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VIA HAND DELIVERY

Town of Yorktown Town Board
Town Hall
363 Underhill Avenue
Yorktown Heights, New York 10598
Attention: Town Clerk Diana L. Quast

**Re: Application for Referral and Site- Plan Approval Under Town of Yorktown
Zoning Code Article XXXI**

To Supervisor Slater and Members of the Town Board:

This letter and supporting materials are submitted on behalf of Underhill Soundview LLC (“Applicant”), owner of property located at 370 Underhill Avenue, Yorktown Heights. This letter and supporting materials are submitted as the formal application under the Town of Yorktown Zoning Code Article XXXI (“Town Code”) § 300-251B, allowing for a proposed redevelopment project to be reviewed under the newly adopted planned overly district regulations. The Applicant is requesting that the Town Board approve the project as eligible and authorize the Town of Yorktown Planning Board (“Planning Board”) to review the project under the full authority and jurisdiction of the relevant sections of Article XXXI.

The Project

The Underhill Farm project located on the campus of the former Soundview Preparatory School (“Project”), is a proposed mixed-use residential/ retail and office project with elements of revitalized green and open space incorporated into the overall design. There will also be improved infrastructure including newly established access for first-responders, fully compliant parking and proposed public access to the restored ice-pond and walking trails. One of the significant elements that bears attention is the Applicant’s commitment to preserve the main building, locally significant, and use the structure as a key component to the final design.

Enclosed herein are civil engineering and architectural information, providing the required detailed information for the Town Board's review of this application. The Project is brought forward under the newly adopted economic and revitalization initiatives being undertaken by the Town in the form of newly adopted enabling legislation and specific overlay districts. In this instance, the Project will benefit from the proposed Yorktown Heights Overlay Design District ("Yorktown Heights Overlay"). The proposed districts are written and adopted to further the goals of the Town's comprehensive plan and in so doing, to strengthen the Town's Hamlets by re-invigorating economic corridors through measures such as additional density and walkable features.

The Project consists of the following mixed residential uses: apartment with varying unit size for lease, condominium units and Townhouses for ownership. The Project will also provide public benefit amenities, such as the smart growth practice of allowing access to shared parking on Project property to benefit a senior center on adjacent property, restoration of existing green-space as mentioned above, and introduction of walking trails. Additionally, the Project will house retail spaces and thereby increase economic growth and activity. The Project exceeds open space requirements set forth in the Town's code.

Upon the Town Board's granting of this application, the Project would proceed as an as-of-right application under the Yorktown Heights Overlay, without the need for variances or other relief. As this Project will be the first to implement the opportunities and goals set forth under the newly adopted overlay zoning, it is uniquely positioned to set the standard by which future projects will exemplify.

Compliance with Article XXXI

The Project qualifies with all requirements of Article XXXI § 300-251B and is eligible for referral to the Planning Board for review under the newly provisions of the overlay district developments. As required under § 300-251B(1)-(7), the following information demonstrates that the Project is in full compliance with the Town Code:

1. Whether project is consistent with goals of the Comprehensive Plan:
 - The Project is consistent with the general goals of the Town of Yorktown Comprehensive Plan, with particular benefit to Section 4 of the Comprehensive Plan, Economic Development and Hamlet business Centers,
 - Development includes mixed use residential, retail, office, and open space,
 - Preservation and restoration of historic structure & natural features,
 - Improvement of existing traffic conditions discussed in the Comprehensive Plan, with a focus at Underhill Avenue adjacent to the Project site,

- (2) additional Entry / Exits provided at site thus creating further traffic improvements,
 - Providing shared parking with an adjacent development thus reducing the potential for additional impervious services.
2. Whether the project will likely be detrimental to the character of its immediate neighboring properties, or the district and town at large:
- Enhanced accessibility to the site and +3 acres of historic grounds and rehab Cpt. Underhill House and Ice pond will create a park-like setting for all immediate neighboring properties,
 - The Project having proposed a density of 12 units / acre is bordered by similar density, to wit: to the north and south by multi-family housing with densities of 19.8 units / acre to 9.6 units / acre respectively,
 - To the east are commercially zoned properties, which the Project's commercial space will front and to the west are single family lots that are separated by Glenrock Street that this project is not accessing,
 - In order to make the properties more accessible the Project is proposing the improvement of connecting Underhill Avenue sidewalks with Underhill Farm and Beaver Ridge walkways for safe pedestrian access to Kear Street,
 - The Project will provide much improved secondary means of access for first responders to the Beaver Ridge,
 - As mentioned above but still relevant hereto, Preservation and restoration of a locally significant and historic structure, Cpt. Underhill's House,
 - Revival of an abandoned school campus into a vibrant new use,
 - Creation of new and revitalizing of existing green space,
 - Rehabilitate and preservation of the existing ice pond,
 - Project will provide shared parking to the adjacent Beaver Ridge development, specifically, the shared parking will allow for the use of a new senior center located on the Beaver Ridge development,
 - Establish new walking trailing around the perimeter of the ice pond with proposed public access,
 - Improvements to existing traffic condition at Underhill Avenue adjacent to property as studied and reviewed under SEQRA,
 - New landscaping buffer around perimeter of site and new landscaping design throughout the site.
3. Whether the scope of the project will cause operational difficulties that have potential to negatively impact the health, safety and welfare of the public:
- Traffic mitigation improvements will alleviate traffic congestion on Underhill Avenue,
 - The interior roadway and lighting of the Project will not pose an increased tax-burden as the infrastructure will be privately maintained,
 - The Project will demonstrate that the result of the proposed improved access and roadway benefitting the Project site, as well required mitigation on surrounding Town roads, the Project will not have a negative impact on existing infrastructure.

- Proper mitigation measures will be implemented as part of final site-plan approval
4. Whether the town's infrastructure is capable of servicing the project:
 - Both sewer and water utilities have capacity for this project and will not burden Town infrastructure,
 - Proper mitigation measures will be implemented as part of final site-plan approval and SEQRA requirements,
 - Traffic conditions around and inside the property will be improved,
 - The engineering plans will demonstrate enhanced mitigation and treatment of excessive runoff caused by the impervious public roadway known as Glenrock Street,
 - Property will gain 2 new entry / exit points for vehicular traffic
 5. Whether the project will eliminate a blight within the district:
 - Proposed redevelopment and revitalization of approximately 14 acres of under- utilized space,
 - Demolition of a number of dilapidated buildings that are unsafe and structurally compromised.
 6. Whether the project is consistent with the goals and intent of the overlay district:
 - The Project is entirely consistent with the goals and the intent of the overlay district as set forth in § 300-248,
 - Creation of new walkways and improve roadways to better connect this community with the downtown – “Complete Streets Approach”,
 - New construction of multi-family residential buildings containing retail, professional office, and both creation and revitalization of open space,
 - Preservation, improvement and adaptive re-use of historically significant property – more specifically, the Cpt. Underhill House & Ice Pond,
 - The Project shall implement Green Building practices for new construction including: electric vehicular charging stations, geothermal HVAC heat pump systems, solar panels,
 - The Project will result in the creation of a new live / work space community to assist the growth in the downtown
 7. Whether the project is consistent with the requirements of the overlay district and does not exceed the limitations or requirements:
 - The Project will show during the site-plan approval process that it does not exceed the limitations or requirements of the Yorktown Overlay District,
 - The Project will conform with area bulk requirements,
 - The Project will conform within the FAR requirement being less than 0.55,
 - The Project will be constructed within required setbacks
 - The Project will be constructed within required building heights
 - The Project will be constructed with the addition of new off-street parking lots and meeting required parking for site,
 - The design will include the addition of new attractive building facades,
 - The end-product will ensure the removal of incompatible / non-conforming buildings.

8. Whether the project is likely to contribute to economic development of the district and town:
- The Project will contribute an excess of \$1M in additional tax revenues,
 - Culmination of the benefits described above, it is clear that the Project is more likely than not to provide an economic development of the district and the Town,
 - The creation of 11,000 SF of new commercial space,
 - The introduction of 165 new residential units will be spending more locally.

As a reminder to the Town Board, the issues above are subject to the Planning Board's review process and site plan approval. Therefore, any additional information required will be provided and studied throughout the approval process.

Requested Town Board Action

The Applicant requests that the Town Board approve the Project as eligible to reviewed under Article XXXI and adopt the necessary authorizing resolution that: 1) allows for the Project to be reviewed under the planned overlay zone district requirements; and, 2) refers the Project and the authorization resolution to the Planning Board as per § 300-251C. Once referred, the Applicant shall file all materials required to formally initiate the site-plan approval process.

The Applicant has assembled a full team and stands ready, willing and able to address any concerns or questions the Town Board might have. The Town Board's attention to this matter is greatly appreciated.

Very truly yours,



Mark W. Blanchard

Encls.