TO: Greenburgh Town Board  
FROM: Greenburgh Conservation Advisory Council  
DATE: Feb. 12, 2018  

Statement of the CAC RE Proposed Development of the former Elmwood County Club  

The Conservation Advisory Council has discussed the proposed development of the former Elmwood County Club by Ridgewood Real Estate Partners. The CAC noted that one of the options being discussed is tied to a “down zoning” in the existing zoning of R30 on the property to R20 zoning, which would result in an increase of about 50 additional residential units.  

As a result, the CAC voted to issue a statement in support of the Comprehensive Plan, as adopted by the Town Board on Sept. 28, 2016. The Comprehensive plan states expressly, without qualification, there are no planned policies to increase density in residential zoning.  

11.6.4 Projected Sales & Net New Development  
No policies are recommended to extend existing one-family and multi-family residentially zoned districts into other areas of unincorporated Greenburgh. There are also no planned policies to allow a greater density of residential units or residences per acre in existing one-family and multi-family residentially zoned districts. It is anticipated that residential subdivision and site plan applications will trend in a manner similar to that depicted in the 12-year snapshot in Table 11.15, which had a proportionately higher percentage of new developments with lower numbers of new residential units.  

Under New York law, all Town use regulations such as zoning must be in accordance to the Comprehensive Plan. As stated in N.Y. TWIN.LAW 272 – A (11) (a), “Effect of adoption of the town comprehensive plan. (a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”  

The applicants request to increase density is not in accordance with the express provision of the Comprehensive Plan pertaining to density in residentially zoned districts.  

The determination to not allow an increase in density in the residential zones was in direct response to the valid concerns of the residents. Starting with the initial outreach meetings and at all subsequent public meetings the public comment consistently focused on the concerns about the impacts on residential communities resulting from allowing more dense housing options, such as road congestion, changing the look
and feel from suburban to urban, diminished air quality and general diminishment of quality of life. A review of residents’ comments shows 256 complaints about traffic and 205 complaints against development. During the multi-year process of development of the Comprehensive Plan, believing in its importance, the CAC issue three reports to the Comprehensive Plan Steering Committee which among other issues highlighted the impacts of increased traffic on air quality and quality of life. The determination provided in the Comprehensive Plan not to increase density in residential areas is consistent with public input, rational and environmentally sound.

The CAC further notes that any change in zoning to permit more density would set a precedent for the possible future development of the remaining golf courses and other large parcels in the Town.

Conservation Advisory Council

Cc Judith Belville, Town Clerk
Garrett Duquesne, Commissioner, Community Development and Conservation