Comprehensive Plan.

It must be emphasized that this Comprehensive Plan document is only one portion of an ongoing and continuous planning process. A steady stream of constantly changing influences affecting the town requires a certain vigilance in implementing the Comprehensive Plan. The Plan is not designed to be a static document, but rather a dynamic policy instrument that is periodically reviewed and revised to more perfectly embrace changing circumstances.

### 1.3 THE COMPREHENSIVE PLAN

The recently revised state law defines a comprehensive plan as: "the written and graphic materials identifying the goals, objectives, principles, and policies for the immediate and long-range protection, enhancement and growth of a municipality."

The Eastchester Comprehensive Plan has been designed to fully address these requirements while simultaneously meet the uniquely defined needs of the community.

The first section of the plan (Chapters 2-10) provides a detailed survey and analysis of the existing conditions of the community in the following areas:

- Regional Context
- Zoning & Land Use
- Environment
- Transportation
- Housing & Population
- Historical & Cultural Resources
- Economy
- Community Services
- Parks, Recreation & Open Space

At the conclusion of each of these chapters, a series of policies (goals) are established. These policies reflect

The land use map  
is a graphic  
representation of  
the town's vision

important planning concepts.

The second element of the plan concentrates on the strongly defined neighborhood character of the community. This portion addresses each of the 19 residential neighborhoods, identifies the assets of each, and then goes on to provide a series of planning goals.

The final major element of the Comprehensive Plan illustrates possible ways by which the policies and goals defined within the plan can be implemented. This section not only defines what must be done to accomplish each task, but who is responsible for undertaking the task, its priority, timing, start-up cost and operational costs.

A primary component of the final element is the land use plan as defined on the land use map. This map graphically represents the anticipated future land use of the community. This is where the community's *vision* is established.