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September 18, 2018

**BY FEDERAL EXPRESS**

Supervisor Ilan Gilbert and  
Members of the Town of  
Yorktown Town Board  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

**Re: DP Yorktown, LLC Petition for  
Amendment of Zoning Map for Property at  
571 East Main Street, SBL 17.08-1-4 & 17.**

Dear Supervisor Gilbert and Honorable Members of the Town Board:

This firm represents DP Yorktown, LLC (“Petitioner” or “DP Yorktown”), the contract purchaser of the above-referenced property (“Property”) in connection with its proposal to build a residential development on the Property (the “Project”). The Property is zoned R1-20. DP Yorktown submits the accompanying Verified Petition for Zoning Map Amendment (the “Petition”) with the knowledge and consent of the Property Owners. (See Affidavit of Ownership, annexed to the Petition as Exhibit “A”). We respectfully request placement on your Board’s September 25, 2018 Work Session Agenda for initial presentation and discussion. We also request placement on your Board’s October 2, 2018 Meeting Agenda to initiate review of the Petition and the proposed Project, including a decision to circulate a letter of intent for the Board to serve as Lead Agency, to refer the Petition to the Planning Board and staff for report and recommendation, if the Town Board chooses, under Section 300-206 of the Yorktown Zoning Code, and to refer the Petition to the Westchester County Department of Planning pursuant to Section 239-m of the New York General Municipal Law.

We have prepared the enclosed Petition, which presents the Project and the proposed Zoning Map Amendment. The Proposed Zoning Map Amendment would rezone the Property to the R-3 district to allow for development of 150 attractive rental units on the Property in townhouse-style buildings. The Property is located within the Jefferson Valley hamlet center and across from the Jefferson Valley Mall. The Property is also close to the retail and commercial establishments on Lee Boulevard and Hill Boulevard. We submit that the proposed Zoning Map Amendment and Project are both fully consistent with the 2010 Yorktown Comprehensive Plan, which recognizes the need for increased diversity of housing options for residents in all stages of life. The Project would also help meet additional Town goals in the Comprehensive Plan, including promoting increased pedestrian connections and amenities in the Lee Boulevard and Hill Boulevard areas.

The Project would consist of the development of 150 one- and two-bedroom rental units, contained within 11 buildings. All 150 units will be housed within two-story buildings that have a townhouse-style aesthetic and that offers direct access to each unit, as well as a driveway and some garages. The Project would also contain a clubhouse with leasing and on-site management offices, a pool, and other amenities. Petitioner also proposes connectivity to the Lee Boulevard/Bank Road shopping district to the east of the Property via pedestrian walkways leading from the Project out to Bank Road to allow residents to walk to this area.

In connection with DP Yorktown's Petition, enclosed please find two (2) sets of the following materials:


- (i) Application for Zone Change
- (ii) Petition, dated September 17, 2018, and accompanying Exhibit A.
- (iii) Site Plan (Sheet LS-1)
- (iv) Full Environmental Assessment Form
- (v) Survey of the Property
- (vi) Metes and Bounds Description of Property
- (vii) Filing Fee

We look forward to appearing before the Town Board to commence the formal review process and to bringing this exciting Project to the Town. If you have any questions or require further information, do not hesitate to contact us. Thank you for your attention to this matter.

Very truly yours,

ZARIN & STEINMETZ

By:

  
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David S. Steinmetz  
Matthew J. Acocella

Encls.

cc: DP Yorktown, LLC  
John Tegeder, AICP  
JMC