

LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER: UNICORN CONTRACTING
 10 JULIA LANE
 COLD SPRING, NY, 10516
 PROJECT LOCATION: 370 UNDERHILL AVE
 YORKTOWN, NY, 10596
 EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION
 PLANNED DEVELOPMENT DISTRICT
 SECTION 48.06, BLOCK 1, LOT 30
 PROPOSED USE: PUBLIC SEWERS
 TOWN TAX MAP DATA: PUBLIC SEWERS
 SITE AREA: 13.78 ACRES (600,459 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

BULK ZONE REQUIREMENTS:

ZONING DISTRICT: EXISTING: R1-40 RESIDENTIAL/ PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE	
DIMENSIONAL REGULATIONS:	
MINIMUM SIZE OF LOT:	600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS)	12 UNITS/ACRE 10 UNITS/ACRE 9 UNITS/ACRE
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	45 FT.
REAR YARD SETBACK:	20 FT.
ONE SIDE YARD SETBACK:	26.9 FT.
COMBINED SIDE YARD SETBACK:	130.2 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	
MAXIMUM % OF LOT TO BE OCCUPIED:	21.0%
BUILDING COVERAGE:	
MAXIMUM ROAD FRONTAGE:	
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS:	32.5 FT.
DISTANCE BETWEEN END WALLS OF BUILDINGS WITH WINDOWS:	28.7 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE:	28.7 FT.
MAXIMUM LENGTH OF ANY BUILDING:	250 FT.
DISTANCE OF PARKING TO PROPERTY LINE:	5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	65,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	65,000

* THE PLANNED DEVELOPMENT DISTRICT ALLOWS FOR UP TO A 60% REDUCTION IN THE REQUIREMENTS OF THE UNDERLYING ZONE.

F.A.R. CALCULATION BASIS:

TOTAL LOT AREA:	600,459 SF
ALLOWABLE F.A.R.:	= 0.55
PROVIDED F.A.R.:	
148 DWELLING UNITS	
APARTMENTS:	99,415 GSF
CONDO FLATS:	54,800 SF
UPHILL TOWNHOUSE:	82,500 SF
DOWNHILL TOWNHOUSE:	65,252 SF
TOTAL:	301,967 SF
TOTAL F.A.R. = 301,967 / 600,459 = 0.50 < 0.55	
NOT INCLUDED IN F.A.R.:	
EXISTING BUILDING:	7,000 SF

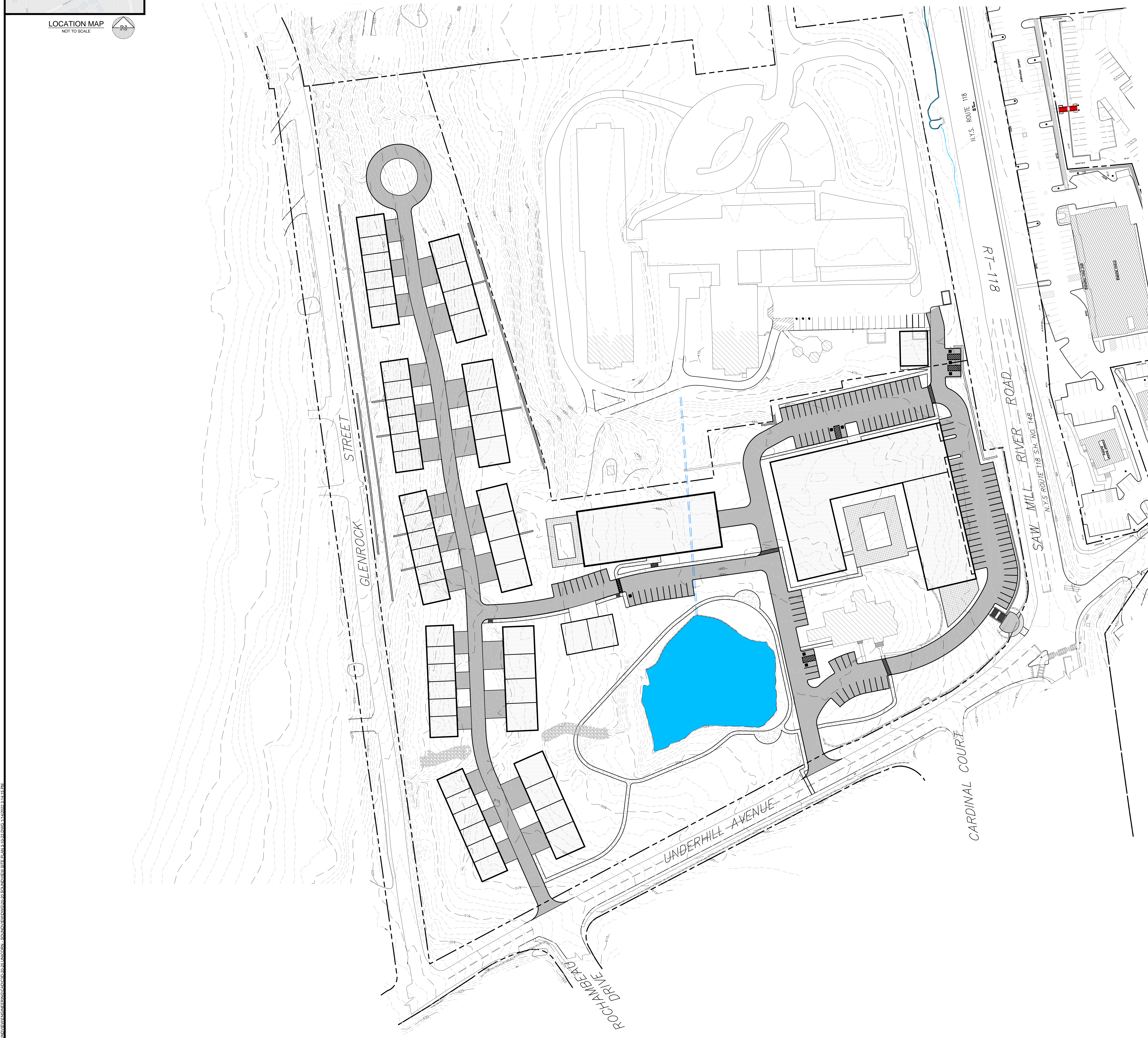
PARKING SCHEDULE

APARTMENT/CONDO PARKING:	1.5 SPACES/UNIT: APARTMENT BUILDING @ 64 UNITS = 96, 96 PROVIDED CONDO BUILDING @ 32 UNITS = 48, 51 PROVIDED
TOWNHOUSE PARKING:	2 SPACES/UNIT = 104 PROVIDED
RETAIL PARKING:	APARTMENT BUILDING 11,000 SF @ 4 SPACES/1,000 SF = 44 SPACES, 63 PROVIDED EXISTING BUILDING 8,000 SF @ 4 SPACES/1,000 SF = 32 SPACES, 32 PROVIDED

NOTE: 5 OF THE PARKING SPACES PROVIDED FOR THE APARTMENT BUILDING RETAIL WILL BE SHARED NON-OVERLAPPING USES.

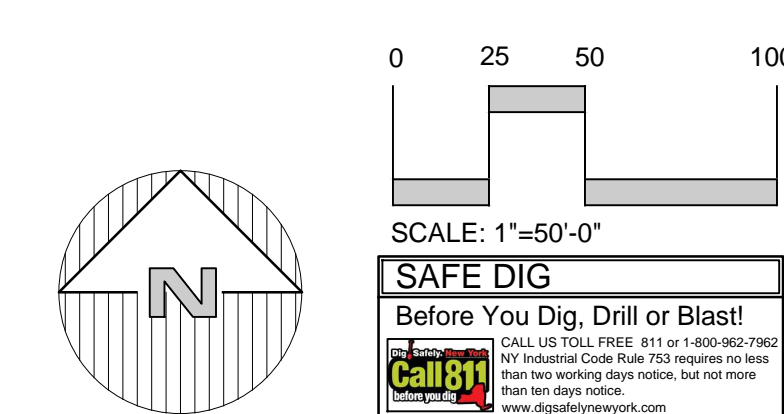
BUILDING UNITS:

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 42 - 2 BEDROOM UNITS @ 1,050 SF 6 - 3 BEDROOM UNITS @ 1,200 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (62 UNITS):	22 - 4 BEDROOM UNITS @ 2,966 SF 30 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS	148



LEGEND

--- (dashed line)	PROPERTY LINE / RIGHT OF WAY
--- (dashed line)	PROPOSED ROAD CENTERLINE
--- (dashed line)	PROPOSED CURB
--- (dashed line)	EDGE OF WETLAND
--- (dashed line)	100' WETLAND BUFFER
--- (dashed line)	PROPOSED RETAINING WALLS



NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BAKER AND WATSON, DATED 06/12/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2203 (1) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 20-20

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Underhill, Yorktown Heights, NY 10596
 (914) 962-4488, Fax: (914) 962-2786
 www.sitedesignconsultants.com

SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

No.	Date	Comments
1.	6/23/20	Final Site Plan
2.	6/23/20	Final Site Plan
3.	6/23/20	Final Site Plan
4.	6/23/20	Final Site Plan
5.	6/23/20	Final Site Plan
6.	6/23/20	Final Site Plan

SCALE: 1" = 50'

DRAWN BY: TK
 DATE: 6-23-20

TITLE SHEET

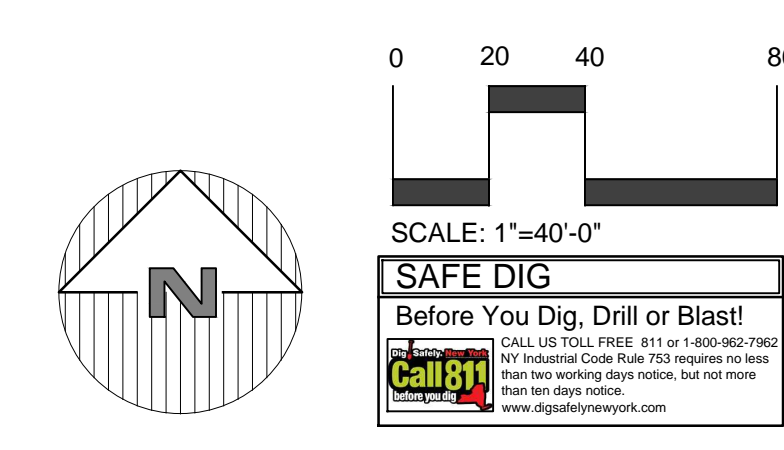
PRELIMINARY SITE PLAN
 PREPARED FOR:
UNDERHILL FARM
 UNDERHILL AVENUE
 Yorktown Heights, New York
 Westchester County, New York
 Town of Yorktown

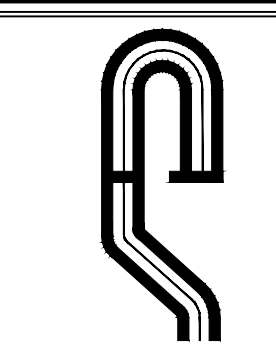


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PROJECT # 20-20



Professional Engineer
 Joseph A. Nardi, P.E.
 No. 10000000000000000000

Revisions:

No.	Date	Comments
1.	6/23/20	Issue Schedule, Door Annot.
2.	7/27/20	Update Landmarks and Utility Plans.
3.	7/27/20	Update Landmarks and Utility Plans.
4.	7/27/20	Update Landmarks and Utility Plans.
5.	7/27/20	Site Plan Revisions.
6.	3/12/21	Site Plan Revisions.

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 6-22-20

SITE PLAN

PRELIMINARY SITE PLAN
 PREPARED FOR

UNDERHILL FARM
 UNDERHILL AVENUE
 Westchester County, New York

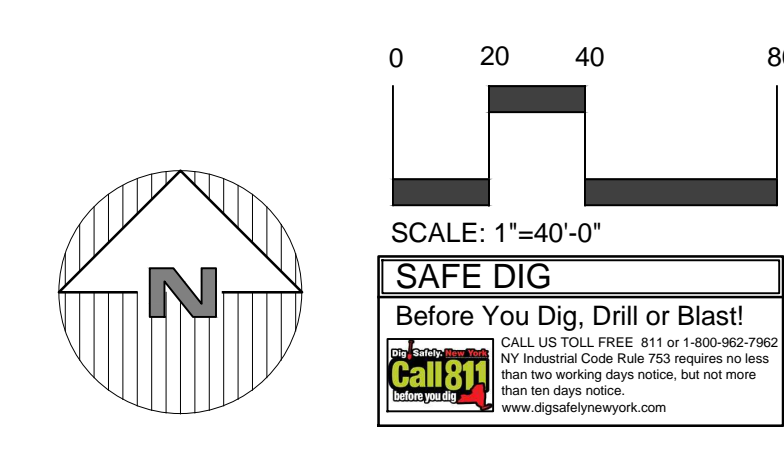
Sheet **2** of **2**



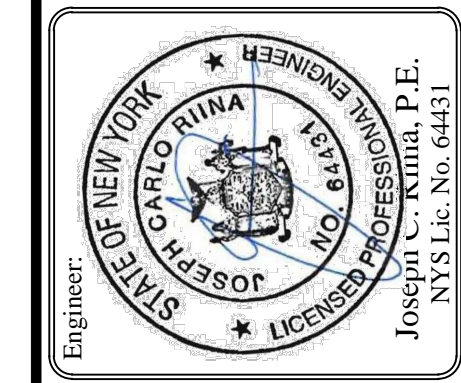
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Revisions	No.	Date	Comments
1.	6/17/20		Issue for Review
2.	6/17/20		Issue for Review
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4.	6/17/20		Issue for Review
5.	6/17/20		Issue for Review
6.	6/17/20		Issue for Review

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 DRAWN BY: TK
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EXISTING CONDITIONS

PRELIMINARY SITE PLAN
UNDERHILL FARM
 UNDERHILL AVENUE
 Westchester County, New York