

II

CONTEXT - SETTING

**"Always design a thing by considering it in its next larger context -
a chair in a room, a room in a house, a house in an environment,
an environment in a city plan"**

Eero Saarinen

2.0 CONTEXT - SETTING

2.1 SETTING

The Town of Eastchester is composed of a 3.4 square mile unincorporated area, as well as the villages of Bronxville and Tuckahoe. The villages are not included within this Comprehensive Plan. The Plan addresses the unincorporated area, known as the Town Outside or simply Eastchester.

Eastchester is located approximately 3 miles north of New York City, in the south-central portion of Westchester County. The town is surrounded by the City of Mount Vernon to the south, the City of New Rochelle to the east, the Town/Village of Scarsdale to the north, and the City of Yonkers, Village of Tuckahoe and Village of Bronxville to the west. The town is approximately 3 1/2 miles long in a north-south orientation, and about 1 1/2 miles at its widest point in an east-west direction.

In spite of its extraordinarily rich historical development, Eastchester primarily developed as a collection of predominantly residential neighborhoods, and consequently lacks a strong unifying community identity.

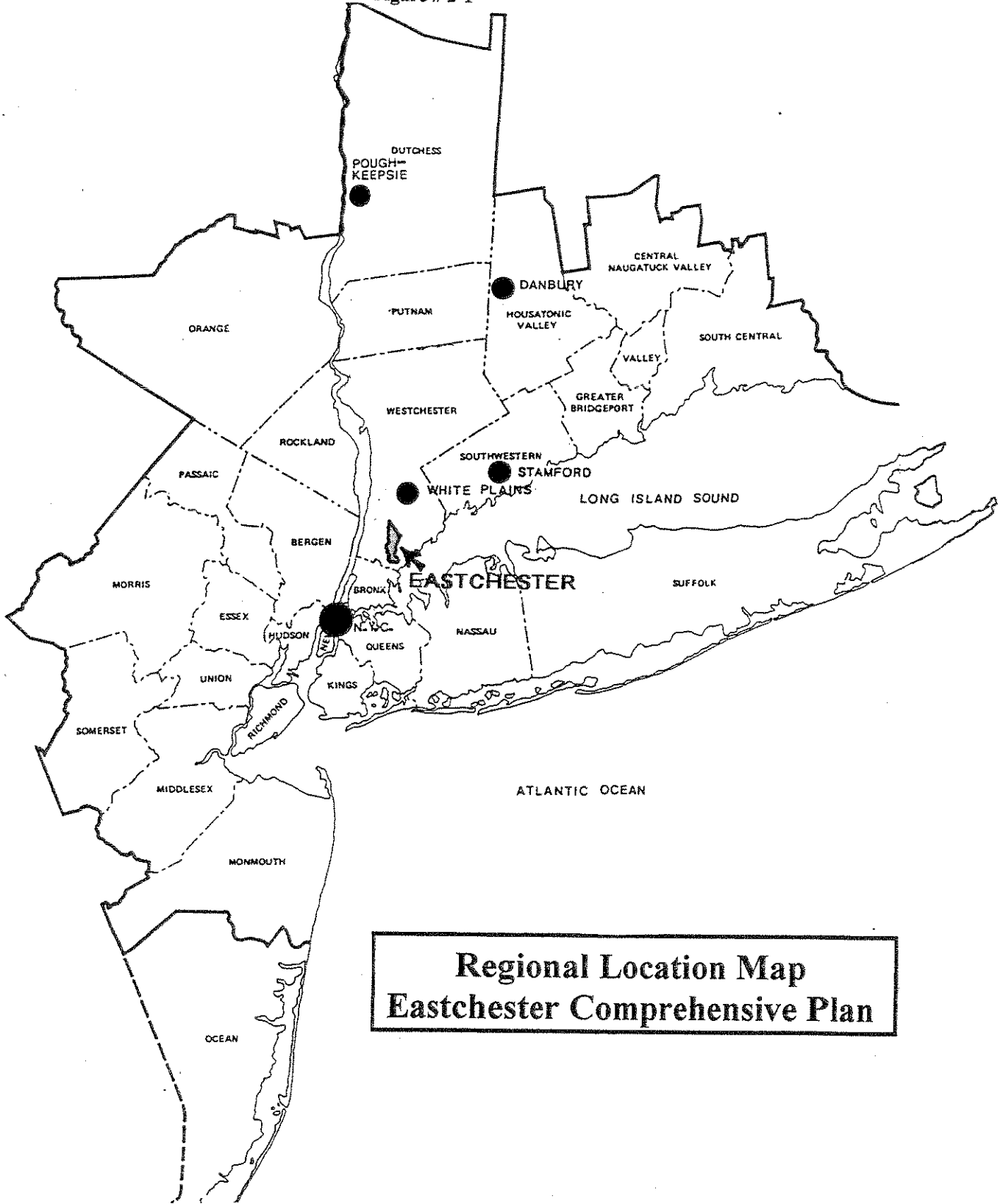
Two separate school districts divide the town, four separate postal zip codes, and New Rochelle, Scarsdale and Bronxville telephone number prefixes are common. Portions of the town are often referred to by corresponding postal zip code, such as Scarsdale in the north, and Bronxville in the south. Some community services are shared by the town and villages, yet others are separate. These factors and others combine to diminish the continuity and unity of the town.

In spite of this lack of a strong community identity, the town enjoys a pleasant character and superior quality of life for its nearly 19,000 residents.

Eastchester is physically defined by the presence of water, the Hutchinson and Bronx Rivers to the east and west; and by the corresponding transportation corridors, the Hutchinson River Parkway, the Bronx River Parkway, and Route 22 (White Plains Road).

Eastchester developed as a collection of separate residential neighborhoods and as such lacks a strong unifying community identity.

Figure # 2-1



Interestingly, the first needs assessment of Eastchester's transportation network was completed 206 years ago when the newly elected president, George Washington, on his way through New England on his inaugural tour noted that "the widow Haviland keeps a neat inn...but the Post Road was rough and stony through East Chester, New Rochelle and Mamaroneck".

As Washington noted, specific issues do require attention, and Eastchester does indeed exhibit characteristics of concern today as it did two centuries ago. Some of these issues are unique to the town, while others are common to the surrounding region.

The town must increasingly face issues such as the needs of an aging population, decreasing household sizes, discrepancies in wage levels and housing prices, evolving transportation patterns, environmental issues, shifting land use trends and the need to maintain an adequate infrastructure and provide government services.

2.1 REGIONAL PLANNING

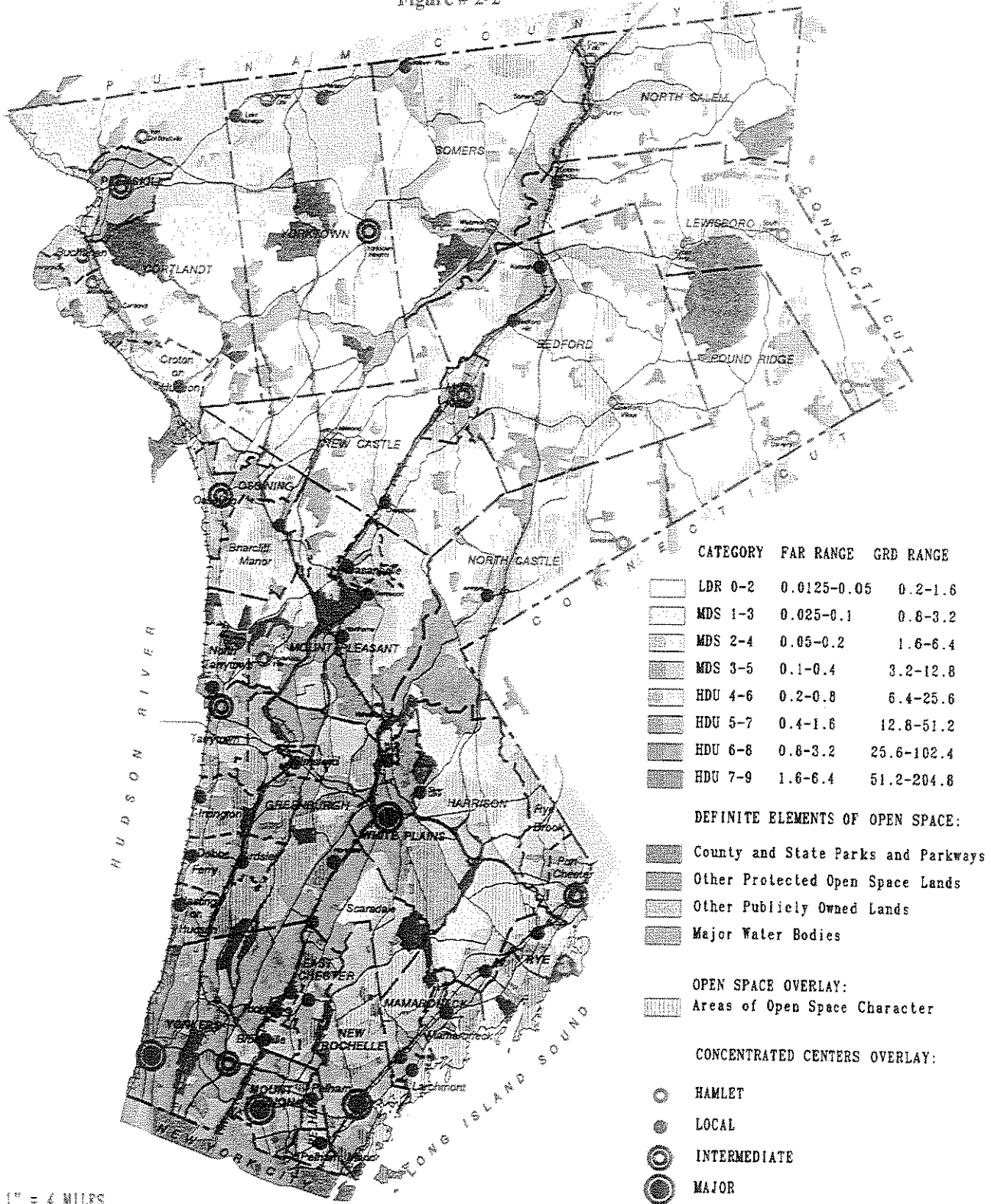
The Westchester County Planning Board and the County Department of Planning are in the process of updating the county "Master Plan" previously known as *Urban Form Refinement*. The current effort, known as *Patterns for Westchester* represents a regional plan for the county.

The Plan identifies Eastchester as a High Density Urban Area (Figure # 2-2). This characterization is accurate, and does not change the town's relationship with neighboring communities, or with the region.

One significant change with respect to Eastchester has been noted in *Patterns*. The Town Center has been designated as a "Local Concentrated Center" (Figure # 2-3). This designation reflects the significance of the Town Center, and is consistent with the position established in the Comprehensive Plan.

Patterns has
designated the
Town Center as a
Local
Concentrated Center

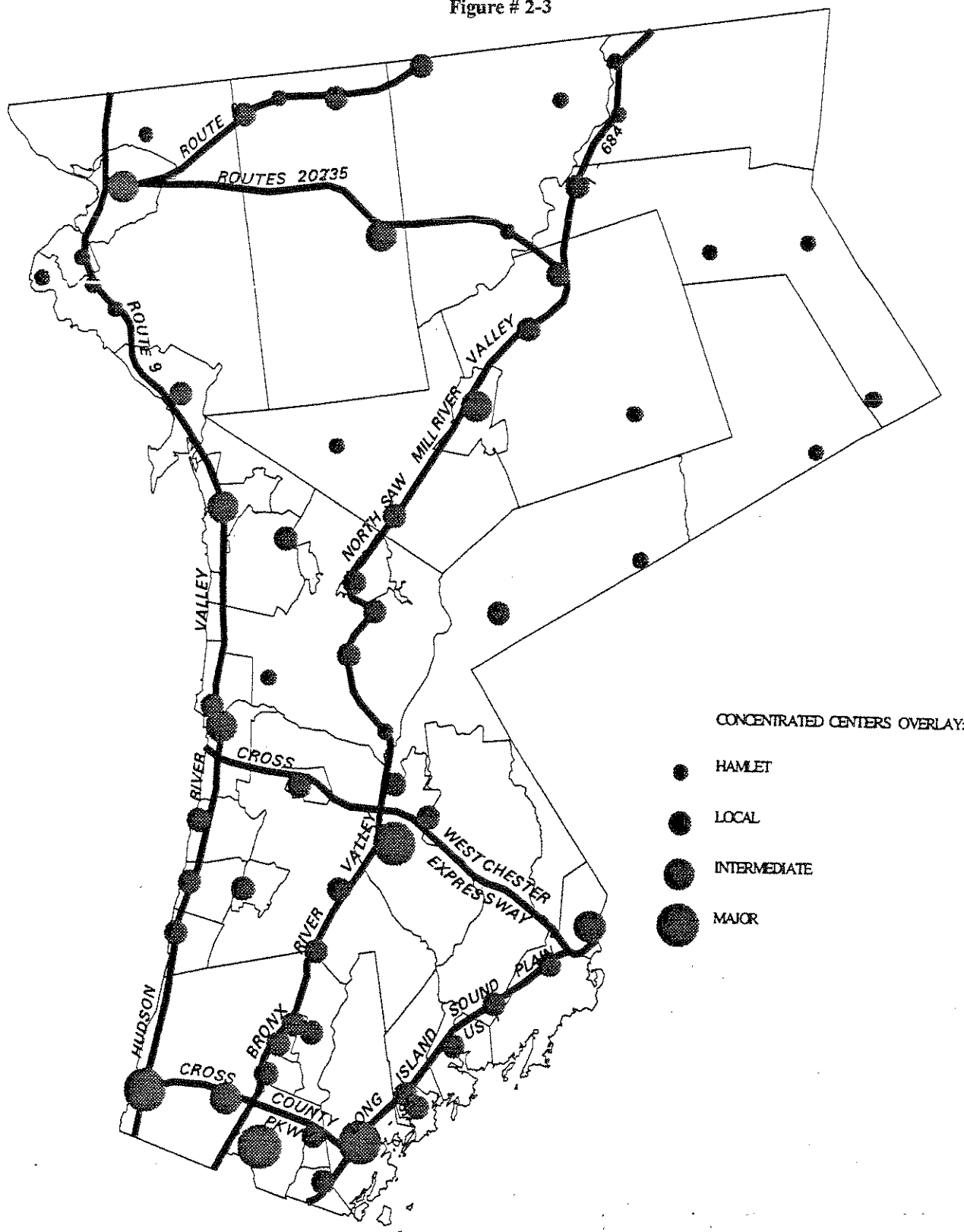
Figure # 2-2



SCALE: 1" = 4 MILES

WCDP 10/93

Figure # 2-3



CONCENTRATED CENTERS OVERLAY:

- HAMLET
- LOCAL
- INTERMEDIATE
- MAJOR

Source: Westchester County "Patterns"