

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (*ABACA*)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

To: Town Board
From: ABACA
Date: August 6, 2026
Subject: Town Board Referral – 3850 Foothill Street; 15.07-1-7
Proposed rezone of a 16.8-acre lot in the R1-40 zone to R-3 to facilitate the development of a 14-unit multi-family rental development.

Documents Received and Reviewed:	Produced By:
-Town Board Referral dated 7/28/2026 with associated documents. -Submission on 8/4/26 to ABACA with narrative, EAF for multi-family units dated 8/3/26; comparative analysis (Sheet SY2) , residential plan (Sheet SY1), multi-family plan (Sheet SY1A), landscape plan (Sheet SY5), floor plans (Sheet A2); elevations (Sheet A3); and unit views (Sheet PH).	Town Clerk's Office PW Scott Engineering & Architecture, PC

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, August 4, 2026. Peder Scott, Project Engineer; and Tom Racek, property owner, were present. The proposal is to rezone the existing vacant property from R1-40 to R-3 to allow for a 14-unit / 2-bedroom multi-family rental development on a 16.8-acre parcel.

A project comparison of the existing residential zone showing a 7-lot subdivision with the proposed 14 multi-family units was discussed. The overall disturbance is slightly lower with the multi-family rental development. The project proposes one 6-unit building with walkouts on the south side, and two 4-unit buildings on the north side located behind double retaining walls with basements only. A septic system or a force main extending along the property to municipal sewer service is proposed. The preliminary landscape plan was discussed with the Board.

The ABACA had no issue with the proposed rezone as it seems that based upon the information presented and discussed that the multi-family version is similarly impactful with less overall disturbance to the single-family version.

Respectfully submitted for the ABACA:

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Town Clerk
Applicant