



Ann Kutter
Partner

Rose Mazzola
Partner

The Hon. Alice Roker, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

May 15, 2015

Re: Mandalay Builders/Crompond Terraces
Application for Rezoning

Dear Ms. Roker:

Enclosed please find six (6) copies each of Petitions to Rezone from Americo Realty LLC of 3332 Old Crompond Rd, Yorktown Heights, NY and Alfio DellaVecchia, 3328 Old Crompond Rd., Yorktown Heights, NY.

These materials are submitted at the Town Board's request and as part of the Crompond Terraces Rezoning Application that is currently before the Town Board.

Please do not hesitate to contact me at 914 930-0316 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Ann Kutter". The signature is fluid and cursive.

Ann Kutter
Partner

Cc: Roy Baiata, Managing Partner
Mandalay Builders, LLC

Enclosures

Town Board: Town of Yorktown
County of Westchester: State of New York

X

In the Matter of the Application of
Alfio Della Vecchia

For amendments to the Zoning Map of the Town of
Yorktown changing the Zoning Designation of
Properties Zoned R1-20 to C-2R and R-3 affecting real
property located at 3328 Old Crompond Road,
also known and designated on
the Tax Assessment Map of the Town as
Section 26.18 - Block 1 - Lot 10.

PETITION

X

Alfio Della Vecchia (the "Petitioner") hereby petitions the Town Board of Yorktown
pursuant to New York State Town Law Sections 264 and 265 as follows:

The Petitioner

1. The Petitioner is an individual residing at 99 Cox Ave, Armonk NY 10504. The
Petitioner hereby petitions the Town Board of the Town of Yorktown to amend its
zoning map for the property hereinafter described as R1-20 to C-2R and R-3 districts.

The Property

2. The Petitioner is the owner of the property located at 3328 Old Crompond Road,
also known and designated on the Tax Assessment Map of the Town as Section
26.18, Block 1, Lot 10 (the "Property"). The property is comprised of approximately
0.73 acres and has approximately 28 feet of frontage along the north side of Old
Crompond Road. The property is presently within the R1-20 zoning district. The
property is bordered on the west by a single family residence and on the east by
property which is the subject of a petition submitted by Mandalay Builders to amend

the zoning map from R1-20 to C-2R and R-3 districts/. The property is bordered on the north by the Bear Mountain Parkway Extension and has vacant commercial land to the south.

3. The property is uniquely separated from other residential uses and is situated in what is known as the "Bear Mountain Triangle."

The Proposed Project

4. The Mandalay project concept, covering a total of 23.61 acres and which would include this property, if bought by Mandalay Builders, and the adjacent property located at 3332 Old Crompond Road, proposes to demolish existing structures on the property and to develop the property with 80 high quality residential units utilizing 16.9 acres of the property. The remaining 6.71 acres will be used to construct 7 commercial buildings adjacent to Old Crompond Road with a total area of 77,000 square feet of office and retail space, including a 12,000 square foot multi-purpose building and pool to be donated for Town use as recreation center.
5. Mandalay intend to build the project in a manner that embraces the architectural and aesthetic values of the Town of Yorktown, working in concert with the Planning Board and the Advisory Board on Architecture and Community Appearance. As currently proposed, the project will consist of the development of two- and three-story buildings with ample open landscaped areas and ample parking for commercial buildings and related infrastructure. A conceptual site plan is attached hereto as exhibit A.
6. As shown on the conceptual site plan, the project will be accessed from two entrances from Old Crompond Road. As part of the project, a new stormwater management plan consisting of at least one detention pond with fountains is

proposed. A new sanitary sewer and new water supply system will be constructed to serve the project.

7. The entire residential area will be a gated community with its own Home Owners Association (HOA) and responsible for the maintenance of the roads, buildings and landscaping therein. The buildings will be designed to be aesthetically appealing and attractively landscaped with a variety of trees, shrubs, and plants, and with a priority to conserve open land and existing flora.

The Proposed Zoning Change

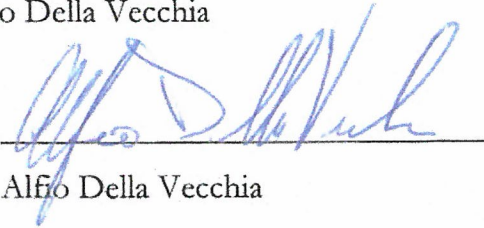
8. The Comprehensive Plan considered the future of the Crompond hamlet, and recommended that the site "...should have a mix of housing, office, retail uses..." It goes on to say that mixing the two (residential and office districts) "creates a district that is vital and busy everyday, all week long." The Plan also looks for the following characteristics in a "Main Street of Village Center" development: "sidewalk connections throughout and connecting to surrounding areas, s Main Street or village green accessible to the general public, Parks and abundant landscaping", and finally "High quality architectural design."
9. The applicant is seeking to rezone the property from the current designation of R1-20 to R-3 and C-2R.
10. The petitioner respectfully submits that the project is an appropriate use in this area which is uniquely separated where such uses are feasible. The project and the proposed changes to the zoning map are consistent with and will advance the objectives of the 2010 Yorktown Comprehensive Plan. The project desires to promote self-sufficient residential and commercial project which will not burden the municipal services of the Town and at the same time create jobs and business

opportunities that will increase tax revenues thereby contributing to the fiscal well-being of the Town. If the Town Board grants this petition and the proposed changes to the zoning code, the project will require site plan and subdivision approval from the Planning Board.

WHEREFORE, the Petitioner respectfully requests that the Town Board grant this Petition and amend the zoning map as set forth herein.

Respectfully Submitted,

Alfio Della Vecchia

By: 
Alfio Della Vecchia

Date: 5/14/15

Town Board: Town of Yorktown
County of Westchester: State of New York

X

In the Matter of the Application of
Americo Reality, LLC

For amendments to the Zoning Map of the Town of
Yorktown changing the Zoning Designation of
Properties Zoned R1-20 to C-2R and R-3 affecting real
property located at 3328 Old Crompond Road,
also known and designated on
the Tax Assessment Map of the Town as
Section 26.18 - Block 1 - Lot 9.

PETITION

X

Americo Reality, LLC (the "Petitioner") hereby petitions the Town Board of Yorktown pursuant to New York State Town Law Sections 264 and 265 as follows:

The Petitioner

1. The Petitioner is a limited liability company duly organized and existing under the laws of the State of New York having a principal place of business located at 3332 Old Crompond Rd, Yorktown Heights, New York. The Petitioner was formed in 2000 as a realty company and John Bauso is its sole owner. The owner is authorized to petition the Town Board of the Town of Yorktown to amend its zoning map for the property hereinafter described as R1-20 to C-2R and R-3 districts.

The Property

2. The Petitioner is the owner of the property located at 3332 Old Crompond Road, also known and designated on the Tax Assessment Map of the Town as Section 26.18, Block 1, Lot 9 (the "Property"). The property is comprised of approximately 2.59 acres and has approximately 210 feet of frontage along the north side of Old

Crompond Road. The property is presently within the R1-20 zoning district. The property is bordered on the west by Crompond Crossing, a mixed use development zoned R-3 and C-2, and on the east by residential property currently zoned R1-20, which is the subject of a petition submitted by Alfio Della Vecchia to amend the zoning map from R1-20 to C-2R and R-3 districts. The property is bordered on the north by the Bear Mountain Parkway Extension and has vacant commercial land to the south.

3. The property is uniquely separated from other residential uses and is situated in what is known as the "Bear Mountain Triangle."

The Proposed Project

4. The Mandalay project concept, covering a total of 23.61 acres and which includes this property and the adjacent property located at 3328 Old Crompond Road, proposes to demolish existing structures on the property and to develop the property with 80 high quality residential units utilizing 16.9 acres of the property. The remaining 6.71 acres will be used to construct 7 commercial buildings adjacent to Old Crompond Road with a total area of 77,000 square feet of office and retail space, including a 12,000 square foot multi-purpose building and pool to be donated for Town use as recreation center.
5. Mandalay intend to build the project in a manner that embraces the architectural and aesthetic values of the Town of Yorktown, working in concert with the Planning Board and the Advisory Board on Architecture and Community Appearance. As currently proposed, the project will consist of the development of two- and three-story buildings with ample open landscaped areas and ample parking for commercial buildings and related infrastructure. A conceptual site plan is attached hereto as exhibit A.

6. As shown on the conceptual site plan, the project will be accessed from two entrances from Old Crompond Road. As part of the project, a new stormwater management plan consisting of at least one detention pond with fountains is proposed. A new sanitary sewer and new water supply system will be constructed to serve the project.
7. The entire residential area will be a gated community with its own Home Owners Association (HOA) and responsible for the maintenance of the roads, buildings and landscaping therein. The buildings will be designed to be aesthetically appealing and attractively landscaped with a variety of trees, shrubs, and plants, and with a priority to conserve open land and existing flora.

The Proposed Zoning Change

8. The Comprehensive Plan considered the future of the Crompond hamlet, and recommended that the site "...should have a mix of housing, office, retail uses..." It goes on to say that mixing the two (residential and office districts) "creates a district that is vital and busy everyday, all week long." The Plan also looks for the following characteristics in a "Main Street of Village Center" development: "sidewalk connections throughout and connecting to surrounding areas, s Main Street or village green accessible to the general public, Parks and abundant landscaping", and finally "High quality architectural design."
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10. The petitioner respectfully submits that the project is an appropriate use in this area which is uniquely separated where such uses are feasible. The project and the proposed changes to the zoning map are consistent with and will advance the objectives of the 2010 Yorktown Comprehensive Plan. The project desires to promote self-sufficient residential and commercial project which will not burden the municipal services of the Town and at the same time create jobs and business opportunities that will increase tax revenues thereby contributing to the fiscal well-being of the Town. If the Town Board grants this petition and the proposed changes to the zoning code, the project will require site plan and subdivision approval from the Planning Board.

WHEREFORE, the Petitioner respectfully requests that the Town Board grant this Petition and amend the zoning map as set forth herein.

Respectfully Submitted,

John Bauso

By: John A Bauso Date: 4/24/15

John Bauso