

January 22, 2021

Via Email & Overnight Mail

Hon. Matthew Slater, Supervisor
And Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

***Re: Croton Overlook Project
Application for Change of Zone
Tax Map Parcels 70.15-1-2 and 70.11-1-16 (“Property”)***

Dear Supervisor Slater and Members of the Town Board:

As you may recall, we represent B & M Management Company, Inc. (“B&M”), the owner of the above-referenced Property, which is presently zoned R1-160. B&M respectfully submits the enclosed Application for Change of Zone (“Application”), which seeks to restore the Property to an RSP-1 zoning designation, as previously granted by the Town Board in 2011.

In connection with B&M’s Application, enclosed please find an original and five copies of the following:¹

1. Application for Change of Zone form, together with a metes and bounds description of the Property;
2. Short Environmental Assessment Form;
3. Verified Petition for a Zoning Map Amendment, together with the following Exhibits:

¹ An electronic submission, including a DropBox link, will also be forwarded to the Town Clerk on January 22, 2021.

- Exhibit A Proposed Zoning Map Change
- Exhibit B Vicinity Map
- Exhibit C Relevant portions of Tax Maps
- Exhibit D Relevant portion of Zoning Map
- Exhibit E Conceptual Site Plan, dated October 13, 2020, prepared by Lawrence J. Paggi, PE PC (“Conceptual Plan”)
- Exhibit F Town Board Resolution Approving Zoning Petition, dated December 6, 2011
- Exhibit G Town Board Resolution Adopting Local Law, dated December 13, 2011 Rezoning Resolution
- Exhibit H Town Board Resolution Approving/Adopting SEQRA Findings, dated December 6, 2011 (“Findings Resolution”);

- 4. Findings Resolution, together with the complete Findings Statement; and
- 5. Conceptual Plan in 11 x 17 format.²

Also enclosed is a check in the amount of \$3,500.00, payable to the Town of Yorktown, in connection with the applicable fees.

B&M respectfully requests that the Application be placed on the January 26, 2021 Town Board Work Session for discussion. The B&M Team looks forward to answering any questions your Board may have, and to working with the Town and its Staff to reestablish the RSP-1 zoning on the Property.

If you require any additional information in the interim, please do not hesitate to contact either of the undersigned. Thank you for your consideration.

Respectfully submitted,

ZARIN & STEINMETZ

By: 

 David S. Steinmetz
 Jody T. Cross

² The version of the Conceptual Plan annexed as Exhibit E to the Verified Petition is 8.5 x 11. The larger 11 x 17 version has been provided for your Board’s convenience.

cc: Diana L. Quast, Town Clerk
John Tegeder, R.A., Director of Planning
Matt Matthews, B & M Management Company, Inc.