



September 5, 2025

Mr. Edward Lachterman, Town Supervisor
Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

Re: Tanto Irrigation, LLC.
Front Street Property
Proposed Amendment to Transitional Zone
S/B/L 48.07-2-11

Dear Supervisor Lachterman and Members of the Town Board:

In accordance with Paragraph 300-169 of the Yorktown Town Code, I am petitioning the Town for the 0.80-acre parcel, S/B/L 48.07-2-11, on Front Street, to amend the current Transitional Zone which overlays the property. When the property was zoned Transitional it defined the use of the site so that the site plan set the standards for the zone. The original approval was for two proposed buildings, roads, parking, access drives and stormwater management. The Site Plan proposed a two-story mixed-use building with approximately 5400 SF of commercial space on the main floor and five (2-bedroom) residences above, along with a separate single story 2,108 square foot retail/commercial space. Thirty-five onsite and nine off-site parking spaces were proposed to service the residents and patrons. Trash enclosures were provided in the rear corners of the site. The site abuts residential properties to the rear. The Plan includes a retaining wall, six-foot-high stockade fence, and buffer trees planted along the entire back of the property. Lighting consisted of ground lights around the walkway/driveway and directional pole lights facing downward and away from all neighboring properties. Front Street is a commercial street. Various commercial and industrial uses exist along Front Street, except for one residential home.

The proposed amendment by Tanto Irrigation, LLC, the Contract Vendee, is to change the previously approved Site Plan and the use of the property. Tanto Irrigation, LLC. are installers of in-ground irrigation systems and are looking to move the entire operation from Elmsford, NY to the Town of Yorktown. This location is ideal because of the industrial nature of the street. The new headquarters will provide the necessary facilities to have offices, indoor maintenance equipment, and a storage area for equipment, vehicles, and supplies.



The proposed Amendment will maintain the overall approved development footprint. This Amendment will include the elimination of the single-story retail building. The area which that building would have occupied on the north end of the site will now be fenced for the storage of equipment and materials that

are associated with the irrigation operation. The six-foot-high fencing will have privacy slats to provide screening. As part of this change, one of the access drives and some parking will be eliminated. The two-story building will maintain the same footprint. The first floor of the building will be divided approximately in half while the left half will be a two-story repair shop for maintenance of irrigation equipment, and the right half will be utilized as storage. The second story above the storage will be office space. The other change to the site will be the entry plaza located in front of the remaining building and is within an area which the Town entered into a License Agreement with the current property owner. This plaza area is to be reconfigured as shown on the Amended Site Plan. As a result of this amended use, the parking requirement has changed. This has been tabulated and shown on the Amended Site Plan. There will be no increase in impervious area and, therefore, the Stormwater Management and SWPPP, as approved, is still valid. The originally approved retaining walls, stockade fence, and planted screening will remain unchanged. The location of the trash enclosures have been consolidated to a new location more centrally located on the site.

We, therefore, respectfully ask that you consider approving the amendment requested. We have prepared a Site Plan and Full Environmental Assessment Form which is attached to this submission. Upon approval of the amendment, the full site drawings will be updated including all details. If you have any questions or need additional information, please contact me. Thank you.

Yours Truly,

A handwritten signature in blue ink, appearing to read "Will Bartels", is written over a faint, larger blue outline of the same signature.

William Bartels, President
Tanto Irrigation, LLC