

The Edgemont Community Council, Inc.

Founded in 1947 to determine community opinion on civic matters and coordinate community action thereon and to plan and promote the general welfare of the community embraced within Union Free School District #6.

Post Office Box 1161

Scarsdale, New York 10583

Q: What is the Comprehensive Plan?

May 7, 2014

A: A framework to guide long-range policy decision-making affecting growth and development in the Town of Greenburgh. New York State's zoning enabling statutes all require that zoning laws be adopted in accordance with a comprehensive plan.

Q: How will this Plan affect Edgemont?

A: The primary impact will be to our school district and traffic congestion through changes in zoning that will allow the creation of multi-family housing units along Central Avenue. This plan envisions the construction of mixed-use commercial buildings with retail space below and residential units above.

Q: Where would these mixed-use buildings be allowed?

A: The plan proposes three areas:

1. "Mt. Joy/Henry Street Traditional Hamlet,"
2. "Ardley Road/Central Park Avenue District Center" and
3. an area between the Pipeline and Old Colony Road.

The draft illustrations released by the committee show that the borders of the first two are practically contiguous extending from the southern border of Midway Shopping Center north to Curry Chevrolet, on both sides of the street. The illustrated areas appear to be deeper than the current commercial footprint including some of the bordering residential properties. The area identified by Old Colony Road is less well defined, illustrating only the current commercial property with an arrow pointing down the Pipeline, which calls into question whether those properties would be up for development as well.

Q: This sounds like a good way to broaden the tax base for the Town and the Edgemont School District. What's the downside?

A: Under NYS law, apartments and single-family houses are assessed using different methodology; this results in lower assessments for apartments as compared with single-family houses given the same market value. Typically apartments pay only 50-60% of the property taxes paid by a house of similar market value. While it is true that additional multi-family development in Edgemont would increase the tax base, it would also increase both in-district and out-of-district school expenses. It is highly unlikely that the higher tax base would be sufficient to absorb the expected increase in costs for the school district. In other words, multi-family residential development would most likely increase school taxes for existing residents. Currently one third of Edgemont's housing stock is in affordable apartments, so there is an appropriate mix of housing options.

Q: How many apartments could be built?

A: Current zoning regulations allow 40 bedrooms per acre. The plan has identified over 42 acres of property within the Edgemont school district that could be rezoned under this plan.

Q: Doesn't the plan consider the impact on the school districts?

A: The Steering Committee has said publically that they had not previously considered the effect of the plans on school districts but will do so now.

Member Associations

The Central Park Avenue Association

The Cotswold Association

Edgemont Association

Fort Hill Association

Greenridge Association

Longview Civic Association

Northern Greenville Association

Southern Greenville Association

Q: What about increased traffic?

A: The Plan makes a reference to looking into transportation improvements; the only thing mentioned in this context is Bus Rapid Transit, which could mean a dedicated bus lane in each direction.

Q: What is the ECC’s opinion regarding this Plan?

A: While we support the expansion of the tax base within the Town, this plan is fraught with serious potential problems for Edgemont and other areas in unincorporated Greenburgh. The Plan does not consider the impact of increased development on local school districts nor does it adequately address traffic, fire service, flood mitigation, and water/sewer. We feel that the proposed changes in zoning and the potential for the development of apartments would place the Edgemont school district in a perilous financial situation that could have a substantial negative impact on school taxes and property values.

The Town of Greenburgh is in need of additional ratables or taxes will go up for everyone. The Town has an aging infrastructure to address, a \$6.5 million lawsuit settlement with Fortress Bible to pay and increased operating expenses. Assessed values of property in unincorporated Greenburgh have declined 22.3% in the past 23 years (Edgemont’s portion has dropped by only 3.06%.) But this plan will increase ratables at the expense of our school district, and that we cannot condone. The Town needs to find other ways to broaden the tax base without sacrificing our schools, our quality of life and without further congesting Central Avenue and intersecting streets.

Q. What can I do?

While the Plan is still in draft form and the Comprehensive Plan Steering Committee is soliciting public comment. You can review the Draft Plan at <http://greenburghcomprehensiveplan.com/current-chapters/>. It is a large document. Suggested reading strategy: Start with Chapters 12 and 11, which are most pertinent to Edgemont, and then work backwards to get the supporting details.

The Town of Greenburgh Comprehensive Plan Steering Committee will be holding public comment meetings at Town Hall, 177 Hillside Avenue, on the following dates:

- Saturday, May 10th at 10am
- Thursday, May 22nd, at 7:30pm
- Monday, June 2nd, at 7:30pm
- Thursday, June 12th, at 7:30pm (public hearing)

It is imperative that you get informed and express your opinion at these sessions or in writing.

The Committee is accepting questions/comments online at: planzone@greenburghny.com

Alternately, address letters to:

The Comprehensive Plan Steering Committee
 Town of Greenburgh
 Dept. of Community Development & Conservation
 Greenburgh Town Hall
 177 Hillside Avenue
 White Plains, NY 10607

Town Board
 Town of Greenburgh
 177 Hillside Avenue
 White Plains, NY 10607

The ECC will be holding a community-wide meeting Monday, June 2, 2014 at 8pm in the LGI at the Jr/Sr High School.

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The Central Park Avenue Association	The Cotswold Association	Edgemont Association	Fort Hill Association
Greenridge Association	Longview Civic Association	Northern Greenville Association	Southern Greenville Association