



Town of Yorktown Planning Department
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To whom it may concern,

The Town of Yorktown is pleased to present the property of the Historic Field Home for potential redevelopment. Built as a home for aged ladies, the iconic property dates to 1889 and includes a 30,000 square foot existing structure with original detailing and Greek Revival additions. So-named for the Field family, a prominent name in the town and the region as well as in the leading business and social circles of New York City, the edifice has become an enduring fixture on the Yorktown landscape and now brings recognition and appreciation by local Yorktown residents and neighboring institutions.

Following a period of adaptive re-use explorations by the Town, the property is now envisioned as a bespoke, 35-key boutique hotel with an exciting and extensive events offering. A detailed building condition assessment, followed by schematic design by Beardsley Architects & Engineers, has produced a compelling masterplan and building renovation scheme that supports a strong business model with promising economic potential.

This vision is, in fact, supported by Yorktown's decades-long desire for a hospitality venue within the Town. Yorktown officials have often heard from constituents, both private and commercial alike, that a hospitality venue is needed and desirable. Yorktown had in place zoning which supported hotel use on a number of properties and the most recent comprehensive plan continued to support and enhance the desire for such a venue. The plan also endorses adaptive reuse of historic and architecturally important buildings within town adding a layer of significance to this effort. Indeed, such a reuse of this building would complement the Town plan's recommendation to promote its cultural and historic sites and develop tourism in the Town and region.

In concert with the architectural design, an independent 3rd party financial advisor has completed a preliminary feasibility analysis that has yielded impressive income projections and strong market positioning. The Westchester County demographics, favorable business climate and growing tourism sector contribute to the project's business plan, complimented by the close proximity to NYC.

Recognizing the challenges of the project and the Town's desire to engage an innovative and compatible development partner, the Town is prepared to revise the current zoning classification and ensure that all regulatory approvals required by the Town are carried out in an expedited and attentive manner. In addition, the Town is open to exploring negotiated terms with our selected partner on such matters as purchase price, timing of purchase payment or preferred tax scenarios.

While the proposed development scheme represents the current masterplan for the property, the Town also welcomes alternate visions that can retain the unique history and architecture of the Field Home, benefit the Yorktown community, and bring economic success and stability to our project partner.

The Town seeks to identify and engage potential partners for this project and has established a four (4) week period for interested parties to review and investigate the project in greater detail. The goal is to receive Letters of Interest from interested parties by June 19th. Each Letter of Interest will be followed up with an introductory meeting with the Town to discuss the project and any shared ideas or approaches to developing the property.

Interested parties are invited to visit our project Web Page at <https://yorktownny.gov/fieldhome> where detailed information and supporting documents can be viewed and downloaded. Further inquiries may be directed to the Town's appointed project representative Pete Veale at pveale@beardsley.com or (518) 480-1884. Site visits are currently planned for the week of June 1st. Parties wishing to visit the site earlier are encouraged to contact Pete Veale for individual arrangements.

We hope you will share the same excitement that we do on this unique opportunity and look forward to hearing from you soon.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ed Lachtermann', with a long horizontal flourish extending to the right.

Ed Lachtermann
Town Supervisor