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PLANNING DEPARTMENT

DEC 13 2024

TOWN OF YORKTOWN

December 12, 2024

VIA HAND DELIVERY

Town of Yorktown Planning Board
Albert A. Capellini Community & Cultural Center
1974 Commerce Street
Yorktown Heights, NY 10598
Attention: Mr. John R. Tegeder, R.A., Director of Planning
Ms. Robyn A. Steinberg, AICP, Town Planner

**Re: Application for Minor Subdivision Approval for the Underhill Farm Project
370 Underhill Avenue**

Dear Chairman Fon and members of the Town of Yorktown Planning Board:

This letter and accompanying supporting materials are submitted on behalf of Underhill Soundview LLC ("Applicant"), owner of the approved mixed-use residential project located at 370 Underhill Avenue, Yorktown Heights ("Project"). This package contains the Applicant's formal minor subdivision application ("Application").

This Application contains information that is responsive to recent requests for clarification from members of the Town of Yorktown Planning Board ("Planning Board"). For example, the final plat that is a part of this Application shows the zoning compliance table as applicable under the Yorktown Heights Planned Design District Overlay Zone. In addition, the Application contains a revised site-plan drawing showing the following minor changes:

- The plan contains the replacement of two-units that were potentially going to be removed due to design concerns; upon further study the units were put back within the approved, zoning compliant unit count; and,

- Due to structural limitations impacting below-grade parking availability, the layout shows relocation of certain underground parking spaces to surface parking- al remaining zoning compliant; and,
- The removal of a footbridge with the installation of a piped culvert that now provides for an uninterrupted gravel footpath.

The remainder of the Application fulfills the submission requirements under the Town of Yorktown Code Chapter 195. Should there be any questions or concerns relating to this submission, please do not hesitate to contact the undersigned.

On behalf of the Applicant and the entire design team, we look forward to working with the Planning Board throughout the next phase of the approval process.

Very truly yours,



Mark W. Blanchard

Encls.