EXPANDED ENVIRONMENTAL ASSESSMENT FORM

UNDERHILL FARMS

Underhill Avenue at Route 118
Town of Yorktown, Westchester County, New York

Lead Agency: TOWN OF YORKTOWN PLANNING BOARD
363 Underhill Avenue, Yorktown Heights, NY 10598
Attention: Richard Fon, Chair

Project Sponsor: UNICORN CONTRACTING CORP.
10 Julia Lane, Suite 103
Cold Spring, NY 10516
Attention: Paul Guillaro
(845) 809-5969

Project Engineer: SITE DESIGN CONSULTANTS
251-F Underhill Avenue
Yorktown Heights, NY 10598
(914) 962-4488

Environmental Planner: TIM MILLER ASSOCIATES, INC.
10 North Street, Cold Spring, New York 10516
Attention: Steve Marino
(845) 265-4400

Traffic Consultant: COLLIERS ENGINEERING AND DESIGN
400 Columbus Avenue
Suite 180E
Valhalla New York 10595
(877) 627 3772

Cultural Resources Consultant: Hudson Cultural Services
PO Box 124
Lagrangeville, NY 12540
(914) 456-3698

SUBMITTED JANUARY 10, 2023

Underhill Farms Expanded Environmental Assessment Form
Underhill Avenue at Route 118
Town of Yorktown, Westchester County

Introduction

The Project Sponsor, Unicorn Contracting Corp., proposes to construct a mixed-use development consisting of 80 Condominium units, including 48 townhouses and a 32-unit condominium building; 68 apartments and 17,580 square feet of retail and office space including 11,000 square foot of new retail space in addition to the reuse of the Underhill Farmhouse building. The development will preserve the existing historic Farmhouse structure incorporating it into the development.

The development project is known as “Underhill Farms”. The 13-8-acre site is located on Underhill Avenue, in the Town of Yorktown, Westchester County, New York. The development site is located between Glen Rock Street and NYS Route 118 and is the site of the previous Soundview Prep School.

The Underhill Farms site plan includes four 6-unit uphill townhouse structures, four 4-unit downhill townhouse structures, two 2-unit downhill townhouse structures, one 4-unit uphill townhouse structure, plus a 32-unit condominium building and a 68-unit apartment building for a total of 148 units in 13 buildings. Of these totals, the development provides half of the units as senior housing, restricted to those age 55 and over. As already stated, the development includes preservation of the existing historic building, incorporating it into the project design.

This document is prepared in response to comments from the Town of Yorktown Planning Board and the public during initial presentations, a formal Public Information Hearing and review of the preliminary Environmental Assessment Form (EAF). It is presented as an Expanded EAF Form based on consultation with the Town Planning Department. The following subject areas are discussed in detail in individual sections of this document.

1. Land Use, Zoning and Public Policy
2. View Analysis – Renderings of the Site
3. Wetlands and Surface Water Resources
4. Trees
5. Cultural Resources
6. Fiscal and Socioeconomic Impacts
7. Traffic
8. Parking
9. Recreation
10. Stormwater
11. Utilities
12. Energy Conservation and Green Technology
13. Alternatives

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Underhill Farm		
Project Location (describe, and attach a general location map): 370 Underhill Avenue, Yorktown Heights, NY 10598		
Brief Description of Proposed Action (include purpose or need): The Underhill Farm development, to be located on the campus of the former Soundview Preparatory School ("Project"), is a proposed mixed-use residential/ retail and office project with elements of green and open space. The Project is brought forward under the Town's recently enacted Yorktown Heights Overlay Design District. Implementation of this district seeks to strengthen the Town's hamlets by re-invigorating economic corridors through additional density and walkable features, consistent with the goals of the Town's Comprehensive Plan. The Project consists of the following mixed uses: 64 apartment units for rent (including 20 reserved for seniors), 32 senior condominium units and 52 Townhouses for sale. The Project will also provide for public benefit amenities, such as a senior center, and space for Town offices and administrative services. As per the new zoning, the Project will preserve a locally significant structure through creative adaptive re-use of the existing building. Additionally, the Project will house retail spaces thereby increasing economic growth and activity. The Project will meet or exceed open space requirements set forth in the Town's code. The Project is proposed as an as-of-right application under the Yorktown Heights Overlay Design District, without the need for variances or other relief.		
Name of Applicant/Sponsor: Underhill Soundview LLC	Telephone: 845.809.5969 E-Mail: dferris@unicorncontracting.com	
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Paul Guillaro, President	Telephone: 845.809.5969 E-Mail: dferris@unicorncontracting.com	
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	GML Review	TBD
f. Regional agencies ☑Yes ☐No	New York City DEP	TBD
g. State agencies ☑Yes ☐No	NYSDEC Stormwater Management Review	TBD
h. Federal agencies ☑Yes ☐No	ACOE Wetland Review	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYC Watershed Boundary

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Currently Zoned R1-40 also within the Yorktown Heights Overlay Design District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?
Yorktown Municipal Police Protection

c. Which fire protection and emergency medical services serve the project site?
Yorktown Heights Fire District

d. What parks serve the project site?
Downing Town Park; FDR State Park; Junior Lake Pool Facilities

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use Townhouse, Condo, Apartment units plus retail and office space.

b. a. Total acreage of the site of the proposed action? 13.8 acres
b. Total acreage to be physically disturbed? 10.9 /4.7 New acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.8 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 3 month 2023 year
- Anticipated completion date of final phase 12 month 2026 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phase 1 will include the site work plus Apartments & Retail. Phase 2 will include the condominiums plus recreation facilities

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				84
At completion of all phases				148

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Unnamed Pond; Refer to Wetland Mitigation Plan

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Creation of new Wetland Mitigation Area; Potential alteration of Channel & Banks

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 43,558 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Yorktown Consolidated Water #1
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Extension of existing water pipes to serve the development.
- Source(s) of supply for the district: Amawalk Reservoir and Catskill Aqueduct

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 43,558 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater - 100%

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

  Extension of existing sewer line to serve the development

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 6.1 acres (impervious surface)

_____ Square feet or 13.8 acres (parcel size)

ii. Describe types of new point sources. TBD

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Existing Storm Drains in Underhill Avenue

- If to surface waters, identify receiving water bodies or wetlands: _____

None

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 46 Proposed 334 Net increase/decrease 288

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
New Entrance Road for Townhouse access across from Rochambeau Drive

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Electric Use for up to 12,000 sf of new retail facility

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
NYSEG will supply Electric Power to the development

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8am to 6pm
- Saturday: 8am to 6pm
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 7am to 11pm
- Saturday: 7am to 11pm
- Sunday: 7am to 11pm
- Holidays: 7am to 11pm

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Tree Clearing and construction noise during construction

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree removal required for construction

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD as site plan is developed

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree removal required for construction

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Lawn maintenence of common areas for townhouses, condos, and apartments plus retail. All lawn chemicals will be applied by a licensed technician under the direction of the property management entity.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 30-50 tons per 48 months (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: All construction debris will be removed by a licensed hauler and disposed of in an approved facility.
- Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: All construction debris will be removed by a licensed hauler and disposed of in an approved facility.
- Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Town Hall and Caremount Medical Facility located across NYS Route 118.

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.5	6.1	+4.6
• Forested	5.9	up to 0.75	-5.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.6	0.6	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn & Landscaped Area	5.8	6.4	+0.6

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Caremount Medical Facility

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 0405235 - Site Remediated; Case Closed

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

N/A

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5' feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Paxton Fine Loam 3-8% Slope	69.6 %
Paxton Fine Loam 8-15% Slope	24.3 %
Charlton Chatfield	6.1 %

d. What is the average depth to the water table on the project site? Average: +6' feet

e. Drainage status of project site soils:
☐ Well Drained: 70 % of site
☐ Moderately Well Drained: 24 % of site
☐ Poorly Drained 6 % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 80 % of site
☐ 10-15%: 16 % of site
☐ 15% or greater: 4 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Unnamed Stream Classification D
- Lakes or Ponds: Name Unnamed Pond Classification D
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 0.584 pond area
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

White Tail Deer | Woodchucks |
Squirrels | Birds |
Racoons

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:Floral Villa

iii. Brief description of attributes on which listing is based:

TBD in Archaeology Review

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ann Cutignola, AICP Date August 24, 2022

Signature  Title Senior Planner

PRINT FORM

EAF Mapper Summary Report

Wednesday, August 24, 2022 6:58 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Floral Villa
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Section 1.0 Land Use, Zoning & Public Policy

1.1 Surrounding Land Uses & Neighborhood Character

Existing Land Use

Project Site

The Underhill Farm project site is located on Underhill Avenue. The site is bounded to the north by Beaver Ridge Housing, to the south by Underhill Avenue, to the east by NYS Route 118 and to the west by Glenrock Street. The site of the proposed Underhill Farm development is comprised of a single existing tax parcel identified on the Town Tax maps as Section 48.06-1-30 and shown on Figure 1-1.

The Underhill Farm project located on the campus of the former Soundview Preparatory School ("Project"), is a proposed mixed-use residential/ retail and office project with elements of revitalized green and open space incorporated into the overall design. There will also be improved infrastructure including newly established access for first-responders, fully compliant parking and proposed public access to the restored ice-pond and walking trails. One of the significant elements that bears attention is the Applicant's commitment to preserve the main building, locally significant, and use the structure as a key component to the final design.

The project site includes the Underhill Mansion, which is located in the southeast section of the property. The site is characterized by sloping topography that rises from NYS Route 118 to Glen Rock Street. Approximately one-half of the existing site is covered with impervious surfaces or maintained landscape, primarily in the eastern part of the site. The western part is undeveloped, with a mix of native and non-native tree and shrub species. There is a stream which traverses the site from west to east terminating in an on-site pond of about 0.5 acres. There is a steep grade change which parallels Glen Rock Street. The Underhill Mansion is east of the stream and pond, surrounded by a series of out buildings and otherwise vacant land. The streetscape of the site is characterized by a prominent stone retaining wall along the Route 118 / Underhill Avenue frontage which will remain intact.

No New York State mapped wetlands exist on the site. The existing pond is mapped on the National Wetland Inventory as "freshwater pond". During the site visits, three areas were identified that meet the delineation criteria of Chapter 178 of the Town of Yorktown Code.

Wetland A is made up of a watercourse corridor that flows from a culvert under Glen Rock Street in the southwest corner of the site. The main flow is from collected stormwater runoff, but there does appear to be a baseflow component from shallow groundwater discharge that results in the watercourse flowing for a significant part of the year. Wetlands B and C are two small pockets of saturated soils (each about 2,000 square feet) on the west side of the emergency access way.

Surrounding Land Use and Neighborhood Character

Figure 1-2 shows the existing land use within a one-half mile of the project site. The project site is situated in a developed mixed-use corridor in the Yorktown Heights Hamlet area. The project site is surrounded by areas of multifamily/commercial development on 3 sides. Multifamily residential developments exist to the north and south of the property. Single family residences are to the west, and Town Hall, the Caremount facility and more business and office space exist to the east. Thus, the mixed use residential / commercial development proposed for the site is completely consistent with the surrounding land uses. The proposed townhouses will serve as a transition between the higher density condo/apartment area and the single-family neighborhood west of Glenrock Street.

The proposed development has an overall residential density of 10.7 units per acre. As illustrated in Figure 1-3, the adjoining commercial area to the east and northeast permits up to 20 units per acre. Beaver Ridge, also located to the north is built out at a density of 19.8 units per acre. The multifamily development across Underhill Avenue off Rochambeau Road is built out at a density of 9.6 units per acre. The Underhill Farm development has been thoughtfully laid out to put the apartments and condos closer to the commercial areas along Route 118 and to place the lower density townhouses proximate to the neighborhood to the west of Glenrock Street.

Figure 1-4 shows the current extent of the Yorktown Heights hamlet area and how the Hamlet transitions into the surrounding residential areas. During the past decades the Yorktown Heights hamlet has grown. Initially the center of the hamlet consisted of the Rexall drug store, which served as a greyhound bus stop, plus the firehouse, located across the street and what was then the 6th grade school. Over the years commercial development filled in along Commerce Street. In the late 1960's the "Triangle Shopping Center" was constructed to serve the needs of a growing residential population. In the 1970's the 'Caldor" shopping center was constructed, which later accommodated K-mart plus Food Emporium, the current home of the new "Uncle Giuseppe's". This shopping center, known as Yorktown Green, was ultimately built out with commercial development adjacent to the main anchor store followed by the construction of additional strip retail which faces Commerce Street. During the 1980's additional commercial development took place along Underhill Avenue and in the vicinity of Railroad Park. Collectively the continued development has all contributed to the growth of the Yorktown Heights Hamlet.

During all this growth, the character of the Town of Yorktown has continued to remain a residential community that is a great place for families to grow, and has the goods and services to support a thriving residential community. Growth of the Hamlet area over the years has not changed the underlying residential character of the Town. The increase in commercial development has enhanced the desirability of the Town by providing easy access to a variety of goods and retail services utilized by the community.

1.2 Zoning and the Overlay Zone

The ("Yorktown Heights Overlay District")., among others, was created to provide flexibility in the Town's zoning regulations to encourage economic development and to permit an increase in housing diversity through the construction of multi-family housing. The creation of this overlay district was accomplished through the well-reasoned and fully vetted Town Comprehensive Plan adopted on June 15, 2010.

As stated in the Comprehensive Plan "Yorktown should have a vibrant economy that provides abundant job opportunities and contributes to and improved and fair local tax base. To better withstand market fluctuations, there should be a diverse range of businesses, with prosperous office and light industrial campuses and thriving, attractive commercial centers. The five hamlet business centers should be enhanced and improved, so that they not only provide shopping and services. They also should function as centers of community life, featuring civic uses, greening and park features. As additional development occurs, infrastructure improvements must be provided.

Selected Goals and Policies as listed in the Comprehensive Plan which are addressed through the construction of the Underhill Farms Development include the following:

- Goal 4-A: Facilitate a positive business climate in Yorktown and provide opportunities for non-residential development and local employment where appropriate.
- Goal 4-B: Maintain diversity in the economic base and job base so that Yorktown can withstand the effects of changing business cycles and fluctuations in different industries.
- Goal 4-C: Strive for tax and fiscal stability for Yorktown residents by continuing to seek out stable, low-impact, high-quality ratables.
- Goal 4-D: Bolster the long-term economic vitality of Yorktown's five hamlet business centers, building on their current strengths, and taking into account retail trends and competition.
- Goal 4-E: Promote the five hamlet business centers as hubs of civic life and community identity, and promote a mix of retail, professional office, park/civic uses, and compatible residential uses that a create an atmosphere of vitality.
- Goal 4-F: Avoid sprawl along Yorktown's commercial corridors, and encourage a high standard of architectural design, landscaping, and maintenance for all development.
- Goal 4-H: Promote Yorktown Heights as Yorktown's "downtown," with a concentration of commercial, civic, and park uses that create a special sense of place.
- Goal 4-I: Improve access into and circulation throughout the five hamlet business centers through roadway and intersection improvements, but also promote walking and biking by creating safer and more comfortable environments for pedestrians and cyclists.

The Comprehensive Plan addresses the needs of the Hamlet Business Centers to encourage additional development to occur in the Hamlets, reducing isolated strip development along the commercial corridors throughout the Town. As stated above, The Town Developed Overlay Districts to provide flexibility in the Town's zoning regulations to encourage economic development and to permit an increase in housing diversity through the construction of multi-family housing.

The decision to implement the Overlay District had already been made by the Town. The proposed Underhill Farm development is simply an implementation of the overlay zone.

This is, however, the first application to be found to be eligible for review under the adopted standards relating to the Town's design overlay districts. In this instance, the Town of Yorktown Planning Board ("Planning Board") will review the Project under the standards set forth in the Yorktown Heights Overlay Design District ("Yorktown Heights Overlay District"). As stated, land use in the Town of Yorktown is composed largely of suburban single-family residential housing. The goal of the Overlay district, as outlined in the recent Comprehensive Plan is to concentrate economic development and diversity of housing choices in the Town's Hamlet Centers thereby supporting the existing pattern of rural residential development in the other areas throughout the Town. Figure 1-5 shows a map of the Yorktown Heights Overlay District.

Chapter 4 of the Town Comprehensive Plan is included in its entirety as Attachment A of this EAF. Several of the goals listed in that Chapter, that specifically apply to the proposed development are listed below:

- Goal 4-H: Promote Yorktown Heights as Yorktown's "downtown," with a concentration of commercial, civic, and park uses that create a special sense of place.

- Policy 4-1: Promote a mix of retail shopping, professional offices, and housing in the hamlet business centers, and in specified locations, promote mixed-use "Main Street" or "Village Center" development. • Retail-only districts are most active on weekends, whereas office-only districts are active mornings and evenings. Mixing the two creates a district that is vital and busy every day, all week long. • Residential uses would add more evening and weekend activity to the hamlet business center. More importantly, housing units in hamlet business centers would tend to be smaller than single-family homes, providing much-needed housing diversity and greater affordability to Yorktown's housing supply (see Chapter 5.) Second-floor apartments over retail uses should be permitted where appropriate. • "Main Street" or "Village Center" development would have a mix of housing units, offices, and shops, all in a pedestrian-oriented setting. Such sites should generally have the following characteristics: − Sidewalk connections throughout and connecting to surrounding areas. − A Main Street or village green accessible to the general public. − Parks and abundant landscaping. − Requirement that a portion of housing units be set aside for seniors. − High-quality architectural design, effective traffic and parking schemes, wetland and slope protection, buffering (where appropriate), etc. − Coordinated signage.

- Policy 4-2: Based on the Comprehensive Plan, develop more detailed business center plans, and update the Town's zoning map to reflect the conceptual maps included in this Chapter. Also, update the Town's use regulations and bulk, landscaping, parking, and lighting standards as they relate to the hamlet business centers. • The business center plans should make recommendations for improving circulation and parking, include streetscape and gateway design plans, and identify resource areas for protection, and provide action items for park expansion. • Significant revisions to the commercial zoning regulations are warranted, as discussed in Chapter 2. In particular, bulk standards (i.e., coverage, height, setbacks) need to be revised.

1.3 Purpose and Intent of the Yorktown Heights Planned Design District

- The Yorktown Heights Planned Design District consists of the parcels and rights-of-way within the boundary as shown in Figure 1-5, based upon the Land Use Map included in the Town's Comprehensive Plan.

- A. This area was once the center of commerce in the Town, was redeveloped during urban renewal to accommodate automobile-centered life with many large commercial buildings and large paved parking areas. Many of these buildings are now vacant as lifestyles and buying habits transition to digital consumerism making this area ripe for other types of redevelopment. The intent of this overlay zone is to encourage a walkable hamlet-style development that is both a commercial and community center that better serves the needs of its residents and surrounding neighborhoods. Further, the Town Board notes that the Yorktown Heights hamlet supports several developments such as the Underhill Apartments, the Kear Street Apartments and the Beaver Ridge Apartments, which were built with densities exceeding the multifamily R-3 zoning district regulations, and these developments do not exhibit adverse impacts related to their density. The Yorktown Heights hamlet business center is able to support appropriate density above that shown in the R-3 zone. It is the intent of this article to promote development of appropriate densities that will support the downtown, promote economic development, and increase housing types within the Town, while also improving the walkability and quality of open spaces. Specifically, the following objectives are encouraged:
    - Phase out of incompatible, nonconforming g uses and signs.
    - Construction of attractive building facades along Commerce Street, Downing Drive, Veterans Road, Kear Street, and Underhill Avenue with off-street rear parking lots.
    - Transportation design that emphasizes Complete Street design methods and practices and that includes the pedestrian and bicycle experience to encourage users of the North County Trailway, connected Town Trailways, and the disabled to be able to move through the overlay zone safely.
    - Creation of off-street parking lots for shared parking between adjoining and neighboring principal uses.
    - Application of enhanced street access, building design, off-street parking, landscaping and buffering controls by the Planning Board to enhance the physical appearance of properties in the Yorktown Heights Planned Design District Overlay Zone.
    - Development of multifamily residential uses not to exceed three stories, unless otherwise stated herein.
    - Creation of mixed-use space that includes live-work space or professional office use in a residence pursuant to § 300-76.

- B. Permitted main uses. (1) The same main uses permitted in the underlying zone in which the subject property lies. (2) Mixed-use development. (3) Multifamily and townhouse-style residential development. (4) Live-work unit developments. (5) Stores or shops for the conduct of retail business, bank, post office, restaurant and other places serving food and beverages, professional and business offices, and personal service establishments, including the grooming of house pets, except that no use shall be permitted where any part of the service is conducted outside the premises unless a special use permit has been issued by the Planning Board after due notice and public hearing. (6) Government buildings and uses. (7) Community-based uses for senior citizens.

- C. Permitted uses by special permit. (1) The same special uses permitted by the underlying zone in which the subject property lies. (2) Boutique hotels in accordance with the regulations set forth in § 300-52.

- D. Permitted accessory uses. (1) The same permitted accessory uses allowed in the underlying zone in which the subject property lies. (2) Signs as approved on the site plan. (3) Outdoor public gathering places.

- E. Permitted accessory uses by special permit. (1) The same permitted accessory uses by special permit allowed in the underlying zone in which the subject property lies. (2) Outdoor dining and sidewalk cafes pursuant to § 300-80

- F. Area and bulk requirements. The area and bulk regulations for the Yorktown Heights Planned Design District Overlay Zone shall comply as follows: (1) Any project within a planned design district overlay zone and authorized by the Town Board to be considered under the regulations set forth herein shall remain subject to the discretion of the Planning Board set forth in §§ 300-253 and 300-254 to modify the requirements due to the special circumstances of a particular project. The discretion granted in § 300-253 and § 300-254 is § 300-255 § 300-255 :2 subject to the following requirements: (a) Area and bulk requirements shall be as set forth in the underlying zone and subject to variations and limitations as set forth herein. For residential or mixed-use residential projects, the Planning Board may be guided by the area and bulk requirements of the R-3 multifamily zone and may apply variations to those requirements within the limitations set forth herein. (b) FAR shall be allowed up to, but may not exceed, 0.55; (c) Maximum height of building shall be as set forth in the underlying zone subject to variation of up to 25% and may not exceed three stories. Enclosed space may be allowed at roof level which may not exceed 50% of the area of the roof. (d) Maximum height may be increased to 52 feet and a maximum of four stories, provided that the lot on which a project is proposed is a single contiguous lot that is a minimum of 10 acres in size. (2) (Reserved) (3) (Reserved) G.

Compliance with the Yorktown Heights Overlay Standards of Review

On Tuesday, February 22, 2022, The Town of Yorktown Town Board (“Town Board”) passed a resolution finding that the Underhill Farm development meets all the requirements of Article XXXI § 300-251B and is thus eligible for referral to the Planning Board for site plan review under those guidelines. Specifically, the Town Board adopted findings that the Project met the following criteria:

1. The project is consistent with goals of the Comprehensive Plan,
2. The project will not be detrimental to the character of its immediate neighboring properties, or the district and town at large,
3. The scope of the project will not cause operational difficulties that have potential to negatively impact the health, safety and welfare of the public,
4. The town’s infrastructure is capable of servicing the project,
5. The project will eliminate blight within the district,
6. The project shall be consistent with the goals and intent of the overlay district,

7. The project is consistent with the requirements of the overlay district and will not exceed the limitations or requirements; and,
8. The project is likely to contribute to economic development of the district &Town.

1.4 Multi-Modal Connection to the Hamlet

Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Benefits of a Complete Street

A complete street is a street where multiple modes of transportation, such as bicycles, transit, cars and pedestrians are accommodated. The development of complete streets can create a variety of different benefits and opportunities for communities, such as:

- Increased investment into local businesses
- Improved community health through new opportunities for physical activity
- A better sense of community
- Increased property values
- Universally accessibility and more equitable spaces for public participation
- Sharing culture (public art, monuments, history, music)
- A reduction in vehicle traffic and carbon emissions

The design of the circulation for the Underhill Farm development will encourage connectivity to the Yorktown Heights Hamlet area through the following measures;

- Improve operations of the Underhill Avenue Route 118 intersection.
- Install a pedestrian phase to the traffic signal at the Underhill Avenue / Route 118 intersection.
- Provide sidewalks internal to the site.
- Provide sidewalks along the site frontage from Glenrock Street to Allan Avenue.
- A bus stop will be located in proximity to the site access near Rochambeau Drive.
- Create a pedestrian promenade at the Underhill Avenue Route 118 intersection.
- Provide on-site bicycle racks to facilitate bike travel.
- Provide a connection to the Beaver Ridge Development.

1.5 Summary

Overall, the proposed Underhill Farm would be compatible with surrounding land use patterns in the vicinity of the project site. The construction of the proposed development would increase the diversity of housing options in the Town of Yorktown and would serve to expand the Town's tax base with additional ratables. A diversity of housing is necessary to provide both entry level housing opportunities and housing for seniors who wish to remain in their community and age in place without the demands of a single-family home. No significant adverse impacts are expected from the proposed action on adjacent land uses.

No significant land use impacts are anticipated. In addition, the project is consistent with the goals of the Town Comprehensive Plans. All necessary permits and approvals from The Town, Westchester County and other agencies will be secured ***prior** to final site plan approval*.

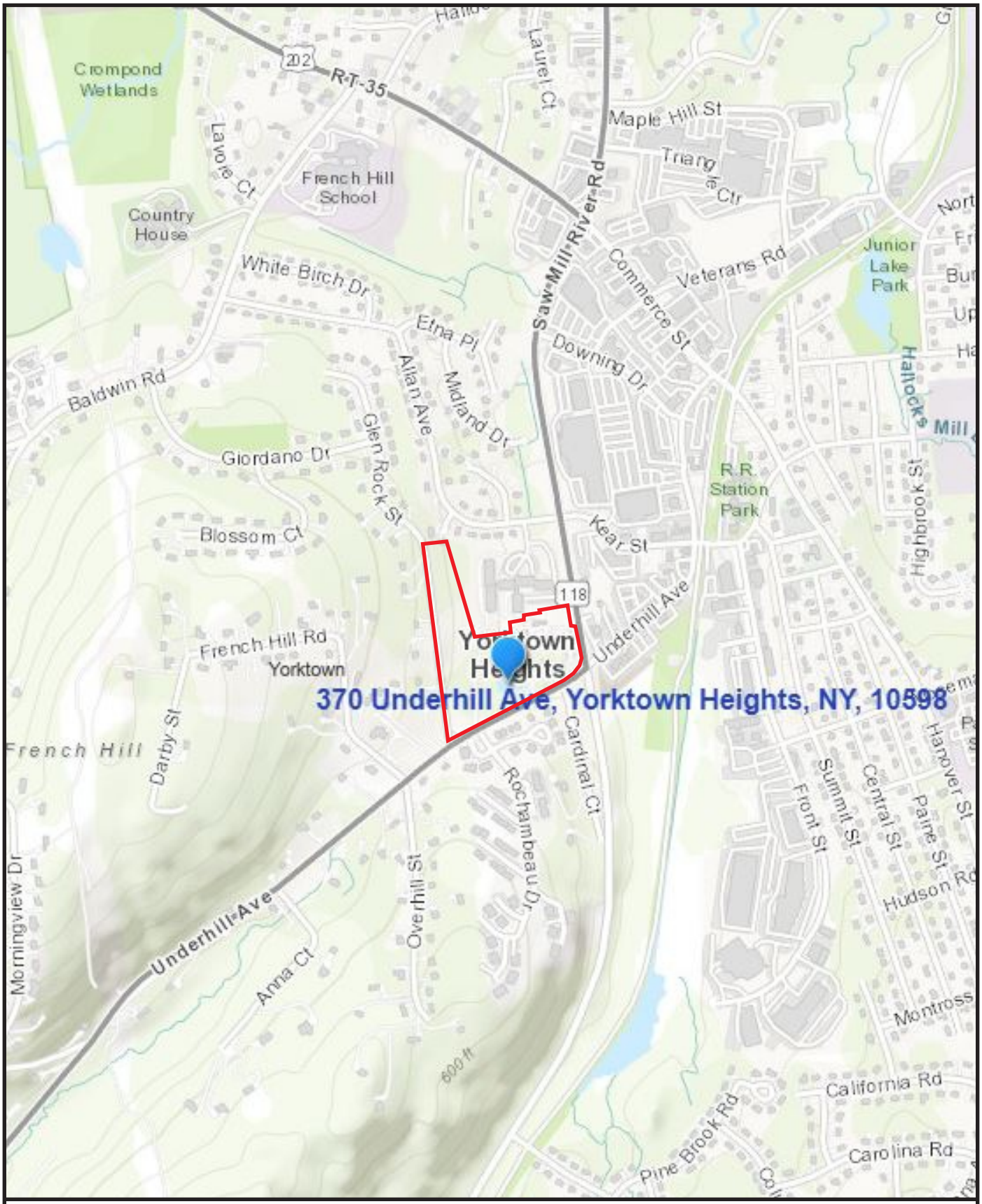

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Figure 1-1: Site Location Map
Underhill Farms
Town of Yorktown, Westchester County, New York
Base Map: Westchester GIS Mapping

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

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Figure 1-2: Existing Land Use within 1/2 Mile of the Site
Underhill Farms
Town of Yorktown, Westchester County, New York
Source: Westchester County GIS

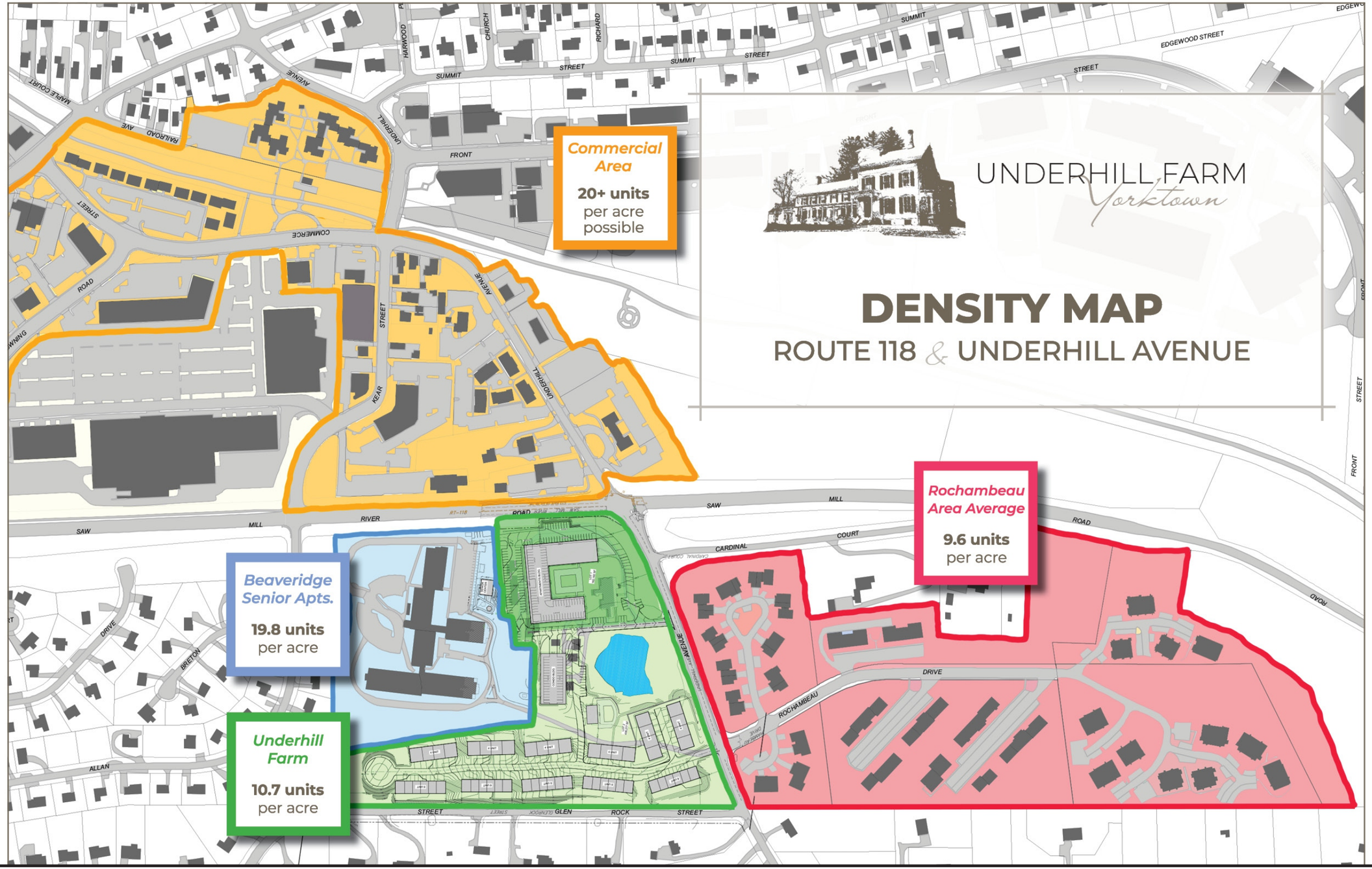

Figure 1-3: Density of the Surrounding Propeties
Underhill Farm
Town of Yorktown, Westchester County, New York

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

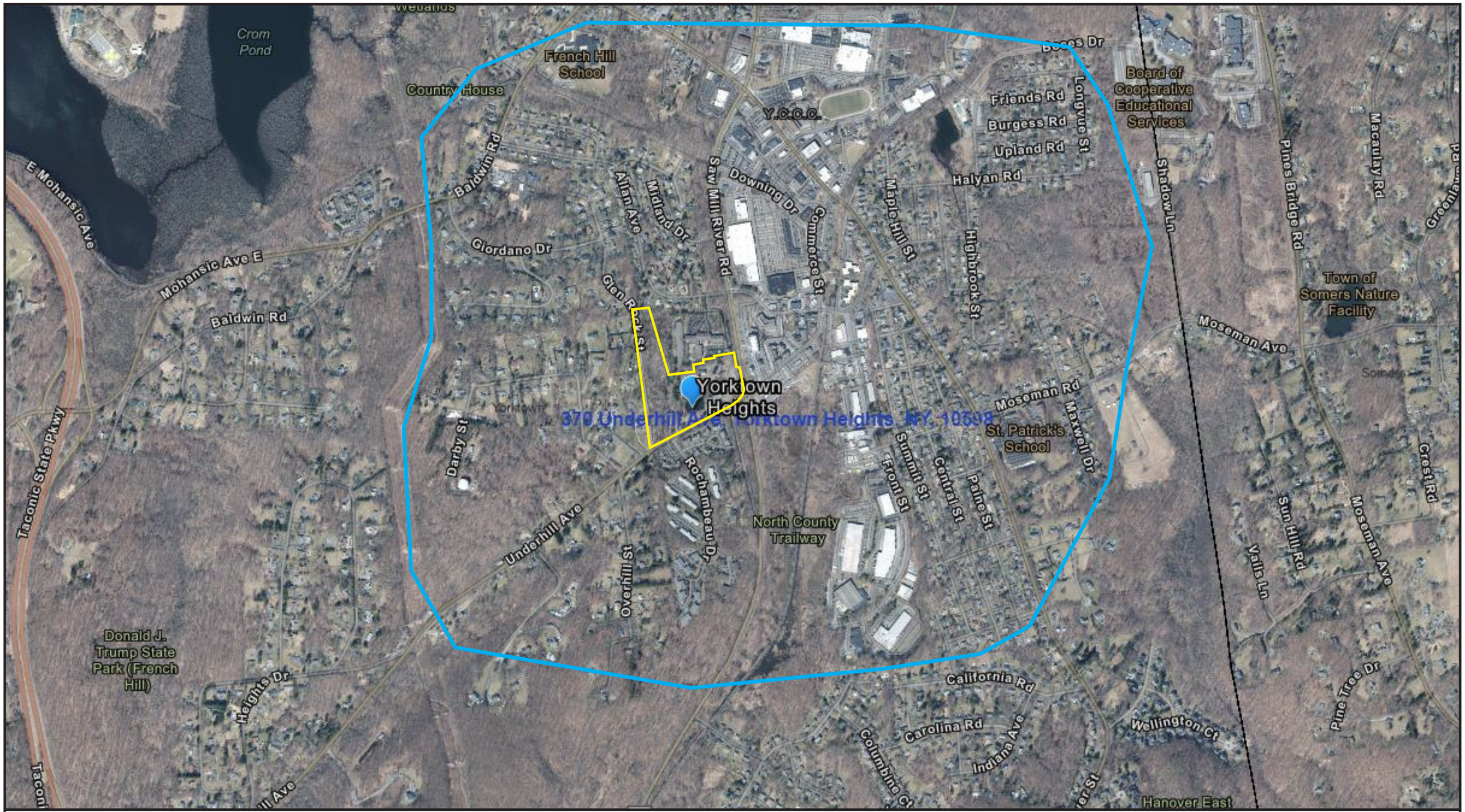

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Figure 1-4: Yorktown Heights Existing Hamlet
Underhill Farms
Town of Yorktown, Westchester County, New York
Source: Westchester County GIS

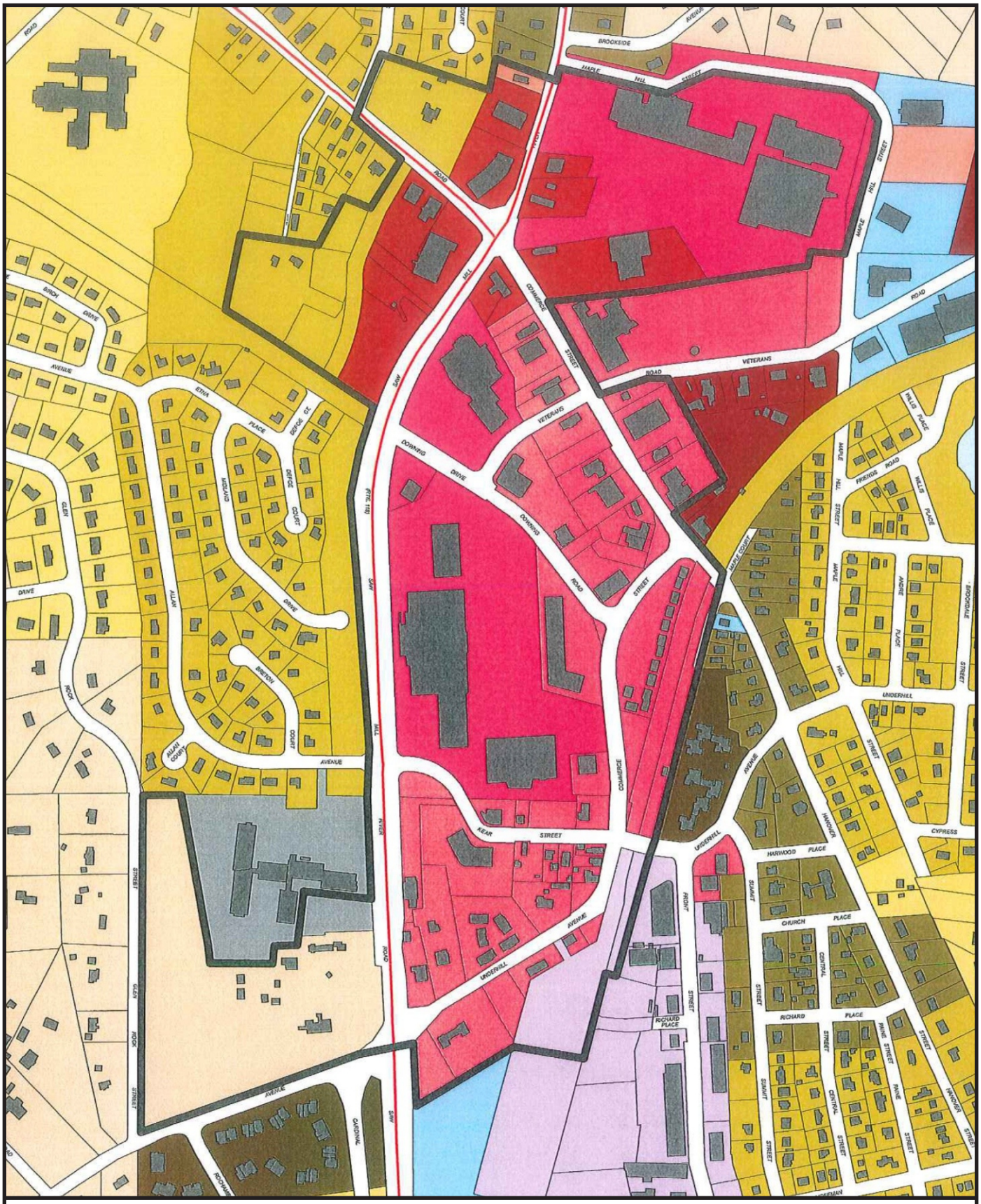

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Figure 1-5: Yorktown Overlay District
Underhill Farm
Town of Yorktown, Putnam County, New York
Base Map: Comprehensive Plan, Appendix E

Tim Miller Associates, Inc.,10 North Street, Cold Spring, New York 10516 (845) 265-4400 Fax (845) 265-4418

Section 2.0 Views Analysis

As part of the environmental assessment for the proposed Underhill Farms project, an analysis of views of the project both before and after construction is completed. The following photos and simulations represent the existing conditions and expected views from a number of neighborhood locations.

View from Glen Rock Street - Point A
Existing Conditions


View from Glen Rock Street - Point A
Proposed Conditions - No Screening


View from Glen Rock Street - Point A
Proposed Conditions With Screening

View from Rochambeau Drive - Point B
Existing Conditions

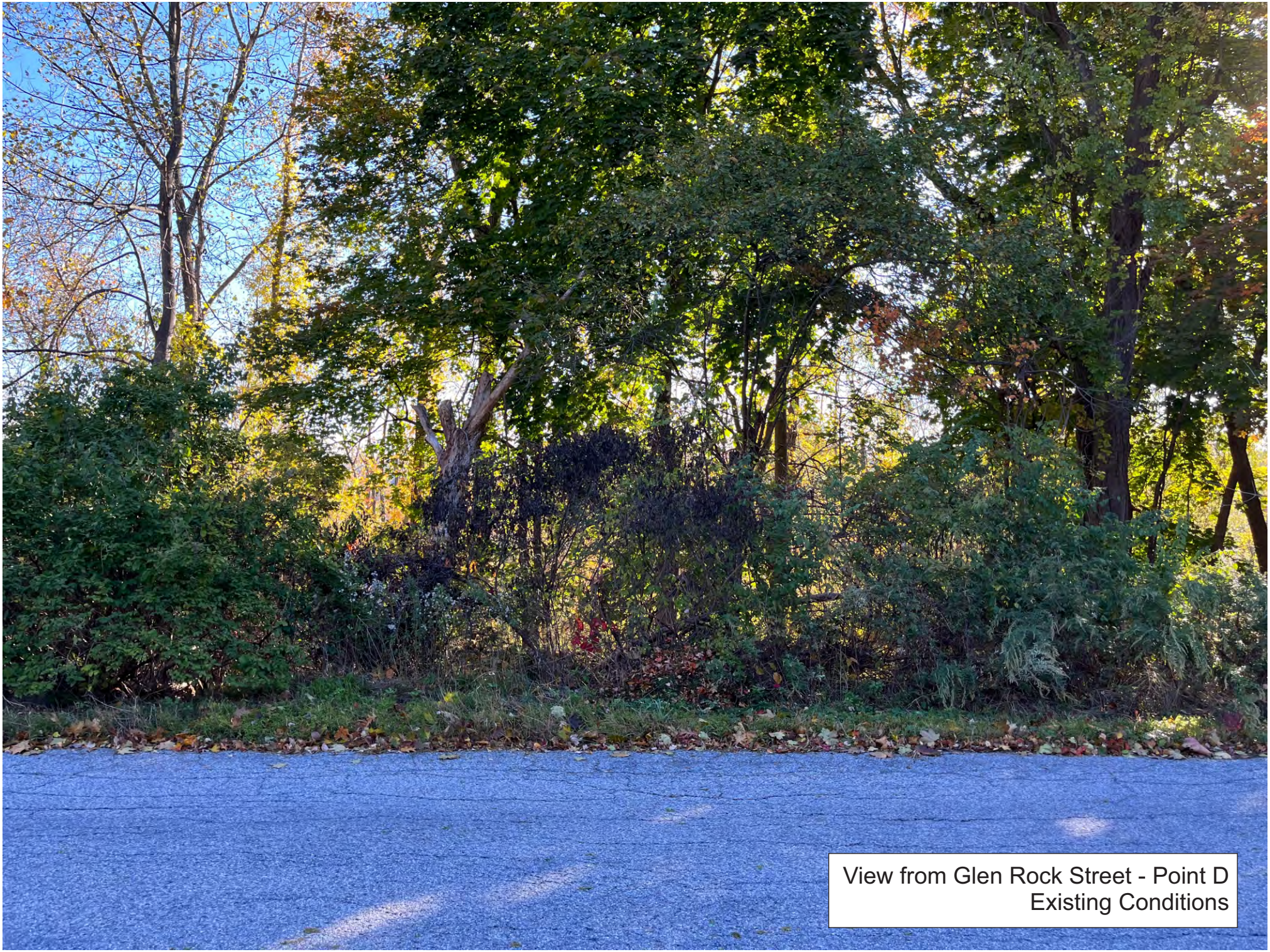

View from Rochambeau Drive - Point B
Proposed Conditions - No Screening


View from Rochambeau Drive - Point B
Proposed Conditions with Screening


View from Glen Rock Street - Point C
Existing Conditions


View from Glen Rock Street - Point C
Proposed Conditions - No Screening


View from Glen Rock Street - Point C
Proposed Conditions with Screening


View from Glen Rock Street - Point D
Existing Conditions


View from Glen Rock Street - Point D
Proposed Conditions - No Screening


View from Glen Rock Street - Point D
Proposed Conditions with Screening

View from Glen Rock Street - Point E
Existing Conditions


View from Glen Rock Street - Point E
Proposed Conditions - No Screening


View from Glen Rock Street - Point E
Proposed Conditions with Screening

View from Route 118 and Underhill Avenue- Point F
Existing Conditions

View from Route 118 and Underhill Avenue- Point F
Proposed Conditions

View from Caremount and Route 118 - Point G
Existing Conditions

View from Caremount and Route 118 - Point G
Proposed Conditions

Section 3.0 Wetlands and Surface Water Resources

Site Location and Surroundings

The project is located on approximately 13.78 acres in the Town of Yorktown, on the north side of Underhill Avenue between Glen Rock Street to the west and Saw Mill River Road (Route 118) to the east (see attached location map). An existing 2-story building that was formerly used as a school and conference center occupies the site, along with a number of smaller accessory buildings. The western portion of the site is dominated by second and third growth woodland. The site utilizes existing public sewer and water.

The project site is situated in a developed mixed use corridor in the Yorktown Heights Hamlet area. Multi family residential developments exist to the north and south of the property. Single family residences are to the west, and Town Hall, the Caremount facility and more business and office space exist to the east.

Existing Conditions

Approximately one-half of the existing site is covered with impervious surfaces or maintained landscape, primarily in the eastern part of the site. The western part is undeveloped, with a mix of native and non-native tree and shrub species. Following a review of historic aerial photos and USGS mapping, it was determined that the existing pond on site has existed since at least 1936. The pond outlet previously flowed through a culvert onto the adjacent Beaver Ridge property. When that property was developed in the 1980's, the outlet was piped to a basin as part of the development, then to a culvert under Route 118.

No New York State mapped wetlands exist on the site. The existing pond is mapped on the National Wetland Inventory as "freshwater pond". During the site visits, three areas were identified that meet the delineation criteria of Chapter 178 of the Town of Yorktown Code. Representative photos of the site, historic aerial photos, the NRCS soils mapping and other relevant information are attached.

Wetland A is made up of a watercourse corridor that flows from a culvert under Glen Rock Street in the southwest corner of the site. The main flow is from collected stormwater runoff, but there does appear to be a baseflow component from shallow groundwater discharge that results in the watercourse flowing for a significant part of the year. Based on a review of the aerial photos, the path of this watercourse has changed over the years, but always ends up in the site pond. With the construction of the Beaver Ridge development, a new emergency access was created and a culvert installed to carry the flows under this access. However, with time the culvert has clogged and now water and sediments flow across the access, creating a saturated condition that resulted in the flagging of this area as a town wetland. It is likely that if the culvert was cleared and flow restored under the road, a significant part of this "wetland" would dry out. The wetland exclusive of the pond is approximately 10,000 square feet.

The watercourse flows into the existing pond on site. Known to exist since at least 1936 (1936 USGS mapping), the pond is relatively shallow and bordering on eutrophic. A significant part of the pond edge is bordered with stone. The pond outlet is a stone culvert on the north side, with a significant drop to a deep culvert underground to and through the Beaver Ridge property. Total area of the regulated wetland area, including the incoming watercourse and the pond, is approximately 37,000 square feet. A total of 44 flags were hung for Wetland A.

Wetlands B and C are two small pockets of saturated soils (each about 2,000 square feet) on the west side of the emergency access way (Photos 9 and 10). When the emergency access was constructed, soil was stripped and piles of fill were left on either side. Wetland B was likely a borrow pit where soil was extracted to level out the road. This combined with the lack of a culvert under the access created a damming effect that allows water to pool in Wetlands B and C for a significant portion of the growing season. A total of 14 flags were hung for wetlands B and C. Wetland vegetation is largely absent in both wetlands.

The characteristics of the wetland boundary as flagged would meet the definitions of the Town. Wetland A meets the criteria for the Army Corps of Engineers. Wetlands B and C are not likely to be federally regulated.

Soils samples within the wetland identified transitional subsoils. No topsoil was observed. Munsell colors are 10YR4/3 in dense compacted subsoils and are best described as Udorthents, which are typical of previously developed or disturbed areas. The base soils for the majority of the site are Paxton fine sandy loams, which are well drained loamy soils that are deep to bedrock, often with a dense compacted layer at 24 to 30 inches. It is not a hydric soil type. Maps prepared by the DEC Environmental Mapper and National Wetlands Inventory are also included.

Hydrology to Wetlands B and C is provided by overland runoff from the higher elevations to the west. Wetland A is a combination of overland flow and the input from the culvert under Glen Rock Street, which comprises both stormwater runoff and some level shallow lateral flow as baseflow.

Proposed Development

The applicant proposes the development of approximately 10.9 acres of the existing site for a residential community. It is noted that 6.2 acres of the site are already developed and included in this total disturbance area. The two smaller pockets of identified wetland (Wetlands B and C) would be filled, for a total of 4,127 square feet of wetland disturbance. A small portion of Wetland A (1,704 sf) would be filled for the construction of a 4 unit residential building on the southwest corner of the site. A segment of this stream channel was previously proposed to be diverted and re-created on an earlier site plan, but this has changed and the original channel will now be maintained.

As noted above, Wetlands B and C are largely man-made features that capture runoff from the slopes below Glen Rock Street until it overflows the former emergency access way. There is no significant wetland vegetation or wetland-dependent wildlife component to the function of these two areas. The west side of the existing buffers to these two features is made up of opportunistic tree species such as cottonwood and black locust, which offer little in the way of habitat or vegetative diversity, and are typically considered to be “nuisance” species (see attached narrative on site trees).

The portion of Wetland A that will be disturbed is that portion of the watercourse that is west of the clogged culvert under the former emergency access (Photos 5, 6 and 8). As noted above, clearing of the existing culvert or restoration of an open channel across the access road would likely result in the loss of hydrology to the surrounding soils. This would lead to drier conditions on either side of the channel and restoration of transitional condition, presenting an opportunity

for restoration of the vegetation in the corridor and enhancement of the flow entering the pond. This would then spread into a shallow marsh area that is proposed for the west end of the pond to enhance wetland habitat and provide water quality treatment for water entering the pond (See Mitigation, below).

Mitigation

In order to offset the loss of 5,831 sf (0.13 acres) of town regulated wetland, the applicant propose a wetland enhancement and restoration plan that will include the expansion of the existing pond. The proposal is to excavate the upland area at the western end of the pond to create a shallow marsh environment. By varying the topography from six inches below the existing water elevation to 12 inches above, a variety of microhabitats can be created for different plant species. All introduced plant species will be native to the northeast and provide food and cover for wetland dependent animal species. A list of the species to be included is provided below.

Species Name	Common Name
Tress and shrubs	
Acer rubrum	Red maple
Amelanchier canadensis	Shadblow
Cercis canadensis	Redbud
Clethra alnifolia	summersweet
Cornus florida	Flowering dogwood
Cornus sericea	Redosier dogwood
Ilex verticillata	Winterberry
Kalmia latifolia	Mountain laurel
Rhododendron viscosum	Swamp azalea
Salix discolor	pussy willow
Thuja occidentalis	northern white cedar
Vaccinium corymbosum	Highbush blueberry
Viburnum lentago	Possumhaw viburnum
Viburnum trilobum	American cranberrybush
Flowers and grasses	
Acorus calamus	sweetflag
Aster novi-belgii	New York aster
Carex stricta	tussock sedge
Carex crininta	fringed sedge
Iris versicolor	blue flag iris
Juncus effusus	soft rush
Lobelia cardinalis	cardinal flower
Osmunda cinnamomea	cinnamon fern
Osmunda regalis	royal fern
Scirpus tabernaemontanii	softstem bulrush
Sparganium americanum	american burreed

By incorporating this mitigation plan into the larger site plan, the applicant will offset the loss of 0.13 acres of marginal, locally regulated wetland with the creation of 0.33 acres (more than 14,000 sf) of diverse wetland community. This new landscape will also improve the long term water quality of the runoff entering the pond, and preserve a feature that is expected to be used as both an active and passive recreation amenity for residents of the town.

Environmental Resource Mapper

Base Map: Topographical | Using this map

Search

Tools

Layers and Legend

- All Layers
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Imperiled Mussels
- Mussel Screening Ponded Waters
- Mussel Screening Streams
- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals
- Base Flood Elevation Plus 72/75 Inches Sea-level Rise

Other Wetland Layers

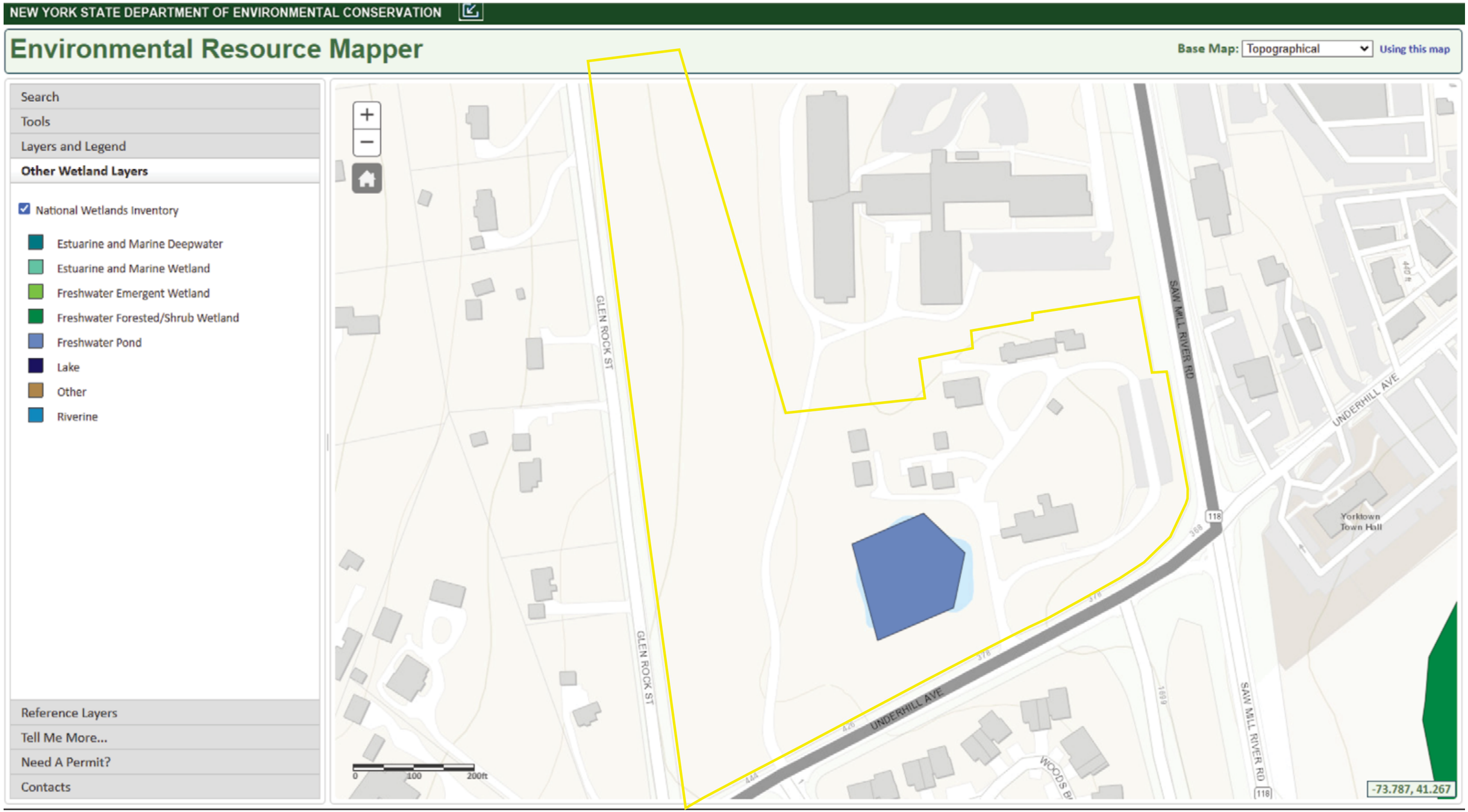
Reference Layers

Tell Me More...

Need A Permit?

Contacts

NYSDEC Wetland Map
Underhill Farm
Underhill Avenue, Yorktown
Source: DEC Environmental Resource Mapper



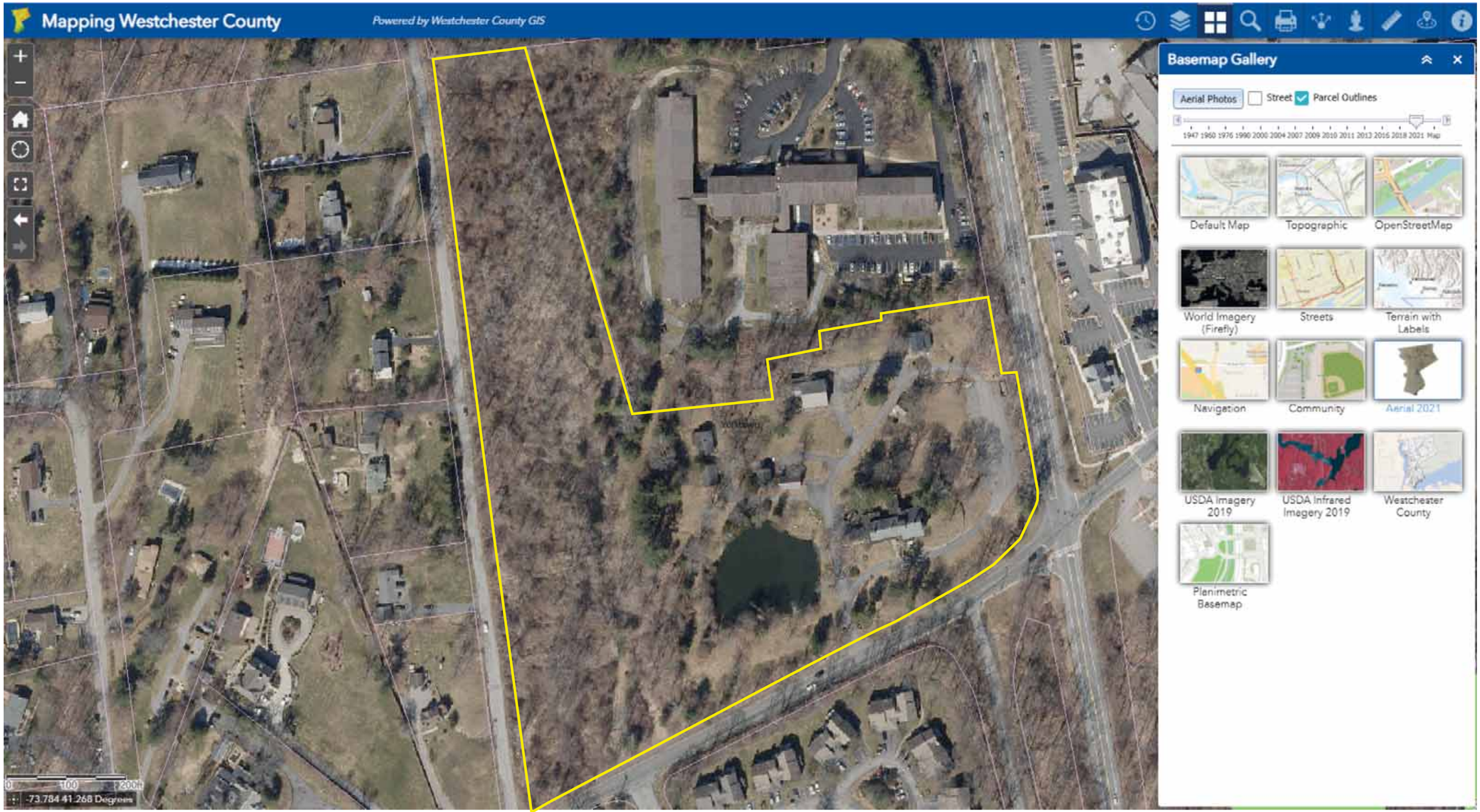
National Wetland Inventory Wetland Map
Underhill Farm
Underhill Avenue, Yorktown
Source: DEC Environmental Resource Mapper

1947 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS

1960 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS

1990 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS

2000 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS



2021 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS

Photo 1 - Existing Pond Looking East

Photo 2 - Existing Pond Looking South

Photo 3 - Existing Pond Looking North

Photo 4 - Existing Pond Outlet

Photo 5 - Wetland A west of access road

Photo 6 - Wetland A with outlet from clogged culvert in foreground,
Glen Rock Street in background

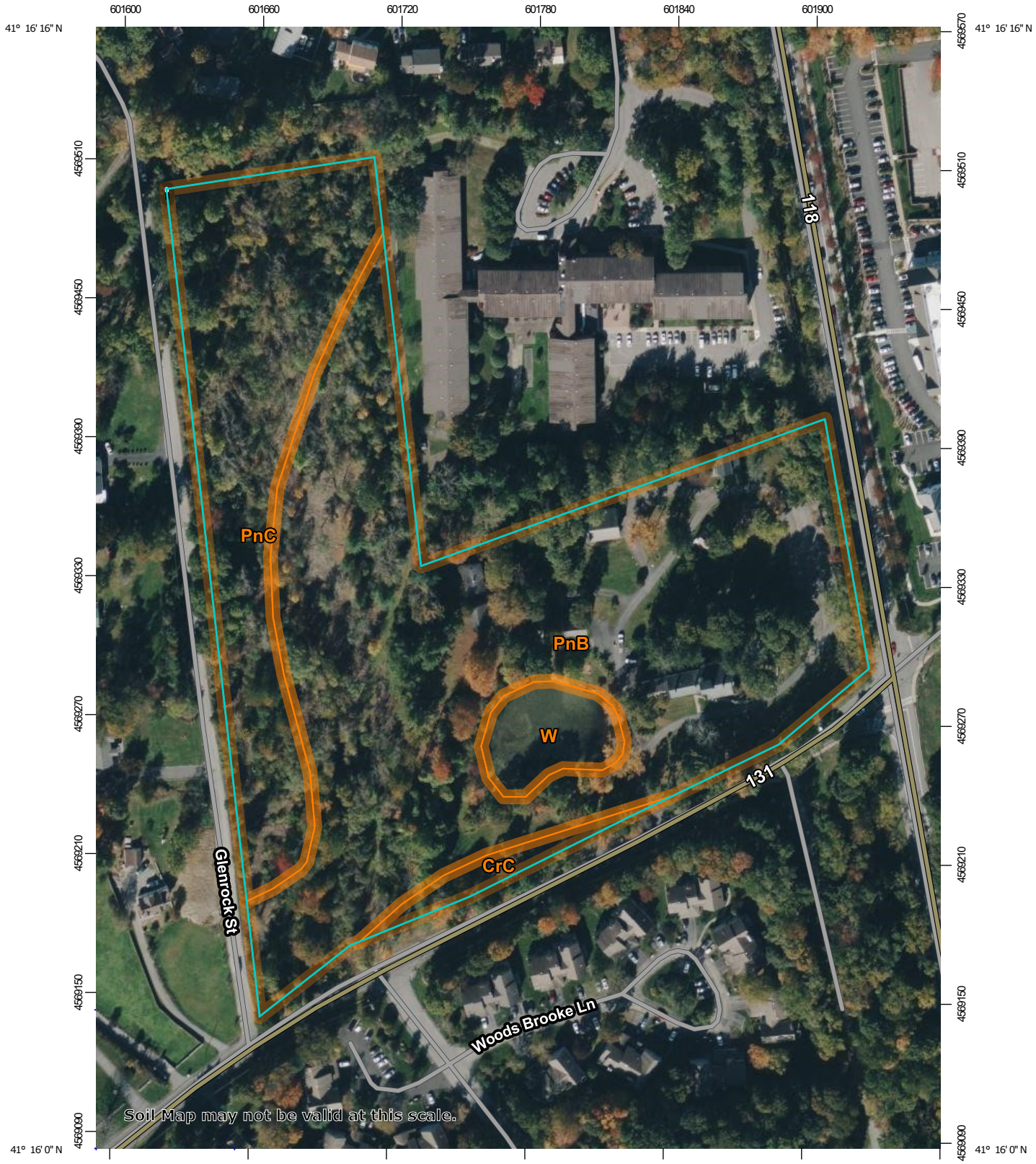
Photo 7 - Wetland A looking west towards pond

Photo 8 - Existing access road looking south (gate in background)

Photo 9 - Wetland C looking north

Photo 10 - Wetland B looking south

Soil Map—Westchester County, New York
(Underhill Farm, Yorktown)



Map Scale: 1:2,360 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.3	2.0%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	9.5	68.8%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	3.5	25.3%
W	Water	0.5	4.0%
Totals for Area of Interest		**13.8**	**100.0%**

GEOGRAPHIC INDEX 41-16-08.3 -73-47-05.5

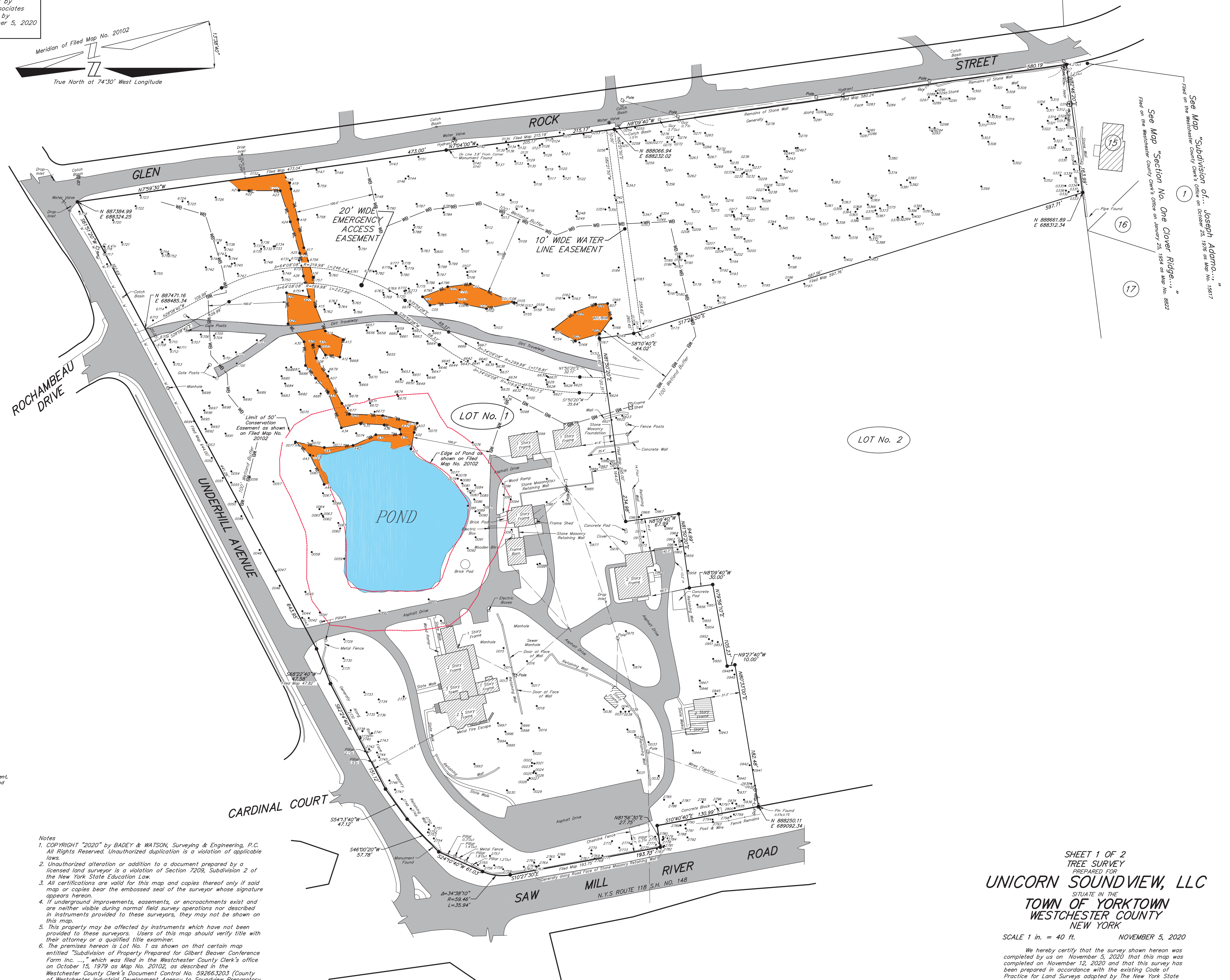
WETLANDS LEGEND

Flag — WL — WL — A60 Flag No.

Wetland boundary flags as set by Steve Marino of Tim Miller Associates during Fall 2020, and located by Badey & Watson on Novervber 5, 2020

TREE LEGEND

565 TAG NUMBER — TREE LOCATION



Area = 13.782 Acres

which includes 0.060 acres in 10' Wide Water Line Easement, 0.290 acres in 20' Wide Emergency Access Easement and 1.532 Acres in Conservation Easement (included pond)

This map was prepared for the exclusive use of and is certified only to:

UNICORN SOUNDVIEW, LLC

Notes

2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. The premises hereon is Lot No. 1 as shown on that certain map entitled "Subdivision of Property Prepared for Gilbert Beaver Conference Farm Inc. ...," which was filed in the Westchester County Clerk's office on October 15, 1979 as Map No. 20102, as described in the Westchester County Clerk's Document Control No. 592663203 (County of Westchester Industrial Development Agency to Soundview Preparatory School).
7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992908. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.
8. This is one sheet of a two sheet set.

SHEET 1 OF 2

TREE SURVEY

PREPARED FOR

UNICORN SOUNDVIEW, LLC

SITUATE IN THE

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

SCALE 1 in. = 40 ft. NOVEMBER 5, 2020

We hereby certify that the survey shown hereon was completed by us on November 5, 2020 that this map was completed on November 12, 2020 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

ADVANCE COPY

BADEY & WATSON Surveying & Engineering, P.C.

THIS IS R0X FOR R01

by

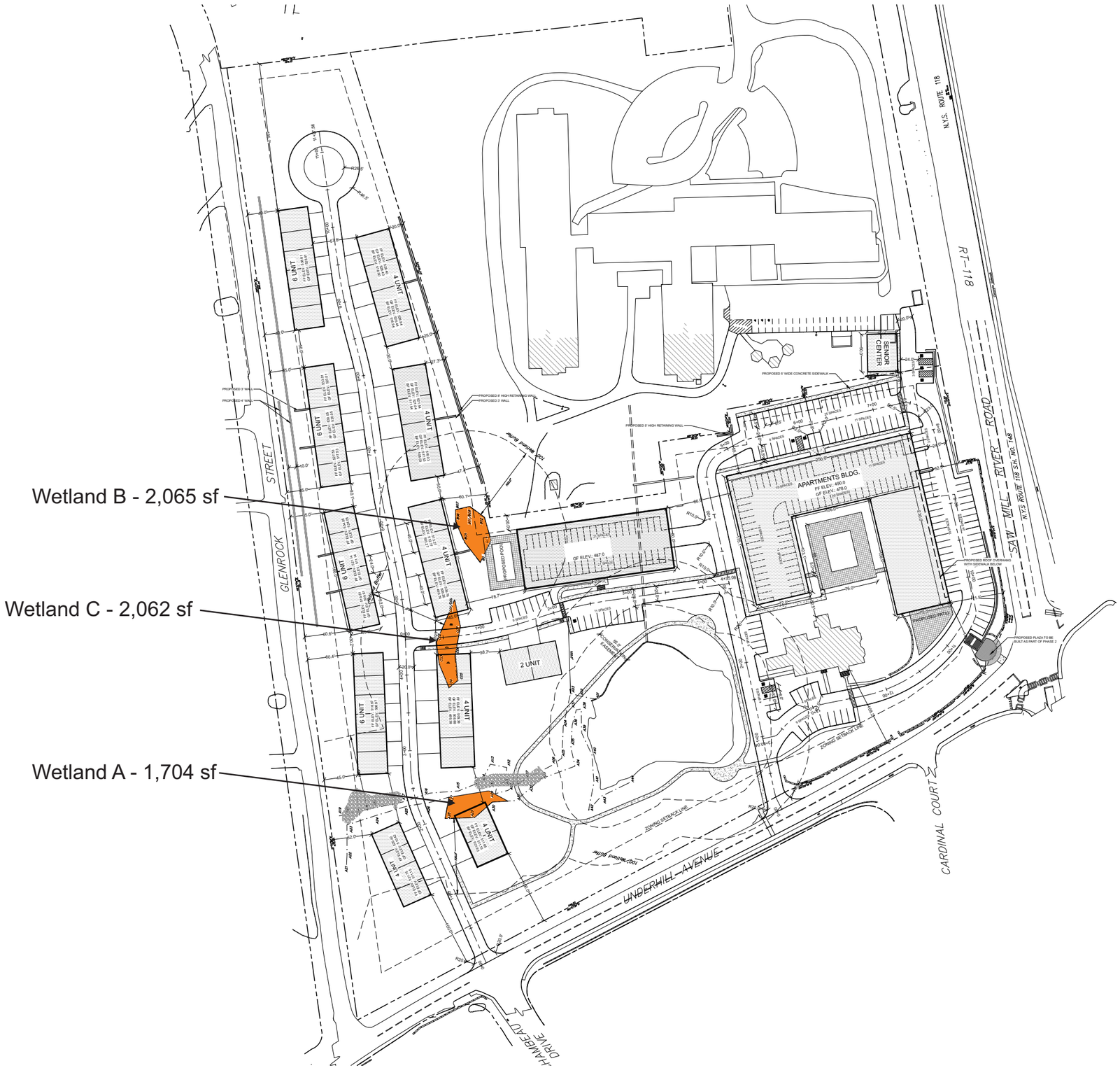
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
November 19, 2020
BADEY & WATSON Surveying & Engineering, P.C.

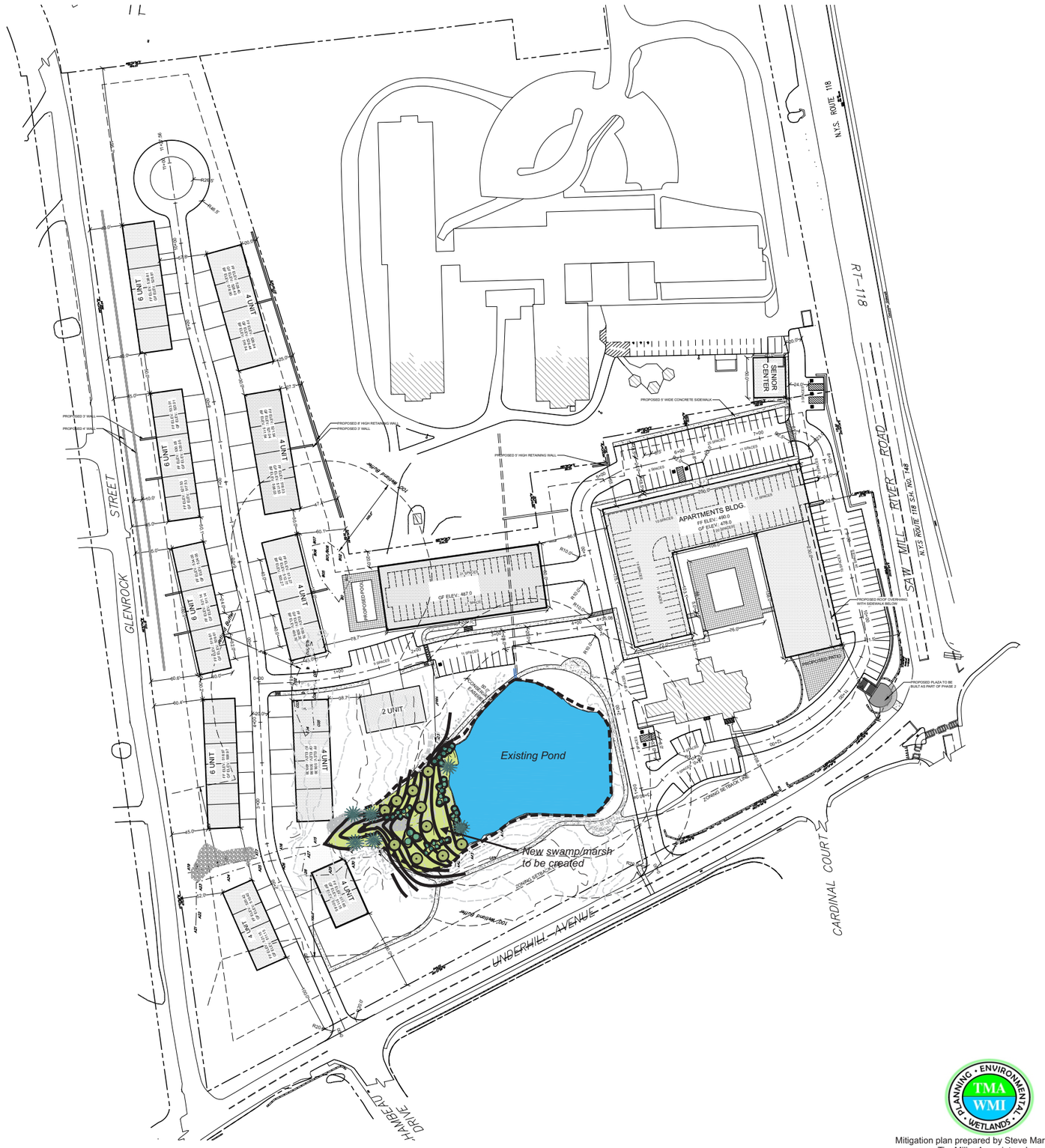
BADEY & WATSON Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
845.265.4428 (Fax)
877.3.141593 (Toll Free)

Drawing Name: LS25293__R01_V17 Layout: SURVEY W.O. No. 25293 Checked by GJW Spell checked by JFT Drawn by JFT Closed by JWK/JFT On 11-04-20 T.M.: 48.06-1-30

FILE No. 20-124



Wetland Impact Area Map
Underhill Farm
Underhill Avenue, Town of Yorktown
Source: Site Design Consultants



Mitigation plan prepared by Steve Marino, PWS
Tim Miller Associates, Inc.
Cold Spring, NY

Conceptual Wetland Mitigation Plan
Underhill Farm
Underhill Avenue, Town of Yorktown
Source: Site Design Consultants

Section 4.0. Trees

Chapter 270 of the Yorktown Town Code regulates certain aspects of tree cutting and conversion of lands from woodlands to otherwise maintained lands. In this regard, “land conversion”, “protected woodlands” and “specimen trees” are defined by the code with an eye towards preservation of important woodlands and trees as a natural resource in the town. The proposed Underhill Farm development on Underhill Avenue will require the removal of trees and converting of woodlands to allow for construction of residential and commercial buildings that are compliant with the Zoning Code. It is noted that a wetlands permit is also required for wetland and buffer encroachments as applied under Chapter 178 of the code.

Project Overview

The applicant owns the 13.78 acre “Soundview School” parcel at the corner of Underhill Avenue and Route 118. An updated tree survey was completed in 2021. A total of 703 “protected trees” were identified within the regulated building envelope on that parcel. Based on the current site plans which include the buildings, parking and stormwater requirements, it was determined that 523 of those trees would have to be removed for the proposed development (approximately 10.9 acres). Of the 703 trees that were surveyed, 230 trees are located within the 100 foot setback to town-regulated wetlands, and are subject to the Town Wetlands Law rather than the Tree Law.

Tree Survey Results

As noted, a total of 703 trees were located on the Underhill Farm property. Eighty-four “specimen trees” as defined by the code were identified. Represented species are listed below.

Tree Species – Underhill Farm			
Cottonwood/Aspen	*Populus spp.*	Black cherry	*Prunus serotina*
Sugar maple	*Acer saccharum*	Mulberry	*Morus nigra*
Red maple	*Acer rubrum*	Slippery elm	*Ulmus rubra*
Black locust	*Robinia pseudoacacia*	Green ash	*Fraxinus pennsylvanica*
Willow	*Salix spp.*	Pignut hickory	*Carya glabra*
Apple	*Malus spp.*	Tulip tree	*Liriodendron tulipifera*
Japanese maple	*Acer palmatum*	Red oak	*Quercus rubra*
White pine	*Pinus strobus*	Sycamore	*Platanus occidentalis*
Norway spruce	*Picea abies*	Walnut	*Juglans nigra*
Yellow birch	*Betula lenta*	Basswood	*Tilia americana*
Hemlock	*Tsuga Canadensis*	Arbor vitae	*Thuja occidentalis*
Catalpa	*Catalpa speciosa*		

Of the 523 trees that are to be cut, 194 are smaller cottonwood/aspen trees (less than 18” in diameter). These are fast growing, opportunistic trees with little landscape, It is expected that 180 trees will be saved. Twenty four specimen trees will be preserved.

Application of Tree Law

The Yorktown Tree Code (Chapter 270) defines a protected woodland as “A woodland as herein defined that is 10,000 square feet or greater in area regardless of individual property boundaries.” The western part of the subject site, as it lies along Glen Rock Street, would be regulated as a “protected woodland”. This 7 acres of trees is isolated as a woodland, considering the residential and commercial development and landscaped properties in the surrounding area. As has been

discussed at prior Planning Board meetings, this part of the site was cleared as open field as recently as the 1980's (see the historic aerial photos attached to this EAF). This resulted in the establishment of a woodland based on fast growing, opportunistic species (i.e., black locust and cottonwood).The survey confirms that these are by far the dominant species in this area. As expected, the larger, more mature trees on the site are located closer to the existing buildings and managed landscape.

This property functions in several ways that are beneficial to ecological and water resources. The dense woodland on the western part of the site slows down and filters stormwater runoff, and shades the understory during the hot summer months. These trees also provide root structure and leaf litter to prevent erosion. In general, trees also provide unique habitat for tree dwelling species and sequester carbon from the atmosphere. On the Underhill site, however, the west side of the site is made up of opportunistic tree species such as cottonwood and black locust, which offer little in the way of habitat or vegetative diversity, and are typically considered to be "nuisance" species. The larger, more mature trees in the developed parts of the site provide better vegetative diversity and ecological strata for other wildlife species.

A Tree Removal Permit is required for the cutting of 10 trees or more, removal of specimen trees and woodland disturbance greater than 10,000 sf. The proposed development meets all of these thresholds, with 523 trees proposed for removal, 60 "specimen" trees and 6.9 acres of woodlands to be disturbed. Approximately 183 trees will be cut within wetland buffers as opposed to other woodlands on the site; these trees are regulated under the Town Wetlands Law.

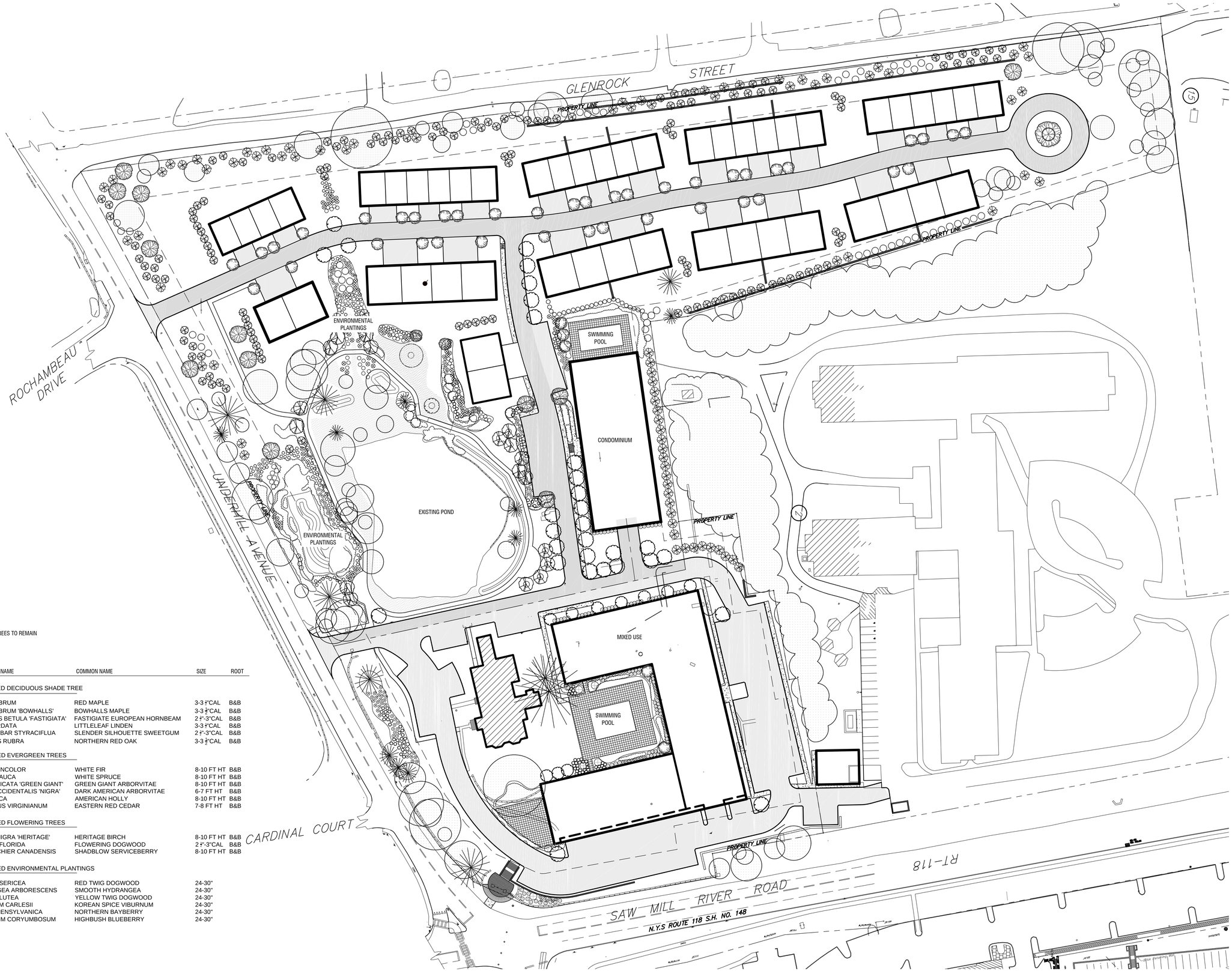
Proposed Mitigation

The applicant proposes a multi-pronged approach to mitigating both the removal of the trees and the disturbance to the wetland buffer. A conceptual landscaping plan is included with this EAF; the final landscaping and tree replacement plan will use the following criteria for development of the plan.

1. Tree planting on development site. New trees will be planted as part of the site landscaping plan and wetland creation and buffer enhancement. Shrubs will be planted as part of the site landscaping and the buffer enhancement. While it is not possible to replace all trees in kind on a high density mixed use property such as this one, there are opportunities to enhance and restore the remainder of the woodland and mitigate the loss of overall function.
2. Regarding stormwater and erosion control, a stormwater management plan has been prepared and will be implemented to offset the change in surface conditions on the site. The proposed structures will be planted using native wetland and transitional area species as shown on the plan set, duplicating in part the vegetative diversity and density of the existing plant community. A green roof is also proposed for a portion of the new building which will function to cool and filter stormwater in a manner consistent with the existing woodland.
3. Regarding the flood control and storage function of the existing woodland, the applicant proposes the restoration and expansion of the pond and its associated wetland. The existing stream channel will be stabilized and will be re-planted with native tree and shrub species.
4. Regarding vegetative diversity and invasive species management, the applicant is proposing a detailed invasive species management program for the property and a landscaping plan that will incorporate a number of native species into the landscape. All

new trees will be of native species. As noted above, a large number of the existing trees to be removed are non-native or nuisance species. All other provisions of the tree code as it relates to mitigation will be considered as the project moves forward.

By incorporating these concepts in to the final landscaping and tree mitigation plan, we believe that we can offset the loss of trees on the development site. The current conceptual landscaping plan includes provision for the planting of 336 new trees plus a significant number of native shrubs.



EXISTING TREES TO REMAIN

PLANT LIST

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	PROPOSED DECIDUOUS SHADE TREE			
66	ACER RUBRUM	RED MAPLE	3-3 ½"CAL	B&B
	ACER RUBRUM 'BOWHALLS'	BOWHALLS MAPLE	3-3 ½"CAL	B&B
	CARPINUS BETULA 'FASTIGIATA'	FASTIGIATE EUROPEAN HORNBEAM	2 ½"-3"CAL	B&B
	TILIA CORDATA	LITTLELEAF LINDEN	3-3 ½"CAL	B&B
	LIQUIDAMBAR STYRACIFLUA	SLENDER SILHOUETTE SWEETGUM	2 ½"-3"CAL	B&B
	QUERCUS RUBRA	NORTHERN RED OAK	3-3 ½"CAL	B&B
	PROPOSED EVERGREEN TREES			
220	ABIES CONCOLOR	WHITE FIR	8-10 FT HT	B&B
	PICEA GLAUCA	WHITE SPRUCE	8-10 FT HT	B&B
	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10 FT HT	B&B
	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6-7 FT HT	B&B
	ILEX OPACA	AMERICAN HOLLY	8-10 FT HT	B&B
	JUNIPERUS VIRGINIANUM	EASTERN RED CEDAR	7-8 FT HT	B&B
	PROPOSED FLOWERING TREES			
50	BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	8-10 FT HT	B&B
	CORNUS FLORIDA	FLOWERING DOGWOOD	2 ½"-3"CAL	B&B
	AMALANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8-10 FT HT	B&B
	PROPOSED ENVIRONMENTAL PLANTINGS			
	CORNUS SERICEA	RED TWIG DOGWOOD	24-30"	
	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	24-30"	
	CORNUS LUTEA	YELLOW TWIG DOGWOOD	24-30"	
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24-30"	
	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	24-30"	
	VACCINIUM CORYUMBOSUM	HIGHBUSH BLUEBERRY	24-30"	

UNDERHILL FARM

UNDERHILL AVENUE, YORKTOWN, NY

PREPARED FOR

UNICORN CONTRACTING INC.,
10 JULIA LANE, SUITE 103, COLD SPRING, NY 10516

PREPARED BY:

Blades & Goven LANDSCAPE ARCHITECTS
PO Box 1581 Fairfield, CT 06825 203.254.8530 www.bladesandgoven.com

NORTH

0 60 120
SCALE = 1"=60'

REVISIONS

DATE	REVISION	BY

PROFESSIONAL SEAL

PRELIMINARY

DATE	10-11-22
SCALE	1"=50'
DRAWN BY	BG
CHECKED BY	EG

DRAWING TITLE

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.

PLP-1

Section 5.0 Cultural Resources

In February 2021, Hudson Valley Cultural Resource Consultants (HVCRC) was retained to complete a Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey as part of the due diligence process for the proposed Soundview - Underhill Farms Development in the hamlet of Yorktown Heights, Town of Yorktown, Westchester County, New York. The purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources to be located within the boundaries of the Project Area of Potential Effect (APE). All work was completed in accordance with the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections Published by the New York Archeological Council* (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report has been prepared according to New York State OPRHP's *Phase 1 Archaeological Report Format Requirements*, established in 2005.

The findings of OPRHP described in this report are the determinations made by their office under the New York State Historic Preservation Act (14.09) and are reflective of the provisions of that Law and its nomenclature. The Law requires consultation with the State Historic Preservation Office (SHPO/OPRHP) for any project planned that will cause a change to a property that is determined to be Eligible for inclusion in the State and/or National Register, and an exploration to the fullest extent practical, to avoid or mitigate adverse impacts to such properties. The processes through which the Adverse Effect is mitigated results in the development of a Letter of Resolution (LOR) which outlines agreed upon measures to minimize, or mitigate the Adverse Effect cause by a change to the historic property. The measures, or stipulations, outlined in the LOR are agreed upon through consultation with the SHPO and with the involved parties.

In addition to the review under NYSHPA (14.09) the Soundview Underhill Farm Project is also subject to the State Environmental Quality Review Act (SEQRA), 6NYCRR Part 617 of the New York State Environmental Conservation Law. SEQRA applies to projects undertaken or permitted by county and local governments. Under this act, municipalities may request that a project be reviewed by the SHPO. Under SEQRA determinations about the extent or significance of a project's impacts must be determined by the Lead Agency. The determination of an impact will evaluate the change caused by the project and the extent to which mitigation measures sufficiently reduce the potential impact. All SHPO comments under this review are advisory only.

The evaluation of impacts to historic resources is like the evaluation made for other factors of the SEQRA Review, in how a Lead Agency reaches its determination of significance. The Lead Agency would need to identify whether there are significant unmitigated adverse impacts, or if sufficient and effective mitigation measures have been identified.

The background research as well as the cultural and environmental overviews were completed by Beth Selig, MA, RPA, President and Principal Investigator with HVCRC. A project site visit as conducted on January 12, 2021 to observe and photograph existing conditions within the Project APE. The information gathered during the walkover reconnaissance is included in the relevant sections of the report.

The proposed Soundview-Underhill Farms Development Project is located on the northern side of Underhill Avenue and west of Saw Mill River Road. Glenn Rock Road borders the property to the west. The property includes the former Floral Villa estate built between 1828 and 1886 owned by Edward Underhill. The estate includes the former mansion, and seven support and out

buildings. Two large root cellars are located to the north of the house. A pond is located in the southwestern portion of the Project APE which drains through a culvert into a buried channel that crosses the Project APE to the northeast. The landscape around the buildings is maintained as lawn.

The western portion of the Project APE is a mix of steep slopes, overgrown soil piles, and level areas, which contain surface water. An emergency access easement crosses through the western portion of the Project APE. This access is for the apartment complex located outside the northern boundary of the Project APE. A water pipe easement bisects the northwestern portion of the APE. The western portion of the Project APE is overgrown with bushes, brambles, and small trees.

The Soundview School property includes the following structures:
Building A: Underhill Mansion/Soundview School
Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio
Building C: Residential Cottage/ Soundview Middle School
Building E: Carriage house/Horse Barn= Soundview Science building
Building G: Carpenters Workshop/storage barn _Soundview Storage
Building H: Chapel- Soundview Music Conservatory
Building I: Residential Cottage- Soundview Playhouse
Building J: Residential Cottage

The proposed undertaking consists of constructing a series of residential structures within the boundaries of the Project APE. These residential structures will consist of townhouse, condominium and apartment units. The proposed design will retain the former Mansion. The proposed undertaking includes the removal of the existing outbuildings. The current plan includes the construction of parking lots, access roads and stormwater management basins.

Recorded Archaeological Sites and Surveys

To gather information on the history of the Project APE and the surrounding region HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the Project APE. HVCRC also consulted regional Native American sources for descriptions of regional archeological sites.

Previously Recorded Archaeological Sites

Two previously identified archaeological site have been identified within a one mile radius of the Project APE. The Railroad Turntable is located to the southeast of the APE, along the North County Trailway. The Hallock's Mill Historic Site is located 5200’ (1585.3 m) northeast of the Project APE. These historic sites will not be impacted by the proposed undertaking. While no pre-contact sites have been identified within a mile, sites have been identified further to the northeast near the Amawalk Reservoir.

Previously Completed Archaeological Surveys

As part of the research for this report, surveys completed for projects in the general area were consulted. More than four surveys have been completed within a one mile radius of the Project APE. These surveys were completed for both municipal undertakings as well as residential

developments. These surveys have identified historic sites within the general vicinity of the Project APE.

Native American Context

During the Paleoindian period, mobile bands of hunter-gatherers occupied what is now New York State. These bands exploited the resources of the landscape by hunting game and gathering plants. Paleoindian sites have been identified in the upland regions a short distance from the Hudson River. Subsistence patterns in this period revolved primarily around hunting. The early inhabitants of the area moved seasonally along major river valleys, keeping to the elevated terraces. In the lower Hudson Valley area, information on Paleoindian sites is limited. The Piping Rock site in the Village of Ossining, a Clovis Point recovered from the Purdy House in White Plains and a fluted point recovered at Croton Point are among the few Paleoindian finds that have been reported in Westchester County.

Indigenous people in the region were mainly Algonkian. During the first half of the seventeenth century, the Algonkian tribes sold approximately 25 tracts of land to the Dutch, including lands within Westchester County. These land transactions between the early colonists and the native populations were often ambiguous, causing disputes to arise. A peace treaty was established in 1645 to settle the land disputes.

Historic Context

The following discussion of historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the Project APE. HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library.

Historic Background

At the time of its formation, Westchester County included nearly all of the southern part of New York that bordered the Hudson River. The land that now comprises Westchester County was first explored in 1524 by Verrazano and later by Henry Hudson. The Dutch first settled the region on behalf of the Dutch West India Company. The first recorded settlers, William Truesdale and Samuel Tuttle, purchased land in what is now the town of Salem. During the late eighteenth century Lewisboro consisted of small farms, subdivided from lands belonging to Cortlandt Manor. This sizeable tract, encompassing a considerable portion of this part of the lower Hudson Valley, was granted to Stephanus Van Cortlandt prior to 1700 and was first populated by tenant farmers.

Yorktown was incorporated in 1788, and named in commemoration of the Battle of Yorktown in Virginia. The hamlet of Yorktown Heights was established around the railroad station. Edward Underhill and Charles Whitney, brought what was then the New York and Boston Railroad to the town in 1872. By the end of the century, the station was surrounded by stores, businesses and churches. This area was known throughout the nineteenth century as the “hamlet of Underhill.” The name was changed in the early twentieth century to Yorktown Heights, due to the prominent topography that surrounded the village.

Underhill Farm

The Underhill Farm property was owned in the early nineteenth century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the founding families of Yorktown. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Flora Villa. Abraham Underhill owned a number of mills and mill rights on the Croton River. The mill rights, lease from the Van Cortlandt's processed large quantities of flour that were shipped to New York City markets. Abraham Underhill died in 1841.

When Edward, Abraham's only child inherited the farm, it was mostly wilderness. Edward began the process of improving the land, which included draining swamps and wetland, removing rocks to plow the soil, and the construction of large and elegant buildings that entirely changed the whole appearance of the farm. Abraham had been one of the early importers of Merino Sheep and the first to introduce the Iron plow into Westchester County. By the time his residence was completed in 1881, the farm was known as the best cultivated in the town, and was well stocked with horse and cattle.

Edward Underhill passed away in 1888. At that time, his estate included a barn, chapel with a bell tower, carpenters' workshop, and several other outbuildings. The lithograph of the Flora Villa, published in 1886, shows several lean-to, a pig-sty and a small boat house by the pond. This lithograph also shows a series of stone lined paths around the buildings with wrought iron gates at the access to Underhill Avenue.

In 1907 the farm was purchased from Henry and Katherine Kear by Gilbert and Anna Simonton Beaver. The Beaver's were dairy farmers and maintained the farm buildings and mansion. Anna Beaver died in 1919. Gilbert and Anna's only child Katherine died in 1918, while serving the war effort in New York City. In the 1920s and 1930s, Gilbert Beaver established the Gilbert Beaver Conference Farm (Westchester County Records: Deeds).

Throughout the twentieth century the original land holdings were sold off to private developers. In 1952 Gilbert Beaver died, leaving half of his holdings to his second wife Jean Keir Beaver, and the balance to the Gilbert Beaver Conference Farm, to whom the property was left to in full when Jean Beaver died in 1985. Throughout the latter portion of the twentieth century, the property was operated by Rev. Schuyler Barber-Rhodes and his wife, Carole (Rosenberg 1987). The Beaver Conference Farm provided ecumenical retreats, and farm experiences to promote humanitarian justice. The farm offered community lectures and offered the space as a venue, for those who wished to host their own event.

The Soundview Preparatory school purchased the property in 2007. The school included facilities for boarding up to sixty-five students. In 2020, the school closed, after filing bankruptcy. In August 2020, Unicorn Contracting entered into an agreement to purchase the property.

Cartographic Research

HVCRC examined historical maps of Westchester County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the Project APE. These maps are included in this report, with the boundaries of the Project APE and Project APE superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern

included in this report, with the boundaries of the Project APE and Project APE superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the Project APE is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate. The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the Project APE.

National Register Eligible/Listed Sites

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the Project APE that have been listed on the National Register of Historic Places or identified as National Register Eligible. One historic property has been identified within a one half mile radius of the Project APE. The Yorktown Heights Railroad Station is located to the southeast of the Project APE. This property will not be impacted by the proposed undertaking. The State Office of Parks, Recreation and Historic Preservation has indicated that the structure is eligible for listing on the National Register.

Assessment of Potential Cultural Resources

Pre-contact Period Sensitivity

Pre-contact period archaeological sensitivity of an area is based primarily on proximity to previously documented Pre-contact archeological sites, known Pre-contact period resources, and physiographic characteristics, such as topography and proximity to freshwater. The project's location, a short distance from wetland areas and a tributary to the Croton River and Reservoir, makes this landscape moderately sensitive for pre-contact cultural resources.

Historic Sensitivity

Careful examination of the historic and topographical maps available indicate that a large portion of the Project APE has been agricultural land for a significant portion of the nineteenth and twentieth centuries. The Beaver Conference Farm and the former Edward Underhill Estate buildings are located within the southeastern corner of the Project APE. Portions of the former mansion house date to 1828. Given the fact that nineteenth century structures are located within the current Project APE, the historic sensitivity is considered to be moderate to high.

Phase 1B Survey

The environmental conditions present within the Soundview-Underhill Farms Development APE indicate that the parcel is sensitive for pre-contact and historical cultural resources. Therefore a Phase 1B Archaeological Field Reconnaissance Survey was completed within the location of the proposed development that was assessed to have the potential to yield cultural resources.

Conclusions and Recommendations

The Soundview-Underhill Farms Project APE includes the former Edward B. Underhill Mansion and seven outbuildings (support buildings). This property most recently functioned as a private school, with several of the outbuildings serving as classrooms. The historical records indicate that Edward Underhill built the first structure (a residence) on the property in 1828 and continued to improve the property, expanding the house, modifying the landscape and constructing numerous

farm buildings, throughout the nineteenth century. In the twentieth century the property served as the Beaver Conference Farm, until it was purchased by the school in 1989.

The results of the archaeological survey indicate that there has been significant soil displacement throughout the APE over the past two centuries. While the shovel tests did identify cultural materials they were mixed with modern debris, as well as being within displaced stratigraphy.

In February of 2021, Hudson Valley Cultural Resource Consultants completed a walkover and Phase 1B reconnaissance inspection of the Soundview-Underhill Farms Project in the Town of Yorktown, Westchester County New York. Based on the results of the survey, no archaeological sites are located within the Area of Potential Effect (APE). Therefore, the proposed undertaking will not affect any significant archaeological deposits. In the opinion of HVCRC no additional archaeological investigations are warranted for the proposed Project.

Status of Project Review to Date

The results of the Phase 1 Survey report concluded that that there has been significant soil displacement throughout the APE over the past two centuries, and while the shovel tests did identify cultural materials they were mixed with modern debris, as well as being scattered within altered stratigraphy. The report recommended that due to this soil movement across the parcel, no further archaeological surveys were warranted. The site survey activities were directed by Beth Selig, MA, RPA and the final report was completed by the same. In a letter dated April 27, 2021 Philip Perazio of OPRHP concurred with the conclusion that no significant archaeological sites were identified, and with the recommendation no further investigations were warranted.

A review of the project completed by the Office of Parks, Recreation and Historic Preservation (OPRHP) in June of 2021 resulted in the determination that the former Floral Villa Estate (Underhill Farm) was eligible for listing in the National Register of Historic Places, with the period of significance as 1828 to 1888. This period encompasses the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill (1828-1888). The property qualifies under Criteria A, as being associated with events that have contributed to local history and Criteria C, as the former mansion embodies distinctive characteristics of an architectural type.

On May 27, 2021 Derek Rhode of (OPRHP) reviewed the proposed project and indicated that Floral Villa, “also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places. The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity. This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects.” In July of 2021 HCS at the request of OPRHP completed an Alternatives Analysis, which was submitted to OPRHP on August 2, 2021

In April of 2021, Beth Selig of HCS completed a visual assessment of the buildings within the Soundview- Underhill Farm project parcel. This assessment included the photo-documentation of each building, and a determination of age and date of construction based on visual clues. A building’s age can be determined based on the type of materials used in construction (i.e. dimensional lumber, galvanized steel nails, window types, width of floor boards, mortise and tenon joints, etc). The building discussion, with a focus on age of construction is included later in this section.

On August 2, 2021 HCS submitted an Alternatives Analysis report to OPRHP for their review. On August 24th the ORPHP requested additional information particularly as it pertained to the proposed buildings and pathways within the property. On October 1, 2021 additional information, which consisted of a short memo and letters of support from interested parties was provided to OPRHP in response to their request. This submission also included letters of support for the project from a Town council member, the deputy supervisor, the Directory of Planning, and community members, along with a letter from John Karrel, a professional structural engineer.

On October 29, 2021, Derek Rhode of OPRHP issued a letter indicating that the review of the Alternatives Analysis had been concluded and that "there are no prudent and feasible alternatives to the development proposed at the Underhill Estate Property". His office requested "that the parties proceed with the development of a Letter of Resolution (LOR) that will outline specific mitigation plans to offset the impacts that the proposed demolition and new construction will have on the Estate."

On November 9 2021, HCS on behalf of Unicorn Contracting submitted a Draft Letter of Resolution (LOR) to OPRHP. On December 9, 2021 the staff at OPRHP provided comments and requests for changes to the mitigation strategies outlined in the LOR. On December 21, 2021, Unicorn Contracting and HCS had telephone call with Derek Rhode of OPRHP to discuss the suggested changes and further clarify and identify appropriate mitigation measures. The mitigation strategies discussed were forwarded to the Director of Planning for Yorktown, John Tegeder for his consideration. On January 27, 2022 Mr. Tegeder stated that the Town of Yorktown was willing to review the mitigation strategies as outlined in the LOR pursuant to the "normal site plan approval process through the Yorktown Planning Board".

Based on the conversation with Derek Rhode on December 21, 2021 and the agreement by the Town of Yorktown to review the project as outlined in the mitigation strategies, the revised LOR was submitted to OPRHP on February 9, 2022. This version of the LOR had been executed by Unicorn Contracting. On March 21, 2022 Nancy Herter of OPRHP issued a letter indicating that OPRHP would execute the LOR "at the completion of the SEQRA review process". On May 23rd 2022 in a phone conversation with Beth Selig, Ms. Herter indicated that she had received numerous notes and calls from concerned members of the Yorktown community, and was holding off on executing the LOR until the Lead Agency concluded its public comment/hearing process. She wanted to be certain that the members of the local community had an opportunity to be heard. She has no issues with the mitigation strategies outlined in the LOR (listed below) and has no issues with the previously completed reports and review thereof (completed by her staff) for the project. When the Lead Agency confirms with OPRHP that the public hearing process is complete, and any needed changes or amendments are addressed, the OPRHP will move to execute the LOR document.

Soundview School – Underhill Farm Buildings

A survey completed in 1976 of the Beaver Conference Farm indicates that the following buildings were included within the property at that time. (Figure 1) In 2017, two of the buildings shown on the survey were demolished. (Figure 2) The buildings are discussed based on those present at the time this survey was completed. Photos of the buildings and details are included as Exhibit A. Only Building A, the Underhill mansion, is proposed for preservation and restoration. Future use of the building is proposed as a restaurant on the first floor and office space on the 2nd And 3rd floors. Representative photos of the various remaining buildings are attached in the Cultural Resources Appendix.

Building A: Underhill Mansion/Soundview School constructed in the period between 1828 and 1881. The western portion of the Mansion reflects the earliest period of construction with Federal Style architectural elements. The eastern portion of the Mansion reflects the Italianate design of the late 19th Century. The mansion features a cut stone foundation that has been reinforced with brick. The stone underneath the older period is rough cut or hand hewn, while the later portion has been cut with a steam powered saw. The upper stories are wood frame with clapboard siding. The roof of the Federal portion is covered with asphalt shingles.

Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio. Portions of the foundation date to the mid-19th century, while the upper portions (above grade) appear to be of later construction. This small building sits on a field stone and brick foundation. The foundation is supported by timbers that have been modified (altered, supported with modern lumber) since their initial use in construction and 20th century lumber is present, providing additional support. The upper portion of the building has been extensively renovated, most recently for use by Soundview School as a classroom. The building's interior features modern sheetrock covering the walls. The windows are modern vinyl inserts and the roof is slate shingle. These extensive modifications have eliminated the 19th century integrity of the structure and in its current form, it is not reflective of the period of significance.

Building C: Residential Cottage/Soundview Middle School. Constructed in the early 20th Century (c. 1908, Beaver Conference Farm) this house has been recently renovated and improved. The interior of the building includes 20th and 21st century materials. The structure postdates the Underhill's occupation of the property and the period of significance (1828-1888).

Building D: Barn & Garage, constructed prior to 1940. Demolished in 2017. This building appears on the 1940's aerial image of the property. As this building has been demolished and no remnants currently exist the date of original construction cannot be determined.

Building E: Carriage house/Horse Barn - Soundview Science building. Formerly a large barn, the western and southern portions of the original structure were demolished (date unknown). A wall, constructed of mortared cut and field stone that forms the northern side of the foundation, is visible on the interior at the ground level. This is associated with the foundation of the original barn which was constructed in the mid-19th century. The original barn included a second level that was accessed by a ramp on the northern side of the structure. This second floor has been renovated to include a deck that features modern concrete footings. The second level features windows with 20th century hardware, sheetrock and linoleum tile flooring. The building was converted to classroom or meeting space by Beaver Conference Farm and any 19th century barn features were removed. Later renovations by Soundview School (2016) which consisted of new windows and exterior finishes altered the exterior and interior. The southern portion of the building includes a cement and poured concrete foundation, modern siding and windows. The current superstructure dates to the early-mid 20th century. The only remaining 19th century element is the single stone wall, serving as the northern foundation wall. In its current form the building is not considered to have historic integrity, as its many changes all post-date the period of historic significance.

Building F: Unknown Built c. 1950, this structure was demolished in 2017. This structure is not shown on the 1940s aerial image.

Building G: Carpenters Workshop/storage barn/Soundview Storage. This small barn has been substantially altered over time, based on the various openings on the exterior and interior. In

addition, there are multiple styles and ages of hardware, and lumber types. The foundation is built into the grade, with field stone around the perimeter and features, lumber, fieldstone and brick interior support columns. The support beams for the floor that is at ground level consist of a mix of hewn beams, early 20th century and modern lumber. These beams are supported by stacked brick supports. In the interior, the framing that extends upward from the floor to the loft space appears to have been partially re-purposed from some other prior use or structure. The Beaver Conference Farm and the Soundview School have altered the barn to suit their specific purposes.

The interior features dimensional lumber throughout, a construction element that was not widely available until after World War I. The circular cut marks on the exposed lumber are indicative of a machine mill saw. Modern materials (i.e. 2 x 4's, plywood) are located in smaller quantities and represent later repairs and alterations. The construction materials that lead to the loft appear to be early 20th century. It should be noted that the beams supporting the main floor are rotted, and substantial bowing is present in the main level of the barn. Due to concerns about stability, the loft level of the barn was not further explored. Based on the primary construction materials the barn dates to the early 20th century, and not to the period of historic significance.

Building H: Chapel - Soundview Music Conservatory. This building was constructed in the early 20th century and was initially utilized by Beaver Conference Farm for religious purposes. Soundview School converted the space into a music conservatory. There is no foundation to speak of; only a poured concrete slab, and the utilization of a retaining wall that exists outside the southwestern corner of the structure. The basement of the building features metal lally columns. The wood frame walls on the southern side are built into the ground (grade). Recent renovations have taken place in the basement level. The interior features dimensional lumber, a construction element that was not ubiquitous (consistently available) until after World War I, and platform style framing which became the standard in the early 20th century. As with Building G, the cut marks on the exposed lumber are indicative of a machine mill saw. This structure postdates the Underhill's occupation of the property, and the period of significance..

Building I: Residential Cottage - Soundview Playhouse. This structure, originally constructed as a barn, and was most recently used as the Soundview Playhouse. The windows in the structure appear to be original and date to the 1920s. The use of dimensional lumber, sheetrock and reused timber beams in the construction of the ceiling and attic space, further confirms an early 20th century construction date. Renovations took place in the mid portion of the twentieth century, based on the interior finishes (tongue and grove paneling and brick fireplace surround with fan vents). This structure postdates the Underhill's occupation of the property and the period of significance.

Building J: Residential Cottage. This structure appears to have functioned as a residential space, possibly dormitory style. The interior features a brick dividing wall and modern lumber styles. The fenestration of the building varies, suggesting changes to the doors and windows over time. The windows in the structure appear to date to the 1920/1930s. The roof features asphalt shingles. The interior features modern lumber and sheet rock and evidence of a forced air heating system. Structure postdates the Underhill's occupation of the property and the period of significance.

Revolutionary War Period

The Yorktown Preservation Commission has raised concerns regarding the Rochambeau's and the Continental Army encampments in Yorktown Heights, and whether any related components could be identified within the Underhill Property. A review of the materials in this historical records,

along with documents and historic archaeological site files from OPRHP and a notation written by Robert A. Selig, the known location for the encampment was located a mile to the north of the Underhill Estate at Hallock's Mill. The OPRHP's archaeological site files identify the location of Hallock's Mill as north of 2160 Saw Mill River Road, adjacent to an existing pond. In an email communication with Mr. Selig, dated June 22, 2022, he indicates that the research pertaining to the "700+ mile National Historic Trail through Yorktown Heights New York to the victorious siege in Yorktown Virginia in October of 1781" is ongoing and he does not have an estimated time of completion. In a printed publication Mr. Robert Selig states that the French military were ordered to dig a canal to reroute a stream through their camp. This statement is made beneath a photo of the Hallock's Mill Pond. Given the changes that Edward Underhill is reported to have made to the property, including draining wetlands and removing a large amount of surface rock and modifying soils to make the land usable for crops, any remains of the French encampment would have been lost through these processes.

An estimated 2000 American troops and 4000 French troops marched through New York to Yorktown VA in the summer and fall of 1781. A camp for an army of this size would have needed substantial water sources as well as other materials such as firewood and food. An encampment of any duration would have required the digging of latrines (away from the water source) and access to fresh water. During this campaign company grade officers and enlisted men slept in tents, whereas officers generally lodged in nearby taverns. Fire pits for cooking were also dug at the encampments. According to work published by Robert Selig, the Continental Army along with their French allies encamped at Crompond (Yorktown Heights) again in the fall of 1782. Archaeological deposits are stratified within the soil with older cultural deposits beneath more recent period deposits. Surficial features pertaining to land use are generally visible on the land surface. These features would have remained on the landscape well after the Army had left the area.

In the early 1800s Abraham Underhill began constructing his farmstead on the current parcel known as Underhill Farm. He is reported to have made substantial changes to the landscape. In addition, his mansion has a full basement, indicating the land surface was dug up and altered to accommodate the below grade foundation. Two below grade access tunnels exist at the back (northern side of the Mansion) and three buildings (Building E, G &H) are built into the existing grade. A retaining wall is located against the land surface on which Buildings I and J are located. The current construction and configuration of the built features in the Underhill Farm parcel, including graded and paved roadways and parking areas, as well as subsurface infrastructure and utilities indicates that had any deposits associated with the Revolutionary War, or Native American habitation sites, existed within the property, they have been lost due to the 19th and 20th century alterations to the property. The soil stratigraphy has been dramatically altered, as confirmed by the shovel tests completed in 2021, to the extent that there is no potential for the Underhill parcel to contain significant archaeological deposits. This information is presented in the HCS (HVCRC) Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview- Underhill Farm Project.

In April 27, 2021 Philip Perazio of OPRHP concurred with the recommendations made in this report.

The Underground Railroad

Despite its name, the Underground Railroad was neither underground nor was it a railroad. This was primarily a secret network through which Africans and African Americans could escape and

leave the United States, often to Canada. Westchester County is a well-known corridor for the Underground Railroad, with known sites such as the Williams Sands house in Peekskill, the Purdy House in North Salem, Tarrytown's AME Zion Church and Henry Ward Beecher's house in Peekskill, just to name a few. Fugitives along the route would travel up the Hudson River, through Westchester County to points north and then on to Canada.

To identify and confirm that a location was a "safe house" along the route, primary documentation is needed. A record documenting either through personal knowledge, or a first-hand account of the activities would be needed to confirm that a property was utilized as part of the Underground Railroad. Evidence of the Underground Railroad does not appear in the archaeological record (materials left behind), nor is there any evidence of material culture, (outside of personal journals, ledgers or Bibles that would document such activities) that can conclusively identify whether a site was part of this secret network. There is no specific artifact type that can be associated with the Underground Railroad activities. As the activities associated with the Underground Railroad were not legal, they were not well documented nor widely publicized.

Throughout Westchester County in the mid-19th century, residents belonging to the Society of Friends (Quaker Church) were the leading group of Abolitionists and primary participants in helping Africans and African Americans escape to Canada and other regions (Midwestern United States). Edward Underhill and members of his extended family were members of the Society of Friends. Given Edward's attention to improving the local community, including starting a school, it is possible that he or members of his family were involved in the Abolitionist movement or outwardly supported the abolitionist movement. Primary accounts are needed to make a definitive statement on the matter. The presence of numerous barns and "back of the house" access points on the property that would have provided hiding spaces and escape routes is insufficient evidence to state that Edward Underhill, or his property were part of the Underground Railroad.

Proposed Mitigation

Unicorn Contracting is proposing to retain and rehabilitate the historic Mansion for adaptive reuse. The Secretary of the Interior Standards for Rehabilitation define rehabilitation or adaptive reuse as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values". It is important to determine which buildings and structures are the most significant. The highest quality and most distinctive buildings should be considered for rehabilitation and preservation, rather than those necessitated by time, nature and redevelopment practices. Historic preservation is about not only the structure, but also its function and its history. Buildings that are to be rehabilitated or restored, need to be functional, and economically viable while at the same time reflecting the criteria that make them significant and their historic intention. This rehabilitation is expected to cost close to 1 million dollars, and will revitalize this vacant and unused resource. The current plan for this building is to create office and conference room spaces, and rejuvenate the outdated and older portions of the building. The current plans include retaining the historic elements of the building to preserve the overall historic integrity of the structure.

In addition to the Underhill Mansion, the landscape around the mansion, including the routes of the existing driveways, lawn spaces and the ponds will be retained. The pond will be refurbished, and a walking path is proposed around the perimeter to create a park like setting. The project sponsor is proposing to have this part of the property publicly accessible, so that the community can utilize the park space. As part of the proposed plan, the condominium building will be

constructed where Buildings G-J are currently located. Buildings C and E will be removed, and their locations graded and leveled for uses as lawn. An apartment building is proposed to the north of the former Underhill Mansion (Building A). Parking areas are proposed to the north of the apartment building which will be utilized by the community members who will visit the proposed Senior Center.

Unicorn Contracting has explored the other available properties in the Town of Yorktown, however, due to the Yorktown Heights Design Overlay District, this property is uniquely suited to provide both residential and commercial opportunities, as well as retain a significant historic resource.

The cost of rehabilitating and restoring the former barns and outbuildings is prohibitive for the proposed undertaking and associated offsite improvements. Rehabilitation construction costs will nearly double the construction costs of the project and will not allow for the unit density needed for this type of investment project. The layout of the barns and out-buildings is not conducive to adaptive reuse. The financial viability of the development, as well was the off-site improvements are in jeopardy if the project cannot go forward as planned. With the current plan, including the off-site and community improvements, Unicorn Contracting has created a financially viable project that will be reliant on private investors and funds. In addition to the financial loss, the reduction in the number of housing units will impact the goals of the Town of Yorktown and its residents to have available housing and commercial drivers of economic growth.

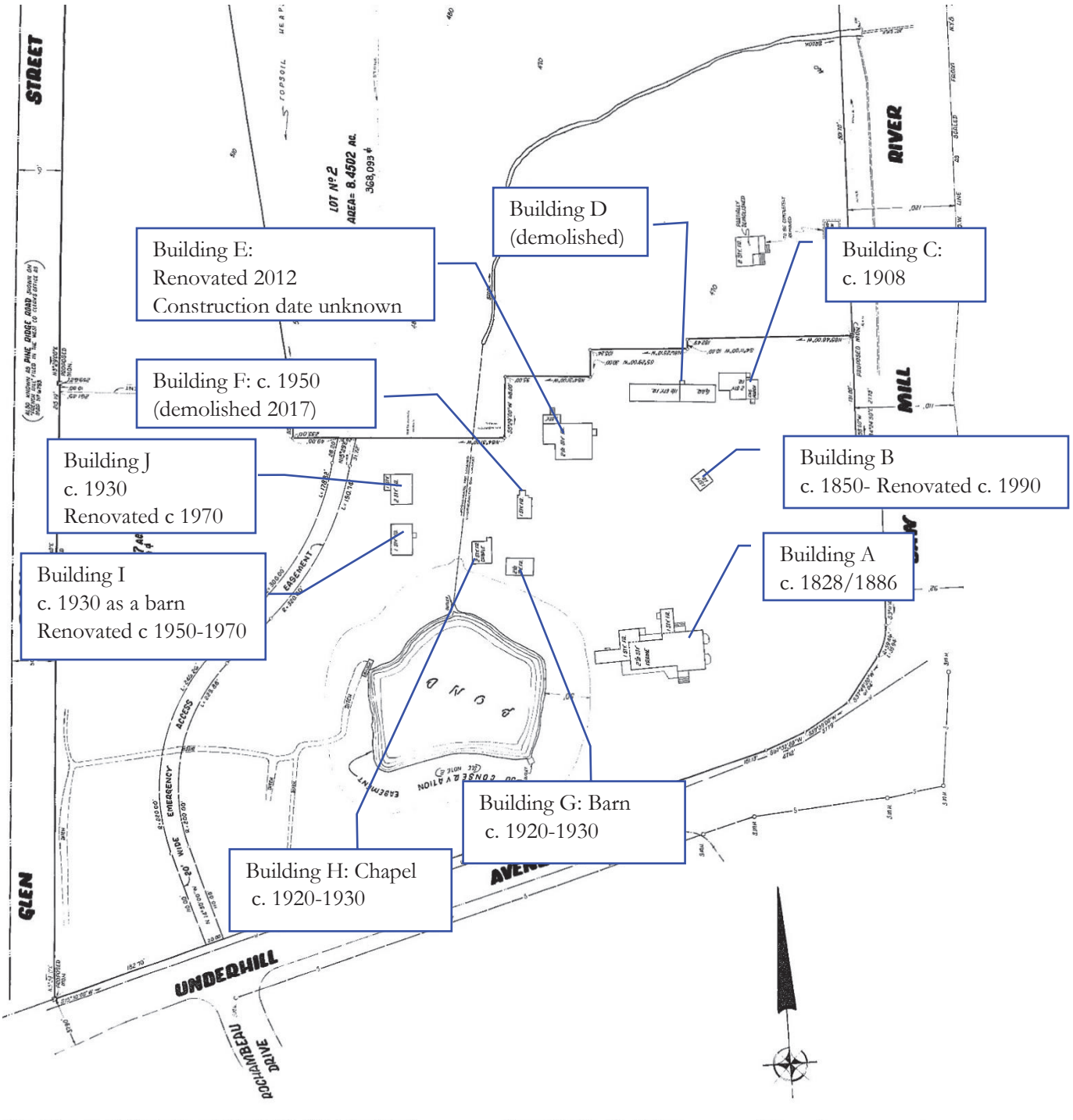


Figure 1: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'

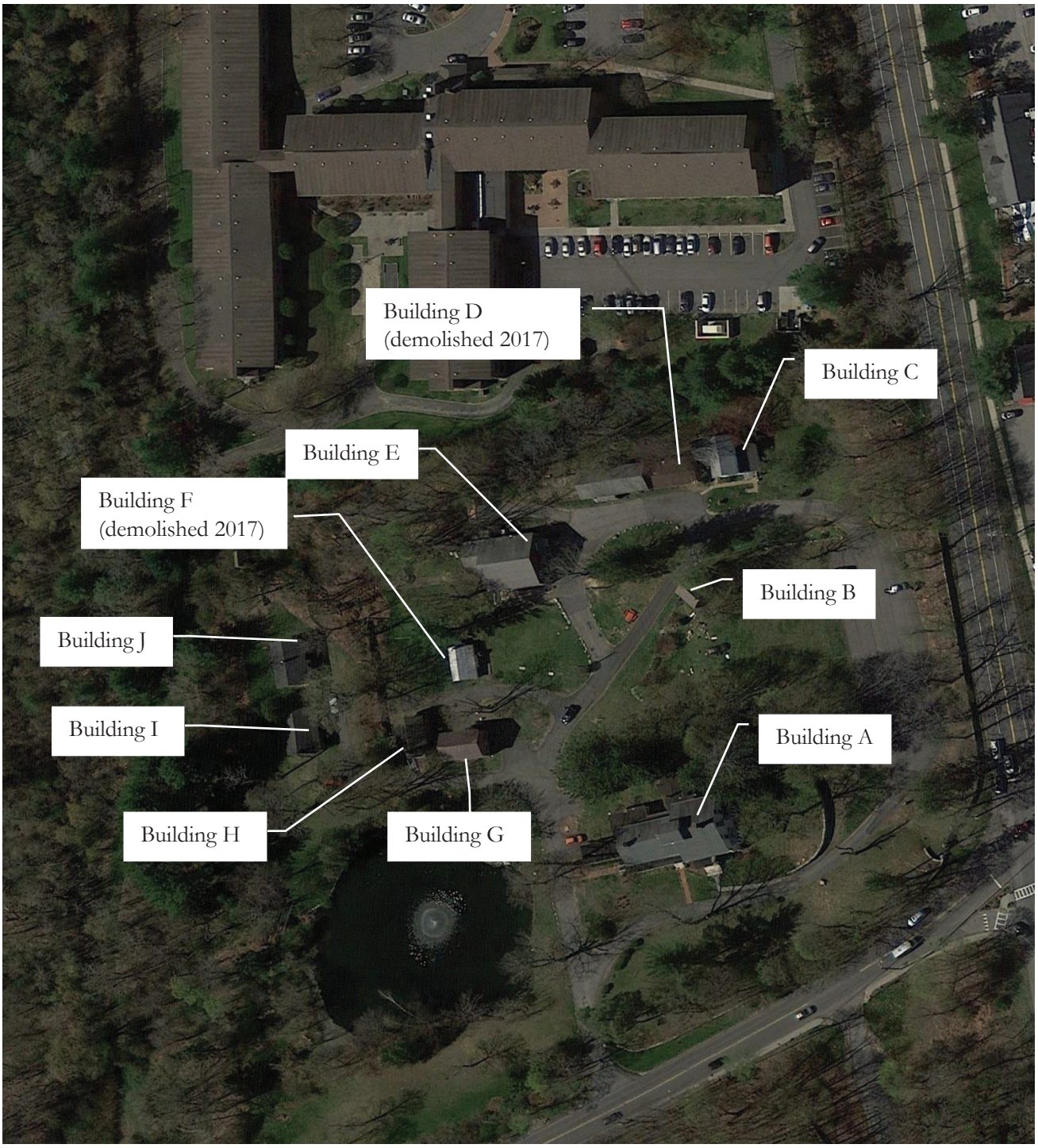


Figure 2: 2016 Aerial image showing the buildings within the Soundview-Underhill Farms property.

6.0 Fiscal & Socio-Economic Analysis

6.1 Introduction

The development project is known as “Underhill Farms”. The 13-8-acre site is located on Underhill Avenue, in the Town of Yorktown, Westchester County, New York. The development site is located between Glenrock Street and NYS Route 118 and is the site of the previous Soundview Prep School.

The Project Sponsor proposes to construct a mixed-use development consisting of 80 Condominium units, including 48 townhouses and a 32-unit condominium building; 68 apartments and 17,580 square feet of retail and office space including 11,000 square foot of new retail space in addition to the reuse of the Underhill Farmhouse building. The development will preserve the existing historic Farmhouse structure incorporating it into the development.

6.2 Project Description

As illustrated on the submitted site plans, the Underhill Farms site plan includes four 6-unit uphill townhouse structures, four 4-unit downhill townhouse structures, two 2-unit downhill townhouse structures, one 4-unit uphill townhouse structure, plus a 32-unit condominium building and a 68-unit apartment building for a total of 148 units in 13 buildings. Of these totals, the development provides half of the units as senior housing, restricted to those age 55 and over. Land use in the Town of Yorktown is composed largely of suburban single-family residential housing. The goal of the Overlay district, as outlined in the recent Comprehensive Plan (see Section 1.0, Land Use) is to concentrate economic development and diversity of housing choices in the Town’s Hamlet Centers, thereby supporting the existing pattern of rural residential development in the other areas throughout the Town. As already stated, the development includes preservation of the existing historic building, incorporating it into the project design.

6.3 Population

Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR) were used to project the future population of the proposed Underhill Farms community. Population projections are based upon the geographic region, type of unit, number of bedrooms, and the anticipated rental value. Although there are other published demographic multipliers, the CUPR multipliers are more specific because they are calculated based upon the specifics of geographic location, bedroom count and unit type. The researchers, Burchell and Listoken are considered the experts in demographic projections and the CUPR multipliers are considered the standard in this field of study. As shown in Table 1, based upon the nature of this development, the multipliers used to project the population are as follows; four-bedroom units house 3.89 persons, three-bedroom units house 2.83 persons per unit, two-bedroom units are 2.31 persons per unit and a one-bedroom unit is 1.67 persons per unit. All Senior units were projected to house 1.88 persons. By comparison, 2020 U.S. Census American Community Survey (ACS) data indicate that the average family size for all housing types in the Town of Yorktown is 3.15 persons.

A report was prepared by Dr. Paul Seversky for the Yorktown Central School District, entitled Enrollment Projection/Demographic Study, May 2018, to assist the District in projecting future student enrollment. The study relies heavily on an assessment of live births to predict future Kindergarten enrollments and then assesses the survivability of the cohorts by grade level to determine overall enrollments.

The study uses data presented in the 2016 American Community Survey, published by the US Census which indicates a number of relevant facts that influence this projection. The Average Owner-Occupied population per household was 3.10 in 2016. It has now declined to 2.74. This figure is based on data from all housing types. The median age was 43.9 and is now 46.4 indicating a population who is growing out of prime childbearing years. The percentage of the population that would attend school has dropped from 25.8 percent to 22.1 percent. Single-family houses represent more than 74 percent of the housing units in the Town and 65.6 percent of all occupied housing units have 3 to 4 bedrooms. The study uses a factor of 0.53 students per new household but does not differentiate by unit type. Since the Burchell and Listokin multipliers are based upon both geographic region and type of unit, they represent a more informed projection of students from new housing starts.

As shown in Table 6-1, Based upon the CUPR residential multipliers, approximately 321 persons, including 23 school age children are projected to reside at Underhill Farms. If the 0.53 school age children multiplier was used, an addition 4 school age children would be projected.

Table 6-1
Population Projections

Unit Size	Number of Units	Population Multiplier	Population	School Age Children Multiplier	School Age Population
HOME OWNERS ASSOCIATION					
Uphill Townhouse Units					
3-BR	23	2.83	65	0.39	9
4-BR	5	3.89	19.	1.19	6
Downhill Senior Townhouse Units					
3-BR	20	1.88	38	0.00	0
Senior Condominiums					
1-BR	2	1.88	4	0.00	0
2-BR	30	1.88	56	0.00	0
TOTAL	**80**		**182**		**15**
COMMERCIAL / APARTMENTS					
Apartments					
1-BR	16	1.67	27	0.08	1
2-BR	32	2.31	74	0.23	7
Senior Apartments					
1-BR	10	1.88	19	0.00	0
2-BR	10	1.88	19	0.00	0
TOTAL	**68**		**138**		**8**
GRAND TOTAL	**148**		**321**		**23**

Source: Rutgers University Center for Urban Policy Research, June 2006. Table prepared by TMA, 2022.

6.4 Current and Projected Assessed Value

The Underhill Farms development site is contained on the Town of Yorktown tax parcel Section 48.06 Block 1 lot 30.

The current assessed value of the total project site is $32,850. As the Soundview Preparatory School, the site had a religious use exemption and was not paying any taxes. The Taxes were paid by Underhill Farms for the 2021 tax year. According to a review of the current 2022 tax bills for the subject parcel, the total annual property taxes generated by the project site and paid to the Town of Yorktown were $7,169. The municipal taxes paid to Westchester County were $4,501. Thus, the total municipal taxes paid were $11,670 while the annual property taxes paid to the Yorktown Central School District were $32,888.

Based upon the income value of the residential units plus the income value of the proposed commercial development the market value of Underhill Farms is projected to be approximately $41,614,219. Using the current 2022 equalization rate of 2.12 percent, the total Assessed Value of the project used for this analysis is $882,221.

6.5 Current and Projected Revenues

Table 6-2 compares the revenues generated currently by the property to the revenues to be generated after the Underhill Farms development is complete. Revenues are based on 2022 municipal tax rates and the 2021-2022 tax rate for the Yorktown Central School District.

According to the Town of Yorktown annual budget, the Town's tax rate includes governmental services, Highway and street maintenance, Justice Court, public safety, refuse & recycling collection, and parks & recreation.

As presented in Table 6-2, at today 's tax rates, annual revenues to the Town of Yorktown from the Underhill Farms would be approximately $192,527. The project-generated annual revenues to Westchester County would be approximately $120,882 annually.

Table 6-2
Current & Projected Taxes Generated by Underhill Farms Development

Taxing Authority	Current Taxes ($)	Underhill Farms Projected Taxes Total ($)	Net Increase Between Current & Projected Taxes ($)
Total Westchester County	**$4,501**	**$120,882**	**$116,381**
Total Town of Yorktown	**$7,169**	**$192,527**	**$185,358**
Total Municipal	**$11,670**	**$313,409**	**$301,739**
Yorktown Central School District	**$32,888**	**$883,236**	**$850,348**
TOTAL	**$56,228**	**$1,510,054**	**$1,453,826**

Notes:
Municipal taxes are based upon Town of Yorktown 2021 Tax Rates.
Yorktown Central School Taxes are for the 2021-2022 Budget.

As stated earlier, annual revenues to the Yorktown Central School District would be approximately $883,236. The net *increase* between the current tax revenues generated by the site and paid to the School District and the total future project-generated revenues to the school district are projected to be approximately $850,348 annually.

Table 6-2 also indicates the combined net increase in revenues to each jurisdiction, which in total is projected to be more than $1.4 million annually once the development is fully built out.

6.6 Tax Abatement

Section 485b of the NYS Real Estate Law outlines an as-of-right tax abatement schedule for commercial properties over a period of ten years.

The future assessed value of the commercial development, including the re-use of the Captain Underhill House, the supporting ancillary commercial development, and the rental apartments totals $333,146. Tax abatement is limited to the **increase** in assessed valuation, compared to the existing assessed value and does not apply to taxes related to fire prevention.

The current assessed value of the site is $32,850. The future assessed value of the commercial development is projected to be $333,146, thus the increase in assessed value is projected to be $300,296. At today's tax rates, the cumulative tax rate is $1,356.40. Once the Fire District taxes are excluded, a reduction of $18.27, the resulting tax rate eligible for abatement is $1,338.13. Taxes have been increased by two percent annually to account for an anticipated annual increase in the tax rates. The Section 485b tax abatement schedule permits a reduction of 50% of the taxes in Year 1, with a 5% reduction each year, so year 2 the abatement would be 45%, Year 3 would be 40% etc. Table 6-3 below indicates the anticipated tax abatement over ten years would be $1,174,077, leaving a total of $3,225,409 in taxes to be paid.

Table 6-3 Underhill Farms - 10-year Tax Abatement - Commercial Taxes				
Year	Commercial Tax @2% Growth	Deferred Tax per S 485b		
		Total Commercial Tax		
0	$401,835			
1	$401,835	$200,918		
2	$409,872	$184,442		
3	$418,069	$167,228		
4	$426,431	$149,251		
5	$434,959	$130,488		
6	$443,658	$110,915		
7	$452,531	$90,506		
8	$461,582	$69,237		
9	$470,814	$47,081		
10	$480,230	$24,012		
Total	$4,399,981	$1,174,077	$1,174,077	Deferred Taxes
			$3,225,904	Taxes to be paid

6.7 Municipal Costs Associated with the Proposed Project

An approximate estimate of costs to the Town of Yorktown associated with the Underhill Farms development may be determined by obtaining a reasonable composite of current costs on a per capita basis and multiplying this amount by the anticipated population of the proposed project.

Through a review of the Town's operating budget, the amount of expenditures can be derived and, by dividing the population into the amount of expenditures, an estimate of per capita costs can be determined. To determine the costs derived from residential uses a determination of the percentage of the Town's assessment roll attributed to residential development is calculated. To calculate the portion of the per capita cost which is paid for by property tax revenues (as opposed to other forms of income to the Town), the per capita cost is multiplied by the proportion that property tax revenue comprises of the overall income stream.

This generalized methodology overstates the overall costs. The incremental costs which would be applicable specifically to this project are anticipated to be substantially lower. Certain fixed costs would not actually be affected by an increase in population. For example, the Supervisor's salary or the cost of running Town Hall are expenses that are paid by the Town's Budget, but would not be expected to increase based on an increase in population. It is also noted that commercial and other land uses in the Town place demand on the various governmental services which contributes to the costs being overstated. The majority of services provided by the Town would not be directly affected by an increase in population. A review of the Town's operating budget indicates that no more than 50% of expenses are related directly to population increase.

In this instance, the adopted 2022 municipal budget for the Town of Yorktown General Fund, Highway expenses and A Line items, amounts to $40,161,490. The total amount to be raised by taxes is $21,863,461. The tax levy represents approximately 54 percent of the municipal budget.

According to the U.S. Census American Community Survey (ACS) data, the 2019 estimated population for the Town is 36,538 persons. Dividing the amount to be raised by taxes by the population, times the percentage of residential expenses, factored by that portion of the budget directly affected by population increase, results in an estimated impact to the Town budget of up to $200 per capita.

As described earlier, the proposed project would add approximately 321 persons to the population of the Town. Based on a per capita expenditure of $200, the additional costs to the Town of Yorktown are projected to be up to approximately $64,200. As presented in Table 6-2, the revenues to the Town from the proposed Underhill Farms Development would amount to an estimated $192,527, thus, the project would result in increased Town revenue of $128,327 annually ***after*** covering costs.

6.8 Schools

Existing Conditions

The project site is served by the Yorktown Central School District. The District includes five schools, two grade school, (grades K,1,2,3,), one intermediate school (grades 4 & 5) one middle school (grades 6, 7 and 8), and one high school (grades 9 thru 12). The Yorktown Central School District geographically includes the southern two thirds of the Town of Yorktown and portions of the Towns of Cortlandt and New Castle.

According to information provided by the School District[1], enrollments have been steadily decreasing for more than the past 5 years. As of October 2020, 3,381 students were enrolled in the District. Table 6-4 below summarizes the 2020/2021 grade distributions and enrollments of the various schools within the District:

Table 6-4 also shows the functional capacity of each school and the percent utilization during the 2020/2021 school year (the most recent year data is available). There is available capacity in each of the schools ranging from approximately 10 percent to almost 40 percent in the MESMS Middle School. The 23 to 27 students over all grades should be able to be easily accommodated.

[1]NYS Department of Education BEDS Enrollment Data for Yorktown Central School District 20/21.

Table 6-4 Yorktown Central School District (2020-2021 School Year)				
School	**Grades Served**	**School Capacity[2]**	**2021 Enrollment**	**Percent Utilization**
Brookside Elementary School	K-3	517	339	65.6%
Mohansic Elementary School	K-3	592	490	82.7%
Crompond Intermediate School	4-5	589	528	89.6%
Mildred E. Strange Middle School	6-8	1,315	801	60.9%
Yorktown High School	9-12	1,379	1,082	78.5%
TOTAL		**4,392**	**3,381**	**76.9%**
NYSED Yorktown Central School District 2022.				

The Enrollment Projection Study, May 2018, referenced earlier, made certain projections of what enrollments would be as of 2020, both with and without known pending housing developments when the study was conducted. Hind-sight is always 20/20 and no one could have predicted the pandemic or other factors that have influenced where we are today. However, Table 6-5 below demonstrates how the projections which appeared well reasoned and researched, did not turn out to be accurate. Actual current enrollments are substantially lower than what was projected.

Table 6-5 Yorktown Central School District (2020-2021 School Year)					
School	**Grades Served**	**School Capacity[3]**	**2021 Enrollment**	**Low Projection**	**High Projection with New Housing**
Brookside Elementary School Mohansic Elementary School	K-3	1,109	829	832-1,200	842-1,210
Crompond Intermediate School	4-5	589	528	535-601	545-611
Mildred E. Strange Middle School	6-8	1,315	801	850-976	870-996
Yorktown High School	9-12	1,379	1,082	1,142-1,216	1,180-1,252
TOTAL		**4,392**	**3,381**	**Up to 3,993**	**Up to 4,069**
NYSED Yorktown Central School District 2022.					

School District Costs Associated with the Proposed Project

As shown in Table 6-1, based upon demographic multipliers published by Rutgers University Center for Urban Policy Research, approximately 23 students are projected to reside in the Underhill Farms residential development. The addition of 23 students to a population of more than 3,381 students represents an increase of approximately 0.7 percent. Over the past five years the overall district enrollment has decreased by approximately 10 percent. Table 6-4 demonstrates the district has available capacity in each school to accommodate this modest increase. Thus, the Yorktown CSD is presumed to have availability in its existing infrastructure to accommodate this increase in student population.

The district budget for 2021-2022 school year for the Yorktown Central School District totals $101,906,000. The portion of the budget to be raised through taxation is $80,866,263 - approximately 80 percent of the budget is met through the property tax levy.

[2] Enrollment Projection/Demographic Study, May 2018,
[3] Enrollment Projection/Demographic Study, May 2018,

The anticipated increase in student population ***will not*** have a significant impact on administrative or capital needs of the district. As discussed above, a review of enrollment statistics demonstrates the district's existing facilities are expected to have capacity to handle the anticipated increase in students. Any costs to the School District would be related specifically to programming costs which include instruction and transportation and which are referred to as marginal costs. District wide, these costs total $80,409,377[4]. The portion of the programming costs to be raised by the tax levy are estimated to total $63,842,663.

An increase in residential development will result in an increase in assessed valuation of the School District, which translates into additional school tax revenues. Since the infrastructure and staff resources are already in place, the costs for new students associated with new residential development would be minimal. It should also be noted that the ratio of students associated with multifamily housing is low compared to traditional single-family housing.

The per-student marginal costs to be raised by the tax levy are calculated to be up to $18,872. Thus, the cost to educate 23 additional students would be up to $434,056. This full cost is likely overstated given the low percentage of new students compared to the existing student population in combination with the existing district infrastructure.

At today's tax rates, the proposed Underhill Farms would generate a total of $883,236 in annual property revenues to the school district. Thus, the overall impact on the district's budget is expected to be positive even after covering the cost of educating the students who reside at Underhill Farms. The proposed residential development will generate $449,180 annually ***after*** covering the cost to educate the increase in students. These are dollars that directly influence the tax rate charged to the residents of the Yorktown School District.

Construction is projected to take a minimum of 24 months which would be spread over at least two school years. The increased student population is also expected to be distributed throughout the grade levels. The multi-year phasing and distribution of students will allow for an additional 23 students to be integrated to the local schools with minimal impact.

6.9 Fiscal Summary

Table 6-6 presents a summary of the conservatively anticipated revenues compared to an estimate of costs of the proposed Underhill Farms development project. The combined revenues, after considering the generalized costs to the Town and the School District is projected to be an annual net benefit of $596,042 to all taxing jurisdictions. These funds support the population who live in the community.

[4] Yorktown Central School District Adopted Budget 2021/2022.

Table 6-6 Revenue & Cost Summary: Underhill Farms			
Jurisdiction	**Projected Taxes ($)**	**Projected Costs ($)**	**Net Tax Revenue**
Town of Yorktown	$192,527	($64,200)	$128,327
Yorktown Central Schools	$883,236	($434,056)	$449,180
Total	**$1,075,763**	**($498,256)**	**$577,507**
Source: Tim Miller Associates, Inc., 2022			

6.10 Fiscal Benefits

The project will induce construction employment in the short term. In the long-term, the new retail establishments are projected to create approximately 50 new jobs. In addition, the new resident population would introduce consumer demand for retail and service establishments located within the Town of Yorktown, as well as the larger commercial area within the region.

Short Term Employment Opportunities

The construction value of the proposed project is estimated to be approximately $42 million. Construction of the project would require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. Based on labor hour estimates published by the Urban Land Institute, and accounting for secondary employment resulting from the construction, this project would generate 250 full time equivalent jobs in the various construction trades associated with this project.

It is anticipated that a number of construction workers would come from Westchester County and nearby counties in the region. These workers are expected to have a positive impact on existing local businesses that provide such services as food, convenience shopping, gasoline, etc.

Traffic Improvements

As an existing condition, there are delays at the Underhill Avenue / Route 118 intersection, particularly during the evening rush hour. The Applicant has provided a complete Traffic Analysis of this situation. The proposed intersection improvements of Route 118 and Underhill Avenue will be a shared effort between the Applicant and the Town. The Applicant has offered to contribute $450,000 toward “Phase 1” improvements of the intersection, with the remaining funding to be provided by the Town. The Town funding could come through an additional tax abatement for this property or through other funding measures available to the Town. There are funds available to the Town specifically for infrastructure improvements. The Town may find it prudent to use some of the available infrastructure funding toward this intersection improvement, and thus eliminate the need for a supplemental tax abatement for this property.

Local Economy Spending

Future residents would utilize retail, personal service, and other commercial uses located in the project vicinity. Businesses within the project vicinity, especially those located within the Town, would benefit from new resident expenditures. Approximately 30 percent of household income is typically spent on retail goods and services.

An annual household income ranging from $75,000 to $95,000 would be required to afford renting the proposed apartments. An annual household income ranging from $150,000 to $199,000, would be required to afford the proposed Townhouses/Condominium residential housing. Using a conservative average household income of $100,000, it is estimated that 148 households would spend approximately $4.5 million annually. A substantial portion of these expenditures would be made at supermarkets, local convenience stores, apparel stores, restaurants and service businesses such as gas stations and hair salons in the area.

Section 7.0. Traffic

Project Description and Location

This report has been prepared to evaluate the potential traffic impacts associated with the proposed Underhill Farm Development, which is planned to be developed on the property of the former Soundview Prep. The site is situated on Underhill Avenue between Glenrock Street and NYS Route 118 in the Town of Yorktown, Westchester County, New York *(Figure No. 1)*. The site is proposed to consist of a variety of multifamily housing units including rentals and condominiums totaling 148 dwelling units along with associated parking and a clubhouse and pool. The existing mansion building is planned to be redeveloped/refurbished to contain a restaurant on the first floor and office spaces on the 2nd and 3rd floors. An ancillary retail/office space of 11,000 square feet is also planned and will be on the ground floor of the apartment building. The project will be developed in phases with Phase 1 consisting of 68 apartments, as well as the renovation and refurbishment of the existing mansion.

As part of the development, the site improvements will include the roadway and pedestrian connection to Beaver Ridge as well as the enhancements and pedestrian improvements around the existing pond and other offsite traffic and pedestrian improvements. Parking will also be provided for the new senior center, which is proposed at Beaver Ridge in the vicinity of the cross-access connection.

The Phase 2 development will include the 80 dwelling units of condominiums/townhouses. As shown on Figure No. 1, access to the development is proposed via one existing and one proposed access drive on Underhill Avenue as well as the connection to the existing Beaver Ridge development, which will be provided for cross traffic movements, pedestrians, and emergency vehicle access.

A Design Year of 2025 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with the completed and occupied development. It should also be noted that the development of this site was also considered as part of the SEQRA review of the Yorktown Heights Overlay District, which was recently approved by the Town of Yorktown Town Board. Also, as discussed below, an additional evaluation which considers traffic from other significant potential developments in the area was undertaken to identify potential longer-term traffic improvements.

Scope of Study

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project. All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Colliers Engineering & Design CT, P.C (formerly Maser Consulting). These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT) which was used to adjust them for the effects of the Covid-19 Pandemic on traffic. Additional traffic/pedestrian counts were also collected in November 2021.

Together these data were utilized to establish the Year 2021 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site. The Year 2021 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic

growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the Year 2025 No-Build Traffic Volumes. Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see *2025 Build Conditions Traffic Volumes* below for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the Year 2025 No-Build Traffic Volumes resulting in the Year 2025 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

Existing Roadway and Traffic Descriptions

Description of Existing Roadways

As shown on Figure No. 1, the proposed residential development will be accessed via one existing and one new access connection to Underhill Avenue and a cross connection the existing Beaver Ridge development. The following is a brief description of the roadways located within the study area. In addition, the *Results of Analysis* section below provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix “D” contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Underhill Avenue
Underhill Avenue is a two-lane roadway former County road, which is under Town jurisdiction. This roadway originates at a “T” intersection with NYS Route 129 and continues in a northeasterly direction intersecting with the Taconic State Parkway at a modified diamond interchange. The roadway continues in a northeasterly direction intersecting with NYS Route 118 at a full movement signalized intersection. The roadway also intersects with Glenrock Street and French Hill Road west of the site. The speed limit on this roadway is posted at 40 MPH. There are existing sidewalks present on the south side of Underhill Avenue extending from the Rochambeau Drive Multi-Family Residential Complex past the Cardinal Court intersection and connecting to the intersection with NYS Route 118. The sidewalks also continue on the west side of NYS Route 118 past Town Hall. There are also sidewalks on the north side of the roadway between NYS Route 118 and extending to the Courtyard at Underhill Complex and there is a bus stop located in the vicinity of the Coldwell Banker driveway.

2. Glenrock Street
Glenrock Street is a narrow two-lane Town roadway that generally traverses in a north/south direction between an un-signalized stop sign controlled intersection with Underhill Avenue and extends north and connects with Giordano Drive at a “stop” controlled intersection. The roadway generally serves single-family residential land uses. No access connection to the site is proposed to this roadway. The roadway has no sidewalks and has an unposted speed limit.

3. Rochambeau Drive
Rochambeau Drive is a Town roadway which originates at a stop-sign controlled “T” intersection with Underhill Avenue. The roadway extends in a southerly direction providing access to existing

multi-family developments. The roadway has an asphalt sidewalk on the west side of the roadway between Underhill Avenue and Woods View Court. Under existing conditions, sight distance exiting Rochambeau Drive is somewhat limited looking to the west and as recommended in *Summary of Recommended Improvements*, below, some clearing of vegetation and grading should be completed to improve the sight distance at this intersection.

4. NYS Route 118 (Saw Mill River Road)
NYS Route 118 (Saw Mill River Road) is a State highway which runs in a generally north/south direction. The roadway originates at signalized controlled "T" intersection with NYS Route 129. The roadway traverses in a northerly direction generally consistent of one-lane per direction plus paved shoulders and it intersects with both Underhill Avenue and Kear Street/Allan Avenue at signalized intersections. The speed limit is posted at 55 MPH in the southern portion of this roadway, which is reduced to 40 MPH approaching Underhill Avenue. The roadway continues north intersecting with NYS Route 35/US Route 202 and continues as a combined route into the Town of Somers. In the vicinity of the site, sidewalks are present on the east side of the roadway between Underhill Avenue and the Route 35/202 intersection.

5. Allan Avenue
Allan Avenue, in the vicinity of the site, is a two-lane Town roadway which has a signalized intersection with NYS Route 118 opposite Kear Street. The roadway serves residential land uses in this area and it terminates at a stop-sign controlled intersection with Baldwin Road. There are limited sidewalks in the vicinity of NYS Route 118 and the Beaver Ridge complex. The roadway has a posted speed limit of 30 MPH. It also has a weight limit of 25 tons.

6. Kear Street
Kear Street is a two-lane Town roadway which originates at a signalized intersection with NYS Route 118 opposite Allan Avenue. Sidewalks and crosswalks are provided on three of the four legs of the intersection. The roadway continues southeasterly intersecting with the access to the Brookside Office Park and also the Caremont building and intersects with Underhill Avenue and Commerce Street at a signalized full movement intersection.

2021 Existing Traffic Volumes

Manual traffic and pedestrian counts were collected by representatives of Colliers Engineering & Design on December 3, 2020 and supplemented on January 6, 2021 and November16, 2021 (NYS Route 118 and Underhill Avenue Only) during the AM and PM Peak Hours to determine the existing traffic and pedestrian volume conditions at the study area intersections *(Figures No. 2 and 3)*. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of transportation (NYSDOT) for the NYS Route 118 Corridor. Copies of the various data are contained in Appendix H. Based on this information, the traffic counts were adjusted to account for the effects of the Covid-19 Pandemic and the resulting adjusted Year 2021 Existing Traffic Volumes were established for the Weekday Peak AM and Weekday Peak PM Hours at the following study area intersections.

- Rochambeau Drive and Underhill Avenue
- Glenrock Street and Underhill Avenue
- Underhill Avenue and NYS Route 118 (Saw Mill River Road)
- Allan Avenue/Kear Street and NYS Route 118

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 7:30 AM – 8:30 AM
- Weekday Peak PM Hour 5:00 PM – 6:00 PM

The resulting Year 2021 Existing Traffic Volumes are shown on Figures No. 2 and 3 for the Weekday Peak AM Hour and Weekday Peak PM Hour, respectively.

Accident Data

Accident data for the area roadways was obtained from the NYSDOT for the latest three-year Period *(Table A and Appendix E)*. Table A summarizes the data by type, severity, and other factors. A copy of the Table A is contained in Appendix "E".

Evaluation of Future Traffic Conditions

2025 No-Build Traffic Volumes

The Year 2021 Existing Traffic Volumes were increased by a growth factor of 1% per year to account for general background growth resulting in the Year 2025 Projected Traffic Volumes which are shown on Figures No. 4 and 5 for each of the Peak Hours. In addition, traffic from other specific potential developments in the area including the Pied Piper Expansion, the balance of the Caremont development, the Weyant Residential Development, and K-Mart Shopping Center Redevelopment were accounted for. The resulting traffic volumes associated with these other developments are shown on Figures No. 6 and 7 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the Year 2025 No-Build Traffic Volumes which are shown on Figures No. 8 and 9 for the Weekday Peak AM and Weekday Peak PM Hours, respectively. See also *Consideration of Other Potential Area Developments* for an additional analysis that considers the traffic from other potential developments in the area including the Roma Redevelopment, the redevelopment of the vacant former K-Mart and Food Emporium buildings, as well as the Commerce Street Hotel.

Site Generated Traffic Volumes

Estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 11th Edition, 2021, based on Land Use Category – 220 Multi-Family Residential Development (Table No. 1-FB). Note that the Phase 2 development may include approximately 30 dwelling units allocated for active seniors; however, no reduction in the peak hour trip generation was included in the analysis. Table No. 1-FB summarizes the trip generation rates and corresponding site generated traffic volumes for the future build out conditions for the site for the Weekday Peak AM and Weekday Peak PM Hours.

Arrival/Departure Distribution

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were

identified. The anticipated arrival and departure distributions are shown on Figures No. 10 and 11, respectively.

2025 Build Conditions Traffic Volumes

The site generated traffic volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 12 and 13 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2025 No-Build Traffic Volumes to obtain the Year 2025 Build Traffic Volumes. The resulting Year 2025 Build Traffic Volumes are shown on Figures No. 14 and 15 for the Weekday Peak AM and Weekday Peak PM Hours, respectively.

Description of Analysis Procedures

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

1. Signalized Intersection Capacity Analysis
The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the Highway Capacity Manual, 6th Edition, dated 2016, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service “A” represents the best condition and a Level of Service “F” represents the worst condition. A Level of Service “C” is generally used as a design standard while a Level of Service “D” is acceptable during peak periods. A Level of Service “E” represents an operation near capacity. In order to identify an intersection’s Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

2. Un-signalized Intersection Capacity Analysis
The un-signalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the Highway Capacity Manual, 6th Edition, dated 2016. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection. Additional information concerning signalized and un-signalized Levels of Service can be found in Appendix “C” of this report.

Results of Analysis

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Table No. 2 summarizes the results of the capacity analysis for the 2021 Existing, 2025 No-Build and 2025 Build Conditions. Appendix “D” contains copies of the capacity analysis which also

indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied. Also, note that in Appendix B Table 2 (Packets 1 and 2) show a comparison of No-Build and Build conditions with various levels of improvements and other background potential development traffic.

1. Underhill Avenue and NYS Route 118 (Saw Mill River Road (Signal W-213)
NYS Route 118 and Underhill Avenue intersects at a signalized four-way intersection. The approaches generally consist of one lane. On the eastbound approach of Underhill Avenue there is a channelized right turn movement at the intersection and on the NYS Route 118 southbound approach there is a wide paved shoulder, which is currently used by right turning vehicles. The intersection is controlled by an actuated traffic signal with an advance left turn phase for the eastbound Underhill Avenue approach. Note that a push button controlled pedestrian crosswalk across the south leg of NYS Route 118 is provided at this location.

The capacity analysis for this intersection indicates that under current conditions, an overall intersection Level of Service “D” or better is experienced at this location. However, during the PM peak hour, eastbound traffic on Underhill Avenue currently experiences some long delays and queues during this period due to heavy commuter volumes. The intersection was reanalyzed for future No-Build and Build conditions. A review of the analysis indicates that the Levels of Service will be reduced under the future No-Build condition.

As part of the proposed development, certain traffic signal upgrades including the implementation of some traffic signal timing adjustments, provision of a signal communication modem, and improved vehicle detection (camera) at NYS Route 118 and Underhill Avenue will be completed to improve the efficiency of the operation and to offset any increased traffic from the development. It should be noted that the project generated traffic through this intersection during the PM Peak Hour equates to approximately three to four percent (3 - 4%) of the volume at this intersection.

As discussed in more detail in *Consideration of Other Potential Area Developments*, to help accommodate traffic on a long-term basis resulting from the traffic from other potential developments, the Applicant will contribute funding to the Town for additional future traffic improvements at this location. This could be used towards improvement plans to construct turning lanes and other related improvements, including signal replacement/upgrades and pedestrian accommodations, to accommodate the other potential traffic increases in the area.

2. Allan Avenue/Kear Street (Signal W-384) and NYS Route 118
Allan Avenue intersects with NYS Route 118 (Saw Mill River Road) at a signalized, full movement intersection which aligns opposite Kear Street. The approaches generally consist of one lane, although the Kear Street approach widens at the intersection. Note that on NYS Route 118, there are full shoulders on either side. Pedestrian crossings are provided across Allan Avenue and Kear Street, as well as the northerly leg of NYS Route 118. Pedestrian push buttons are also provided.

The capacity analysis conducted at this intersection indicates that overall Levels of Service “C” or better are currently experienced at this location. The intersection was reanalyzed for future conditions under the No-Build and Build scenarios. A review of the analysis indicates that with some signal timing adjustments, overall Levels of Service “C” or better will be maintained at this intersection. Traffic signal communication modems and related equipment will be provided at this location as part of the improvements.

3. Underhill Avenue and Existing Easterly Access Driveway

The site is currently served by an existing driveway connection to Underhill Avenue, which served the former Soundview School. This driveway is located approximately midway between NYS Route 118 and Rochambeau Drive. The driveway is proposed to be upgraded as part of the site development (see also discussion in *Summary of Recommended Improvements*).

Capacity analysis was conducted for this intersection utilizing the 2021 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at Level of Service "C" or better during the AM and PM Peak Hours. The capacity analysis was recomputed using the 2025 No-Build and Build Traffic volumes. These results indicate that the intersection is expected to experience Levels of Service "D" or better during the AM and PM Peak Hours under future conditions for traffic exiting the side road approaches. Also, as previously noted, the queues that occur during the PM Peak Hour extend past this intersection (see also *Summary of Recommended Improvements* for improvement recommendations).

4. Underhill Avenue and Rochambeau Drive/Proposed Site Access
Rochambeau Drive intersects with Underhill Avenue at a stop-sign controlled "T" intersection. As part of the development, a new access drive will be constructed opposite this road to create a 4-way intersection. The new access should consist of one entering and one exiting lane and should also be stop-controlled.

Capacity analysis was conducted for this intersection utilizing the 2021 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at Level of Service "C" or better during the AM and PM Peak Hours. The capacity analysis was recomputed using the 2025 No-Build and Build Traffic volumes. These results indicate that the intersection is expected to experience Levels of Service "D" or better during the AM and PM Peak Hours under future conditions (see also discussion on recommended improvements in *Summary of Recommended Improvements*).

5. Glenrock Street and Underhill Avenue
Glenrock Street intersections with Underhill Avenue at a stop-sign controlled "T" intersection. All approaches consist of a single lane. Capacity analysis was conducted for this intersection utilizing the 2021 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "C" during the AM and PM Peak Hours (see *Summary of Recommended Improvements* for further discussion).

The capacity analysis was recomputed using the 2025 No-Build and Build Traffic volumes. The intersection is expected to continue to experience Levels of Service "C" or better during the AM and PM Peak Hours under future conditions. Note that some vegetative clearing along the site frontage will need to be completed as part of the development to maximize available sight distances at this location.

Consideration of Other Potential Area Developments

In addition to the traffic conditions associated with the Underhill Farm project, a separate evaluation of future traffic conditions was completed, which accounts for the other potential significant developments that have not proceeded but could affect overall traffic conditions in the area. These other potential projects include the Roma Redevelopment, the Commerce Street Hotel, the redevelopment of the former Kmart space, and net increases of the shift of the Food Emporium space with the Uncle Giuseppe's project. Copies of the corresponding figures, tables and analysis for these potential conditions are contained in Appendix "G" of this report.

The analysis of this future condition indicates that during peak periods, traffic conditions will require additional improvements to accommodate expected traffic flows and we have identified such improvements for the intersection of NYS Route 118 and Underhill Avenue. These include two (2) potential improvement plans. The first would be the provision of a separate left turn lanes on the Underhill Avenue approaches to the intersection to alleviate increased left turn conflicts and improve the overall capacity. This improvement would also involve reconstruction of the additional pedestrian crossings, replacement of the traffic signal, and installation of new current ADA compliant pedestrian crossings on all four corners.

A second improvement plan would provide even further capacity improvements but would involve additional work along the NYS Route 118 corridor. This plan concept includes the provision of separate left turn lanes on NYS Route 118, maintaining the right turn from NYS Route 118 onto Underhill Avenue, together with the other related improvements. These improvements would have to be advanced if and when other potential development occurs in the area. As part of the Underhill Farm project, a financial contribution towards these future improvements would be made as well as the dedication of any lands necessary to effectuate the improvements shown on these drawings.

Summary of Recommended Improvements

Based upon a review of the field inspections, existing traffic conditions, and traffic analysis results, the following is a summary of recommendations relative to the proposed development.

1. The intersection of the proposed access opposite Rochambeau Drive should be constructed to consist of one entering and one exiting lane and be stop-sign controlled. In addition, sight distances should be improved for both the driveway and Rochambeau Drive approaches by clearing vegetation and some regrading within the Underhill Avenue right-of-way as well as related drainage improvements. A painted stop bar should be added on each of these side road approaches to the intersection. These will have to be coordinated with the Town Highway Superintendent.

2. The existing driveway connection to the site, which served the former Soundview Prep School, will be upgraded as part of the development including ADA compliant ramps. As shown on Drawing SK-1, a Rapid Flashing Beacon (RFB), together with a striped crosswalk, is proposed to allow pedestrians to access the sidewalk on the south side of Underhill Avenue and for any pedestrians from the Rochambeau area to access the site as well as to the Senior Center. Also, “Do Not Block the Box” signing and pavement markings are also recommended. These improvements will be coordinated with the Town Highway Superintendent as part of the final site plan conditions.

   An emergency access connection and a localized through traffic and pedestrian connection to the Beaver Ridge Development is proposed as part of the development. Some traffic calming measures may be necessary in association with the final site plan to ensure limited local traffic utilization and to limit vehicle speeds through this area. Related pedestrian/sidewalk improvements should be coordinated accordingly with the Town and Beaver Ridge as part of the development.

3. Vegetative pruning to improve/maintain sight distances at several area intersections, including Underhill Avenue at Rochambeau Drive, Underhill Avenue and Glenrock Street

and Underhill Avenue at French Hill Road, are recommended regardless of this development.

4. As part of the Phase 1 improvements, certain traffic signal upgrades at NYS Route 118 and Underhill Avenue will be completed to improve the efficiency of the operation and to offset any increased traffic. These will include the installation of a communications modem, upgraded vehicle detection in the form of camera actuation, adaptive software per NYSDOT direction, and signal timing improvements. As noted in the Level of Service table, with these improvements, conditions would be improved significantly at the intersection reducing the excess queues that occur and providing safer and more efficient operations overall.

5. Based on field observations, vehicle speeds on Underhill Avenue approaching this area from the southwest during certain periods are in excess of 45 MPH. The Applicant will work with the Town on implementing additional signing and other measures to help reduce travel speeds approaching this area.

6. As indicated in *Consideration of Other Potential Area Developments* above, to accommodate other potential traffic increases in the area on a long-term basis, the Applicant will contribute funds to the Town towards such improvement plans to construct turning lanes and other improvements, including signal replacement/upgrades and pedestrian accommodations, will be required.

7. With the planned connection to Beaver Ridge Apartment Complex, a total of approximately 30 vehicles (entering and exiting) are expected to utilize that connection. The majority of these vehicles would access the signalized intersection at NYS Route 118 and would be those destined primarily crossing to Kear Street and those areas to the east.

8. Traffic calming measures including signing, speed tables, and other measures are being incorporated into the site plan to control speeds within the development. The layout is such that the connection to Beaver Ridge is really to accommodate traffic between the two projects and not designed as a thoroughfare. Pedestrian movements will also be accommodated at this location.

Summary and Conclusion

Based on the above analysis, with the completion of the access and signal improvements, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. With the completion of these improvements, the Underhill Farm Redevelopment traffic is not expected to cause any significant impact in overall operations. In addition, the certain other longer-term improvements have been identified including provision of turning lanes, signal upgrades, and pedestrian improvements, to accommodate traffic from other potential developments in the area. The Applicant proposes to partner with the town to complete Phase 1 of the intersection improvement work and will provide $450K toward that improvement.

Colliers Engineering & Design

Table No. 1-FB
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

Underhill Farm Yorktown, NY	Entry			Exit		
	HTGR[1]	Volume	New Trips[2]	HTGR[1]	Volume	New Trips[2]
Apartments/Condiminums/Townhouses (148 Units)						
Peak AM Hour	0.13	19	19	0.41	61	61
Peak PM Hour	0.41	60	60	0.25	37	37
Commercial - Office (9,500 Sq. Ft.)						
Peak AM Hour	1.37	13	13	0.32	3	3
Peak PM Hour	0.74	7	7	1.47	14	14
Commercial - Retail (5,500 Sq. Ft.)						
Peak AM Hour	2.18	12	7	1.45	8	5
Peak PM Hour	4.55	25	15	4.55	25	15
Quality Restaurant (5,000 Sq. Ft.)						
Peak AM Hour	0.40	2	2	0.40	2	2
Peak PM Hour	5.20	26	20	2.60	13	10
Total						
Peak AM Hour	-	46	41	-	74	70
Peak PM Hour	-	118	102	-	89	76

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 220 - MULTIFAMILY HOUSING (MID-RISE), ITE LAND USE CODE - 931 - QUALITY RESTAURANT, ITE LAND USE CODE - 712 - SMALL OFFICE, AND ITE LAND USE CODE - 822 - RETAIL.

2) "NEW TRIPS" INCLUDE A 40% PASS-BY/DIVERTED LINK TRIP CREDIT FOR THE RETAIL AND 25% FOR THE RESTAURANT AS WELL AS FOR THE RESTAURANT USE.

TABLE NO. 2 AM

LEVEL OF SERVICE SUMMARY TABLE

				2021 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	AM			V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	UNDERHILL AVENUE & NYS ROUTE 118	**SIGNALIZED**											
	UNDERHILL AVENUE	EB	LTR	0.70	C	21.8	0.73	C	23.5	0.80	C	27.4	3.9
	UNDERHILL AVENUE	WB	LTR	0.71	D	44.5	0.69	D	43.5	0.68	D	43.1	-0.4
	NYS ROUTE 118	NB	LTR	0.50	C	27.0	0.52	C	28.0	0.54	C	29.1	1.1
	NYS ROUTE 118	SB	LTR	0.87	D	39.5	0.89	D	42.0	0.89	D	42.5	0.5
		OVERALL		-	**C**	**32.5**	-	**C**	**33.9**	-	**D**	**35.4**	1.5
2	NYS ROUTE 118 & ALLAN AVENUE/ KEAR STREET	**SIGNALIZED**											
	ALLEN AVENUE	EB	LTR	0.38	C	30.6	0.38	C	30.6	0.40	C	31.4	0.8
	KEAR STREET	WB	LTR	0.28	C	23.1	0.29	C	23.4	0.30	C	24.4	1.0
	NYS ROUTE 118	NB	LTR	0.25	A	4.6	0.26	A	4.7	0.28	A	4.9	0.2
	NYS ROUTE 118	SB	LTR	0.46	A	6.4	0.47	A	6.7	0.48	A	6.9	0.2
		OVERALL		-	**A**	**9.2**	-	**A**	**9.3**	-	**A**	**9.8**	0.5
3	UNDERHILL AVENUE & EXISTING SITE ACCESS	**UNSIGNALIZED**											
		EB	LT	-	-	-	-	-	-	0.02	A	9.0	-
		SB	LR	-	-	-	-	-	-	0.23	C	23.9	-
4	UNDERHILL AVENUE & ROCHAMBEAU DRIVE/ PROPOSED SITE ACCESS (2)	**UNSIGNALIZED**											
	UNDERHILL AVENUE	EB	LTR	-	-	-	-	-	-	0.01	A	8.8	-
	UNDERHILL AVENUE	WB	LTR	0.01	A	8.7	0.01	A	8.7	0.01	A	8.8	0.1
	ROCHAMBEAU DRIVE	NB	LTR	0.16	C	15.3	0.17	C	15.8	0.21	C	19.6	3.8
	SITE ACCESS	SB	LTR	-	-	-	-	-	-	0.08	C	22.2	-
5	UNDERHILL AVENUE & GLEN ROCK STREET	**UNSIGNALIZED**											
		EB	LT	0.00	A	8.9	0.00	A	8.9	0.00	A	9.1	0.2
		SB	LR	0.07	C	18.7	0.07	C	19.4	0.07	C	20.5	1.1

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

2) NOTE THAT LEFT TURN EXISTING MOVEMENTS ALSO BENEFIT FROM GAPS CREATED BY THE TRAFFIC SIGNAL AT THE NYS ROUTE 118 INTERSECTION.

3) THE INTERSECTION OF UNDERHILL AVENUE & NYS ROUTE 118 HAS QUEING ON THE EB APPROACH.

TABLE NO. 2 PM

LEVEL OF SERVICE SUMMARY TABLE

			PM	2021 EXISTING V/C	2021 EXISTING LOS	2021 EXISTING DELAY	2025 NO-BUILD V/C	2025 NO-BUILD LOS	2025 NO-BUILD DELAY	2025 BUILD V/C	2025 BUILD LOS	2025 BUILD DELAY	CHANGE IN DELAY NO-BUILD TO BUILD
1	UNDERHILL AVENUE & NYS ROUTE 118	SIGNALIZED											
	UNDERHILL AVENUE	EB	LTR	1.02	E	58.8	1.09	E	79.7	1.19	F	122.5	42.8
	UNDERHILL AVENUE	WB	LTR	0.53	C	20.5	0.55	C	21.5	0.58	C	23.5	2.0
	NYS ROUTE 118	NB	LTR	0.63	C	28.7	0.63	C	28.3	0.69	C	30.9	2.6
	NYS ROUTE 118	SB	LTR	0.81	C	30.3	0.82	C	30.8	0.84	C	31.8	1.0
		OVERALL		-	D	40.0	-	D	49.0	-	E	67.9	18.9
	W/ SIGNAL UPGRADES & TIMING IMPROVEMENTS												
	UNDERHILL AVENUE	EB	LTR	-	-	-	-	-	-	1.06	E	71.1	-8.6
	UNDERHILL AVENUE	WB	LTR	-	-	-	-	-	-	0.46	C	20.4	-1.1
	NYS ROUTE 118	NB	LTR	-	-	-	-	-	-	0.76	D	45.6	17.3
	NYS ROUTE 118	SB	LTR	-	-	-	-	-	-	0.88	D	46.4	15.6
		OVERALL		-	-	-	-	-	-	-	D	51.6	2.6
2	NYS ROUTE 118 & ALLAN AVENUE/ KEAR STREET	SIGNALIZED											
	ALLEN AVENUE	EB	LTR	0.19	C	23.3	0.19	C	23.3	0.22	C	24.7	1.4
	KEAR STREET	WB	LTR	0.59	C	33.6	0.59	C	33.8	0.61	C	34.5	0.7
	NYS ROUTE 118	NB	LTR	0.51	A	8.4	0.53	A	8.8	0.55	A	9.4	0.6
	NYS ROUTE 118	SB	LTR	0.34	A	6.6	0.35	A	6.8	0.38	A	7.2	0.4
		OVERALL		-	B	12.2	-	B	12.4	-	B	13.0	0.6
3	UNDERHILL AVENUE & EXISTING SITE ACCESS	UNSIGNALIZED											
		EB	LT	-	-	-	-	-	-	0.04	A	8.9	-
		SB	LR	-	-	-	-	-	-	0.27	D	29.3	-
4	UNDERHILL AVENUE & ROCHAMBEAU DRIVE/ PROPOSED SITE ACCESS (2)	UNSIGNALIZED											
	UNDERHILL AVENUE	EB	LTR	-	-	-	-	-	-	0.01	A	8.5	-
	UNDERHILL AVENUE	WB	LTR	0.06	A	9.3	0.06	A	9.4	0.06	A	9.5	0.1
	ROCHAMBEAU DRIVE	NB	LTR	0.10	C	15.4	0.11	C	15.8	0.14	C	19.2	3.4
	SITE ACCESS	SB	LTR	-	-	-	-	-	-	0.10	C	22.9	-
5	UNDERHILL AVENUE & GLEN ROCK STREET	UNSIGNALIZED											
		EB	LT	0.00	A	8.4	0.00	A	8.5	0.00	A	8.6	0.1
		SB	LR	0.07	C	19.2	0.08	C	20.0	0.08	C	21.6	1.6

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

2) NOTE THAT LEFT TURN EXISTING MOVEMENTS ALSO BENEFIT FROM GAPS CREATED BY THE TRAFFIC SIGNAL AT THE NYS ROUTE 118 INTERSECTION.

3) THE INTERSECTION OF UNDERHILL AVENUE & NYS ROUTE 118 CURRENTLY EXPERIENCES LONG QUEUES ON THE EB APPROACH DURING THE PM PEAK HOUR. THE SIGNAL TIMING AND RELATED SIGNAL UPGRADES /IMPROVEMENTS WILL HELP ALLEVIATE THIS CONDITION.

TABLE NO. 2 PM (6/16/22)

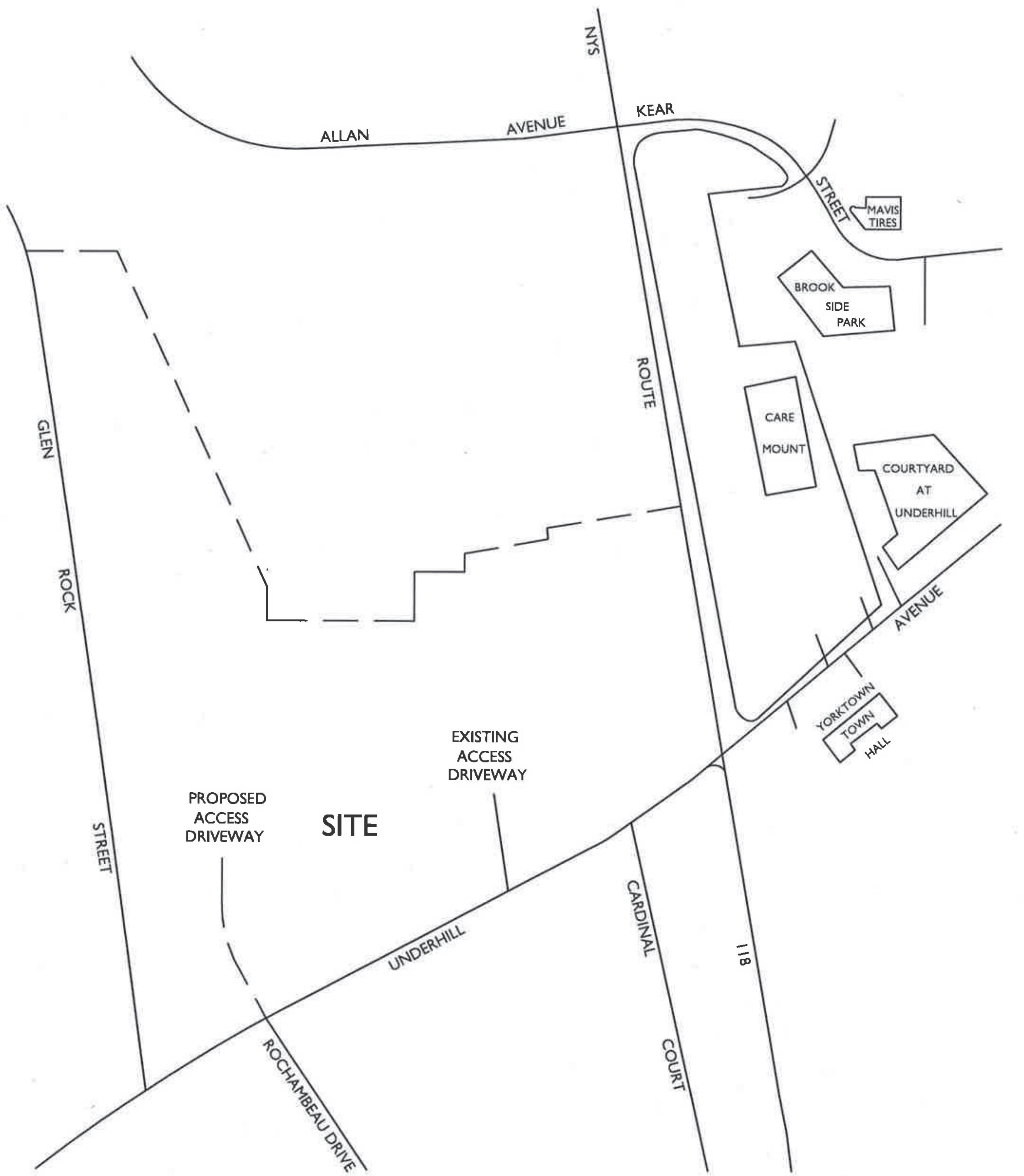
LEVEL OF SERVICE SUMMARY TABLE - (GROWTH & APPROVED DEVELOPMENT)

				2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	PM			V/C	LOS	DELAY	V/C	LOS	DELAY	
1	UNDERHILL AVENUE & NYS ROUTE 118	**SIGNALIZED**								
	UNDERHILL AVENUE	EB	LTR	1.09	E	79.7	1.19	F	122.5	42.8
	UNDERHILL AVENUE	WB	LTR	0.55	C	21.5	0.58	C	23.5	2.0
	NYS ROUTE 118	NB	LTR	0.63	C	28.3	0.69	C	30.9	2.6
	NYS ROUTE 118	SB	LTR	0.82	C	30.8	0.84	C	31.8	1.0
		OVERALL		-	**D**	**49.0**	-	**E**	**67.9**	**18.9**
	A) W/ SIGNAL UPGRADES & TIMING IMPROVEMENTS									
	UNDERHILL AVENUE	EB	LTR	-	-	-	1.06	E	71.1	-8.6
	UNDERHILL AVENUE	WB	LTR	-	-	-	0.46	C	20.4	-1.1
	NYS ROUTE 118	NB	LTR	-	-	-	0.76	D	45.6	17.3
	NYS ROUTE 118	SB	LTR	-	-	-	0.88	D	46.4	15.6
		OVERALL		-	-	-	-	**D**	**51.6**	**2.6**
	B) W/ LEFT TURN LANES ON UNDERHILL AVENUE & RIGHT TURN LANE ON ROUTE 118 SOUTHBOUND									
	UNDERHILL AVENUE	EB	L	0.63	B	12.8	0.68	B	15.2	2.4
			TR	0.33	B	11.7	0.36	B	13.5	1.8
	UNDERHILL AVENUE	WB	L	0.09	A	8.1	0.09	A	8.4	0.3
			TR	0.69	C	31.7	0.70	C	32.4	0.7
	NYS ROUTE 118	NB	LTR	0.67	C	33.1	0.69	C	34.5	1.4
	NYS ROUTE 118	SB	LT	0.44	C	26.8	0.43	C	26.6	-0.2
			R	0.25	A	1.9	0.27	A	2.0	0.1
		OVERALL		-	**B**	**18.4**	-	**B**	**19.4**	**1.0**
	C) W/ LEFT TURN LANES ON ALL APPROACHES									
	UNDERHILL AVENUE	EB	L	0.60	B	10.9	0.63	B	11.6	0.7
			TR	0.32	B	10.4	0.33	B	10.5	0.1
	UNDERHILL AVENUE	WB	L	0.09	A	7.8	0.09	A	7.8	0.0
			TR	0.72	C	33.3	0.73	C	33.9	0.6
	NYS ROUTE 118	NB	L	0.17	C	24.7	0.22	C	25.9	1.2
			TR	0.57	C	29.9	0.57	C	30.4	0.5
	NYS ROUTE 118	SB	L	0.11	C	24.2	0.11	C	24.5	0.3
			LT	0.41	C	27.5	0.42	C	27.9	0.4
			R	0.25	A	1.9	0.27	A	1.9	0.0
		OVERALL		-	**B**	**11.9**	-	**B**	**17.7**	**5.8**

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

2) THE INTERSECTION OF UNDERHILL AVENUE & NYS ROUTE 118 CURRENTLY EXPERIENCES LONG QUEUES ON THE EB APPROACH DURING THE PM PEAK HOUR. THE SIGNAL TIMING AND RELATED SIGNAL UPGRADES INCLUDING VIDEO DETECTION AND ADAPTIVE TRAFFIC SIGNAL IMPROVEMENTS (SUBJECT TO DOT) WILL HELP ALLEVIATE THIS CONDITION. IT SHOULD ALSO BE NOTED THAT THE RESULTS SHOWN UNDER ITEM 1A BUILD CONDITIONS WILL BE FURTHER IMPROVED WITH THE ADAPTIVE SIGNAL WHICH CANNOT BE SPECIFICALLY ACCOUNTED FOR IN THE AVAILABLE MODELING.



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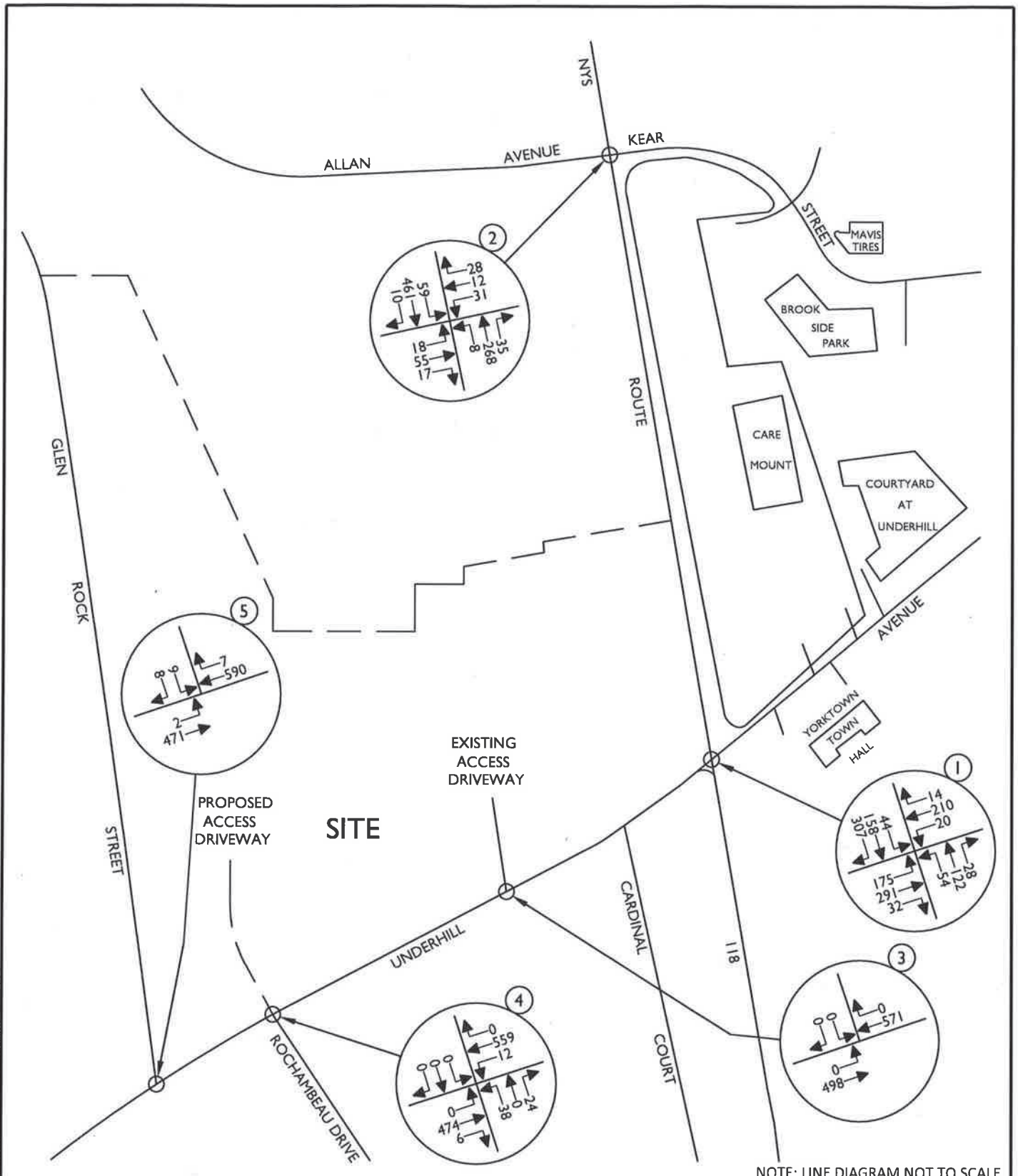
PROJECT NUMBER:	DRAWING NAME:
20006297A	220408RH_FIGURE APPROVED O-D

SHEET TITLE:
SITE LOCATION MAP

SHEET NUMBER:
1

6297A\Reports\Traffic\Figures\220408RH_FIGURE APPROVED O-D.dwg\1 By: RHILARIO



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DRAWING NAME: 220408RH_FIGURE APPROVED O-D

SHEET TITLE:
2021 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER: 2

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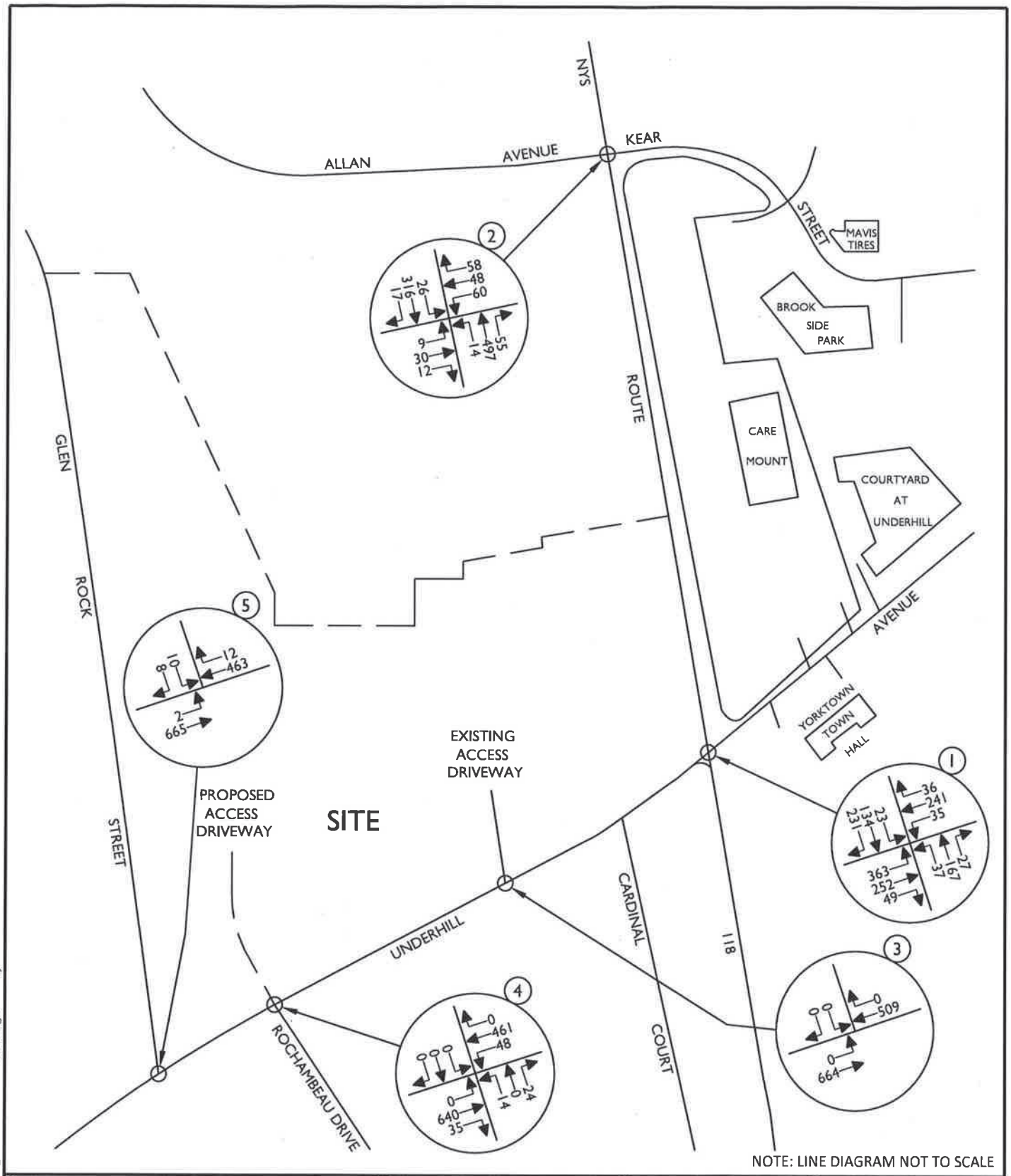

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SHEET TITLE:
2021 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
3

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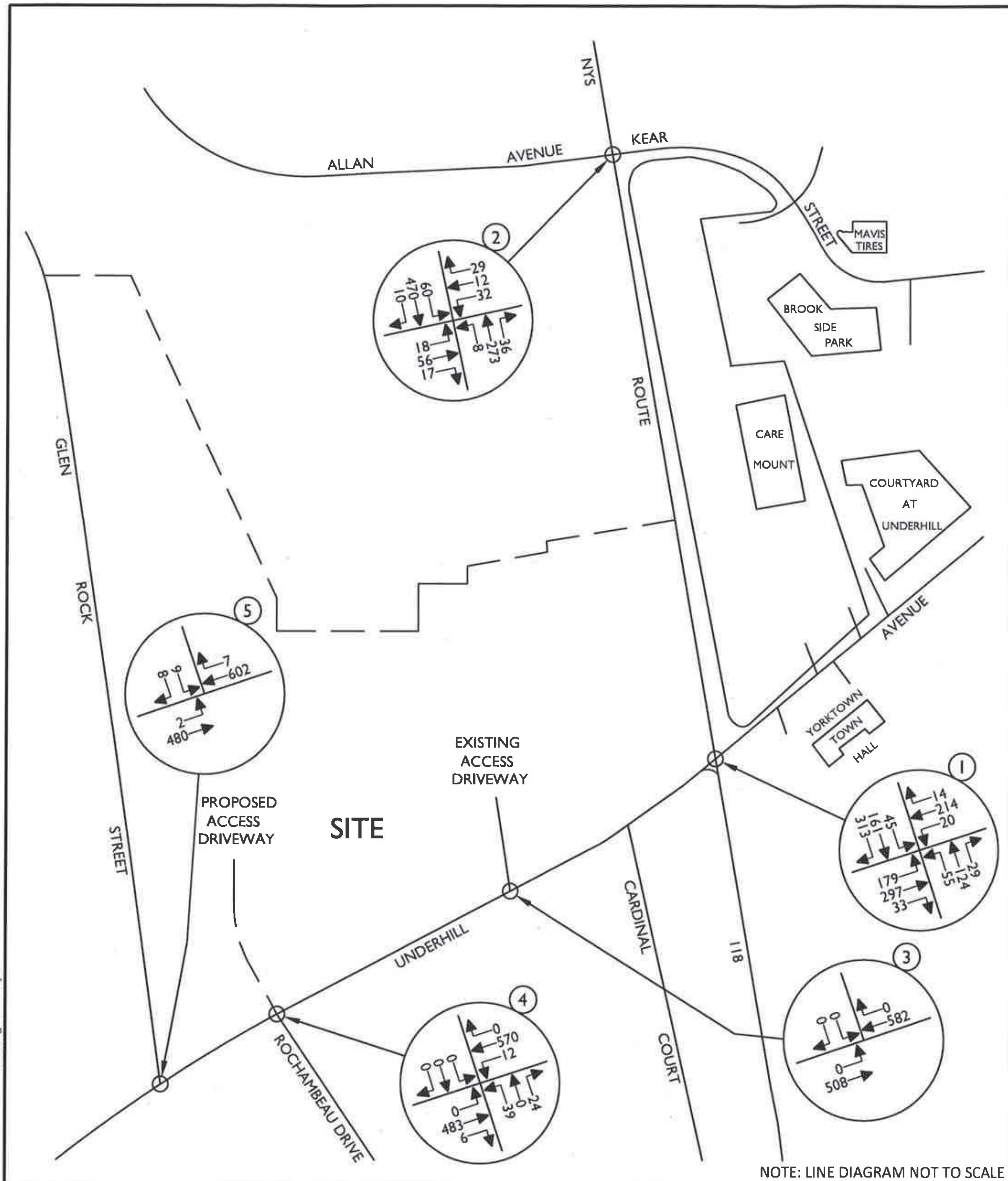

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SHEET TITLE:
2025 PROJECTED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
4

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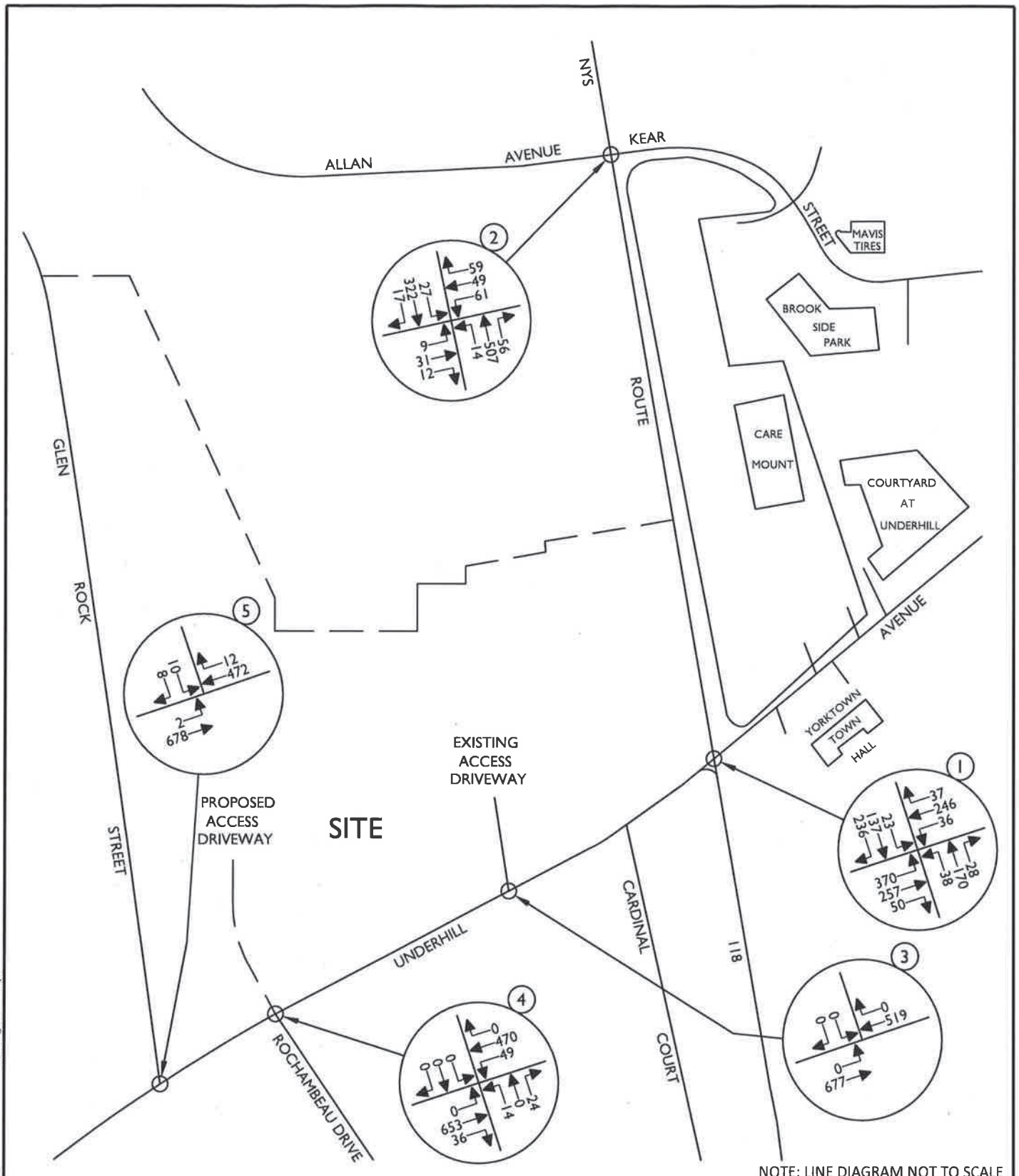

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SHEET TITLE:
2025 PROJECTED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER: 5

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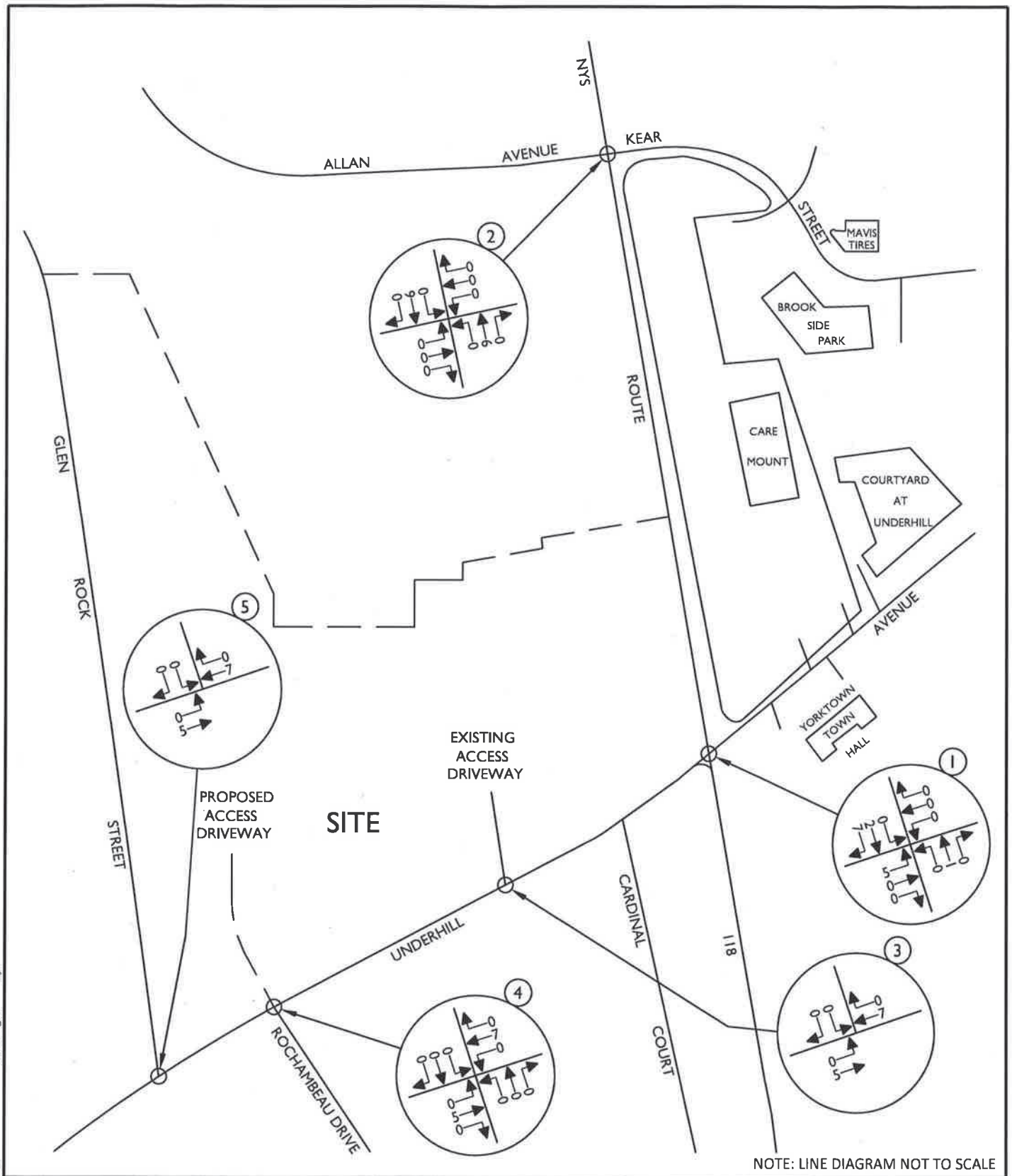

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SHEET TITLE:
OTHER DEVELOPMENT TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR

SHEET NUMBER:
6

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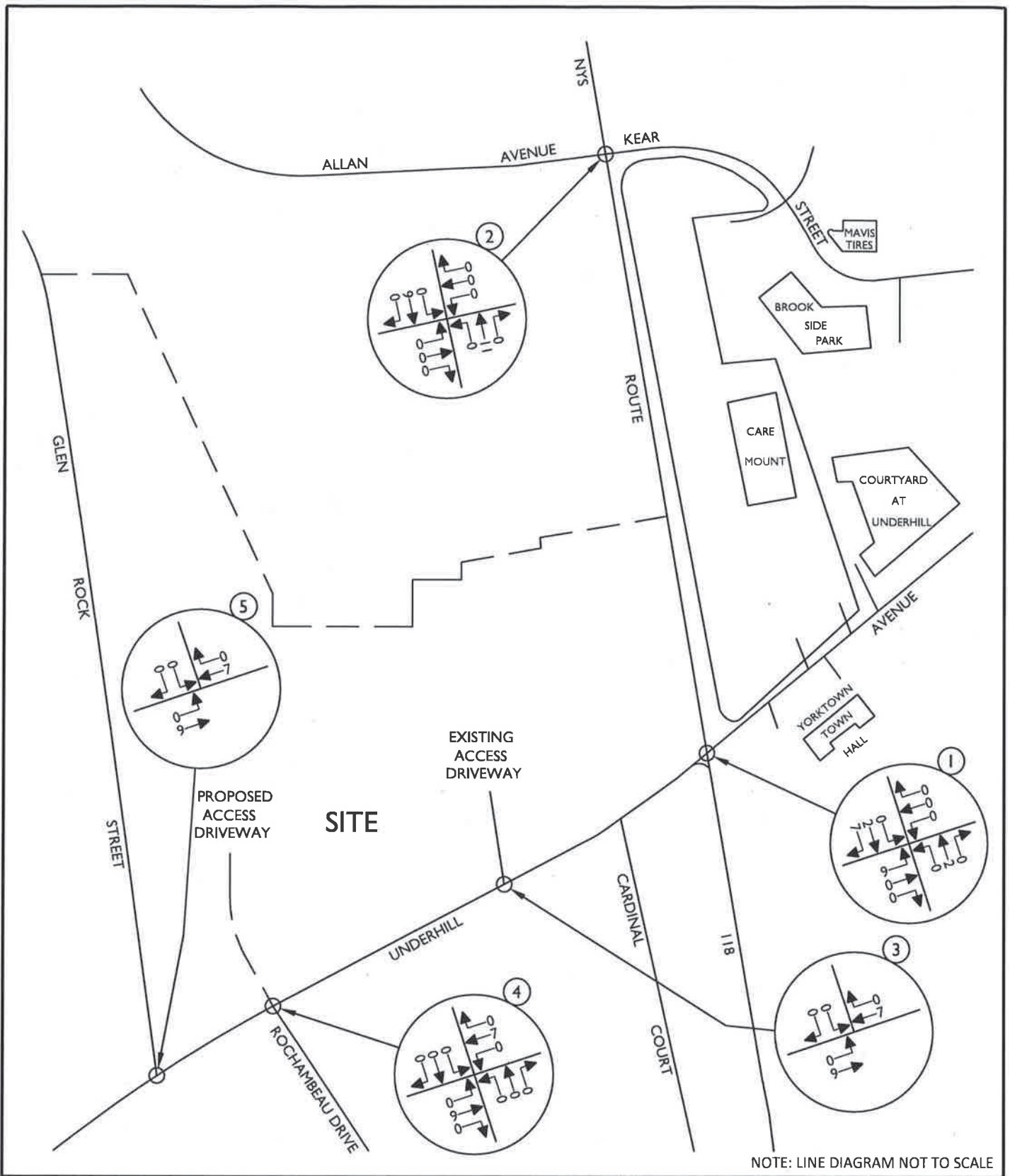

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PROJECT NUMBER:	DRAWING NAME:
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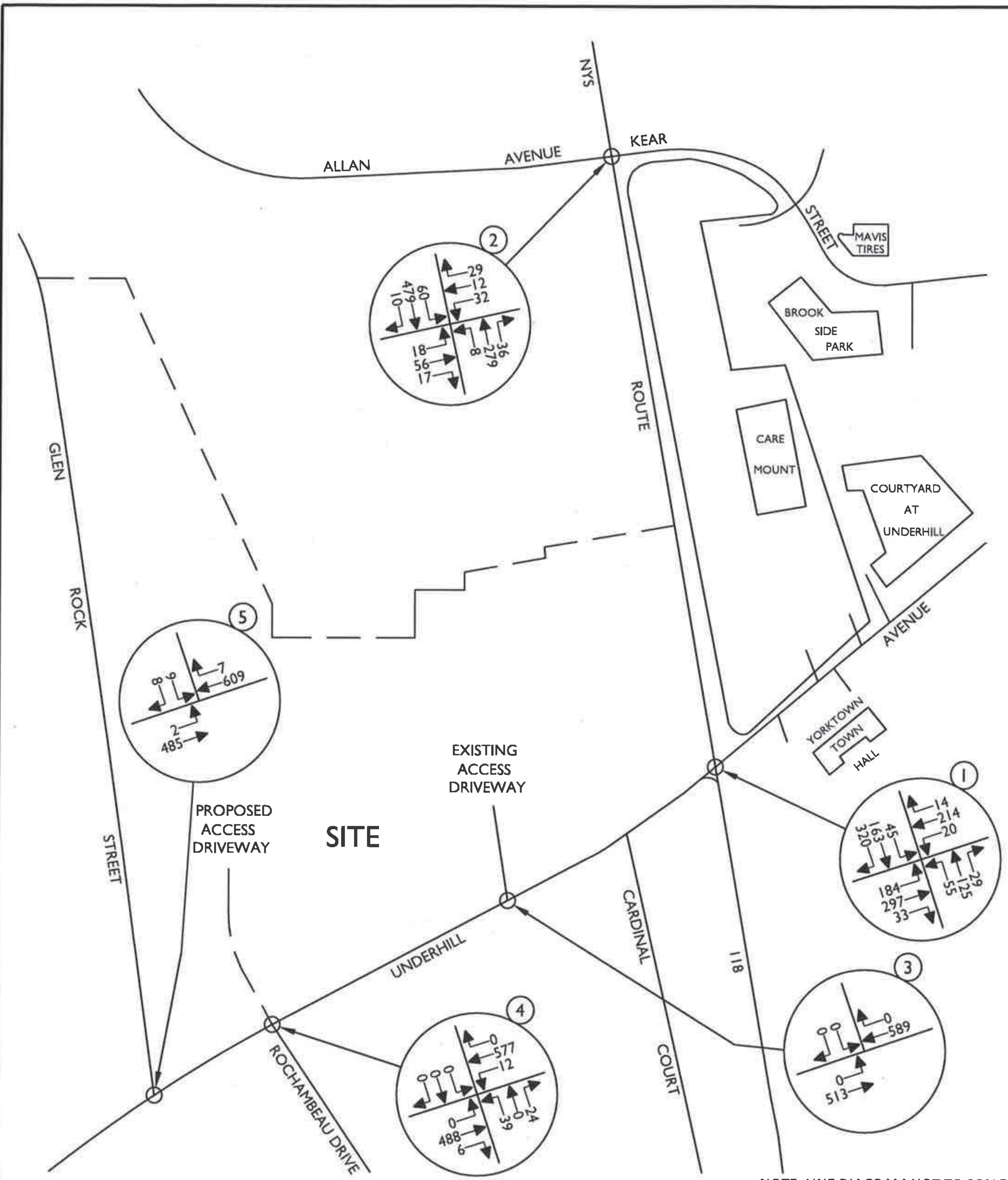
SHEET TITLE:
OTHER DEVELOPMENT TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR

SHEET NUMBER:
7



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SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
8

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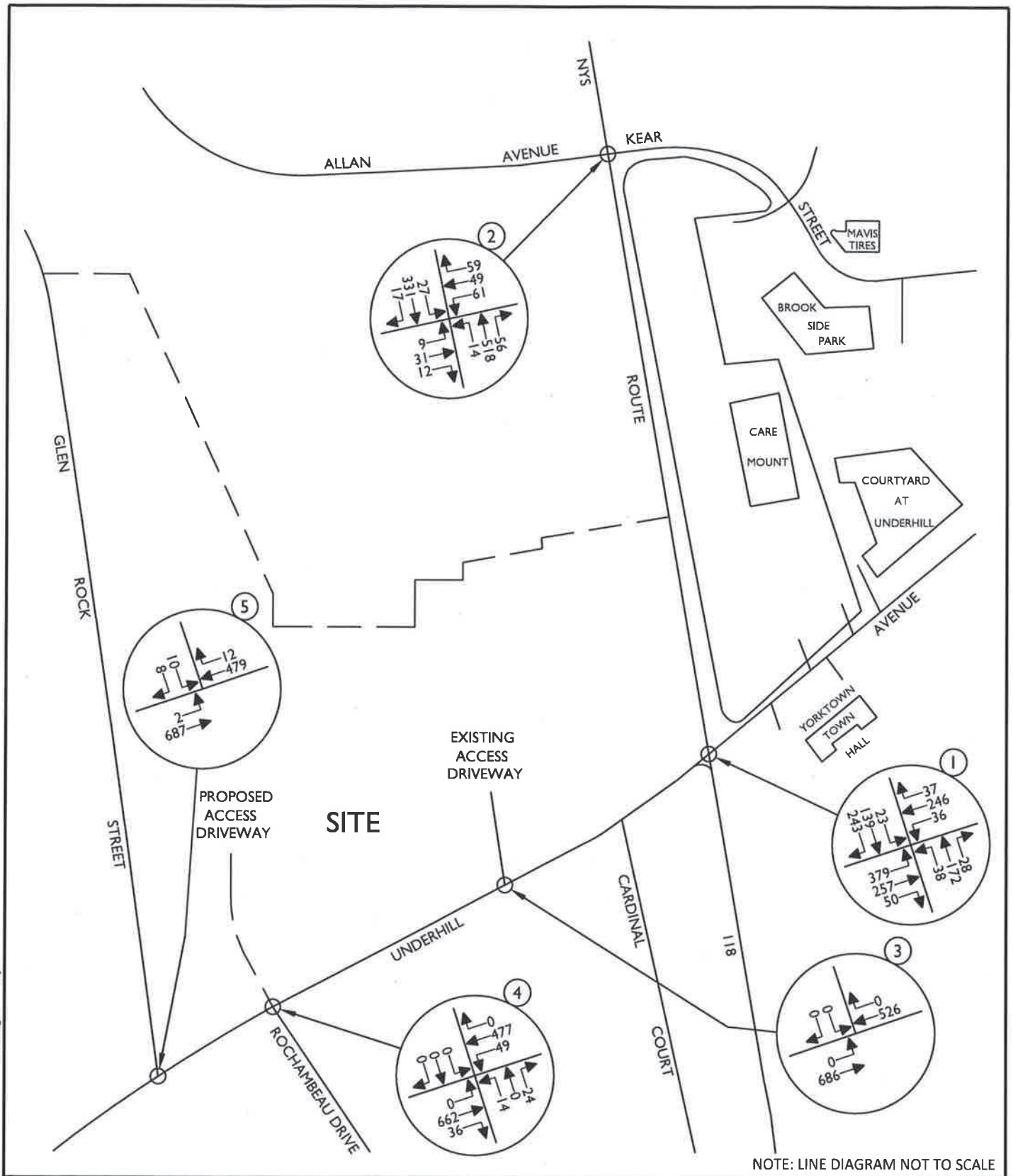

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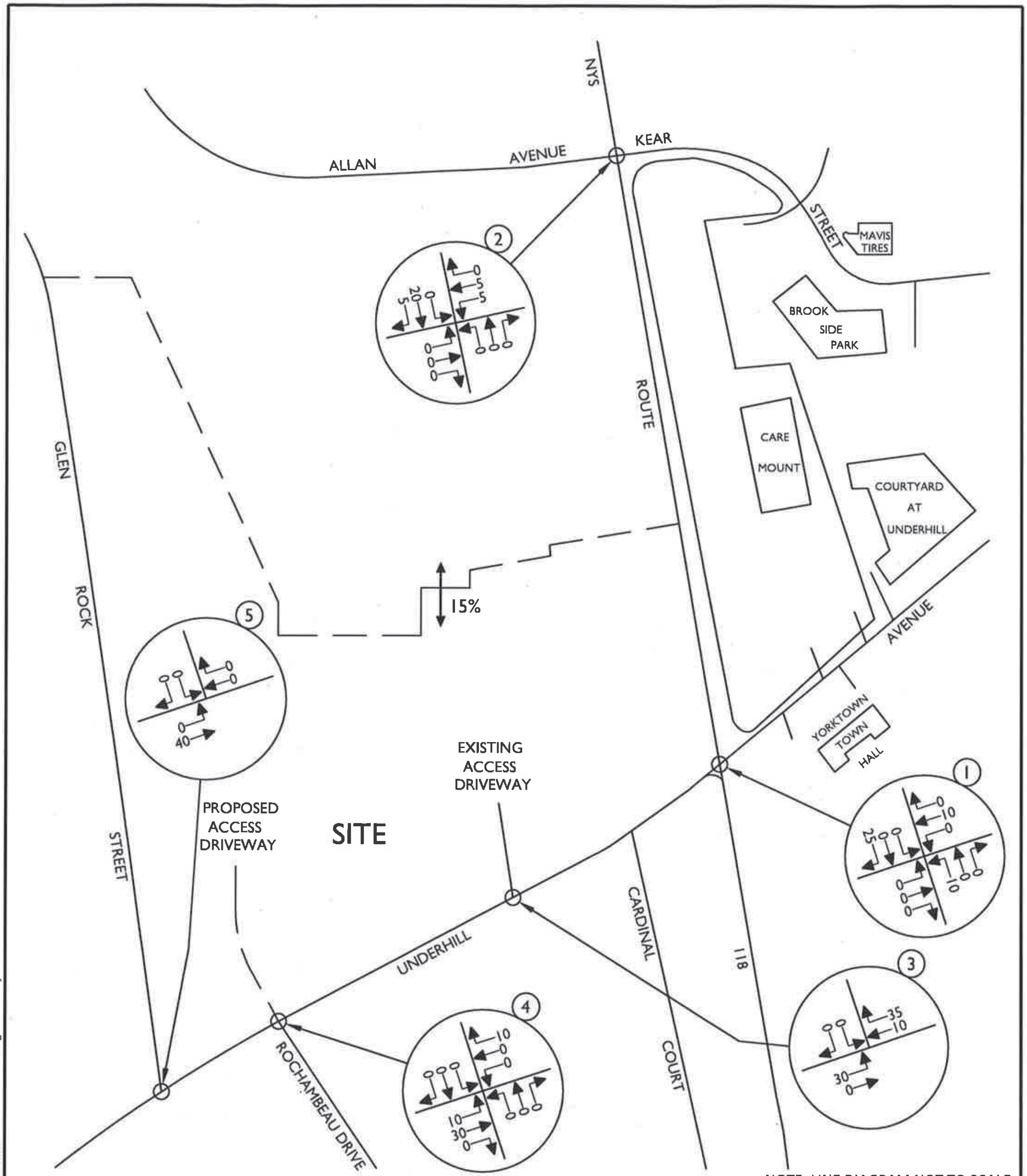
SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER: 9



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SHEET TITLE:
ARRIVAL DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
10

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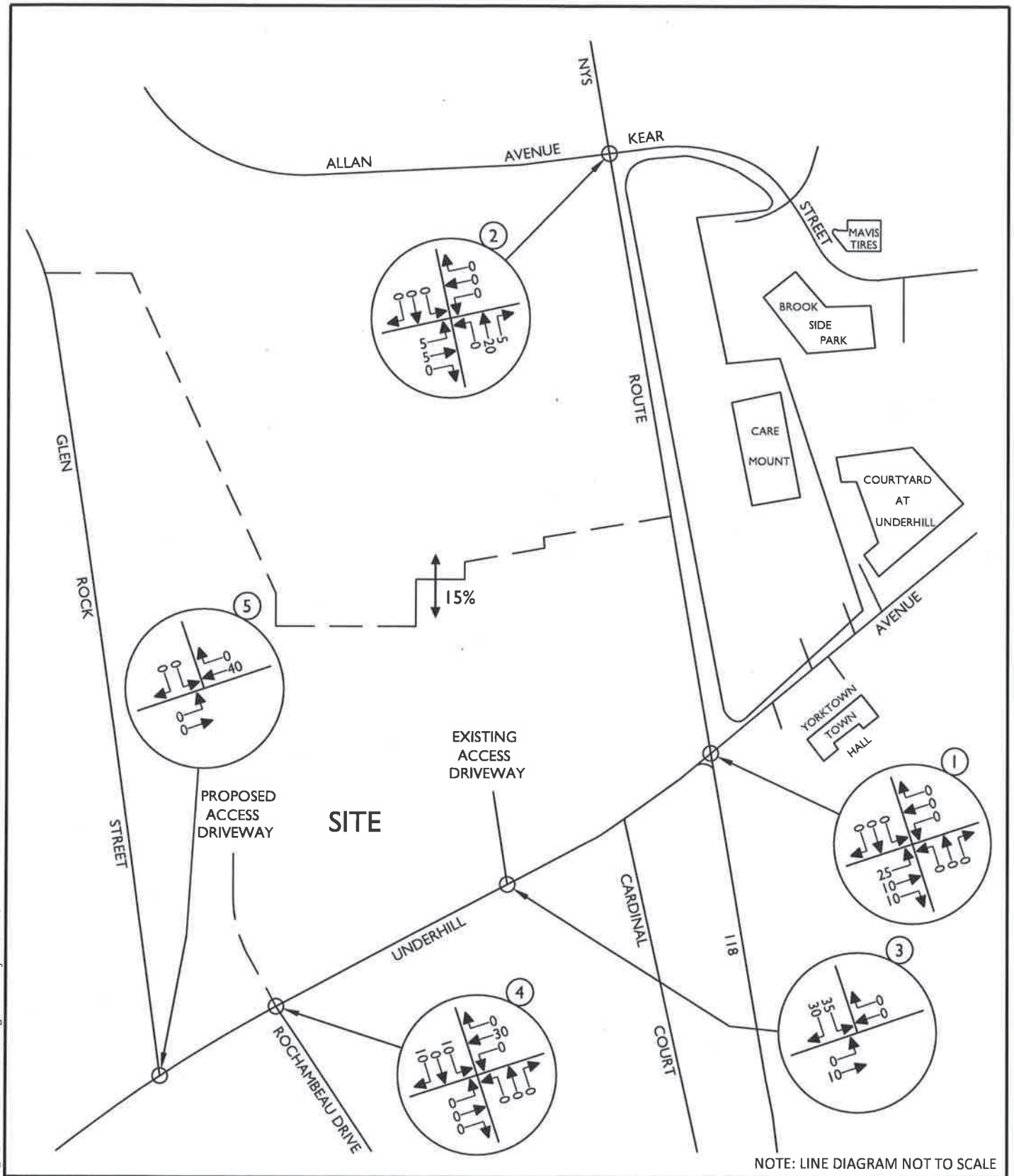

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DEPARTURE DISTRIBUTION (ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
11

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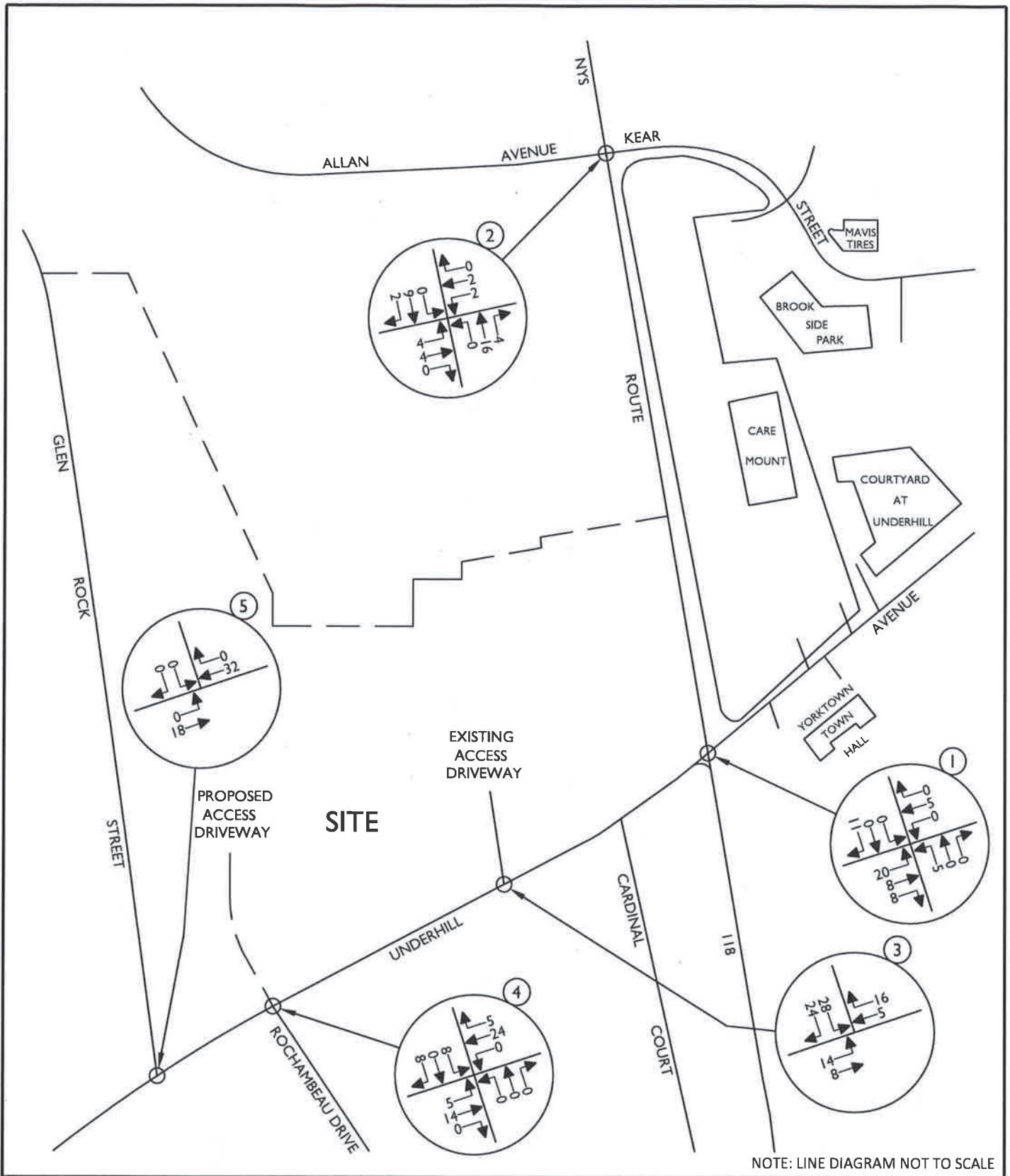

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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
12

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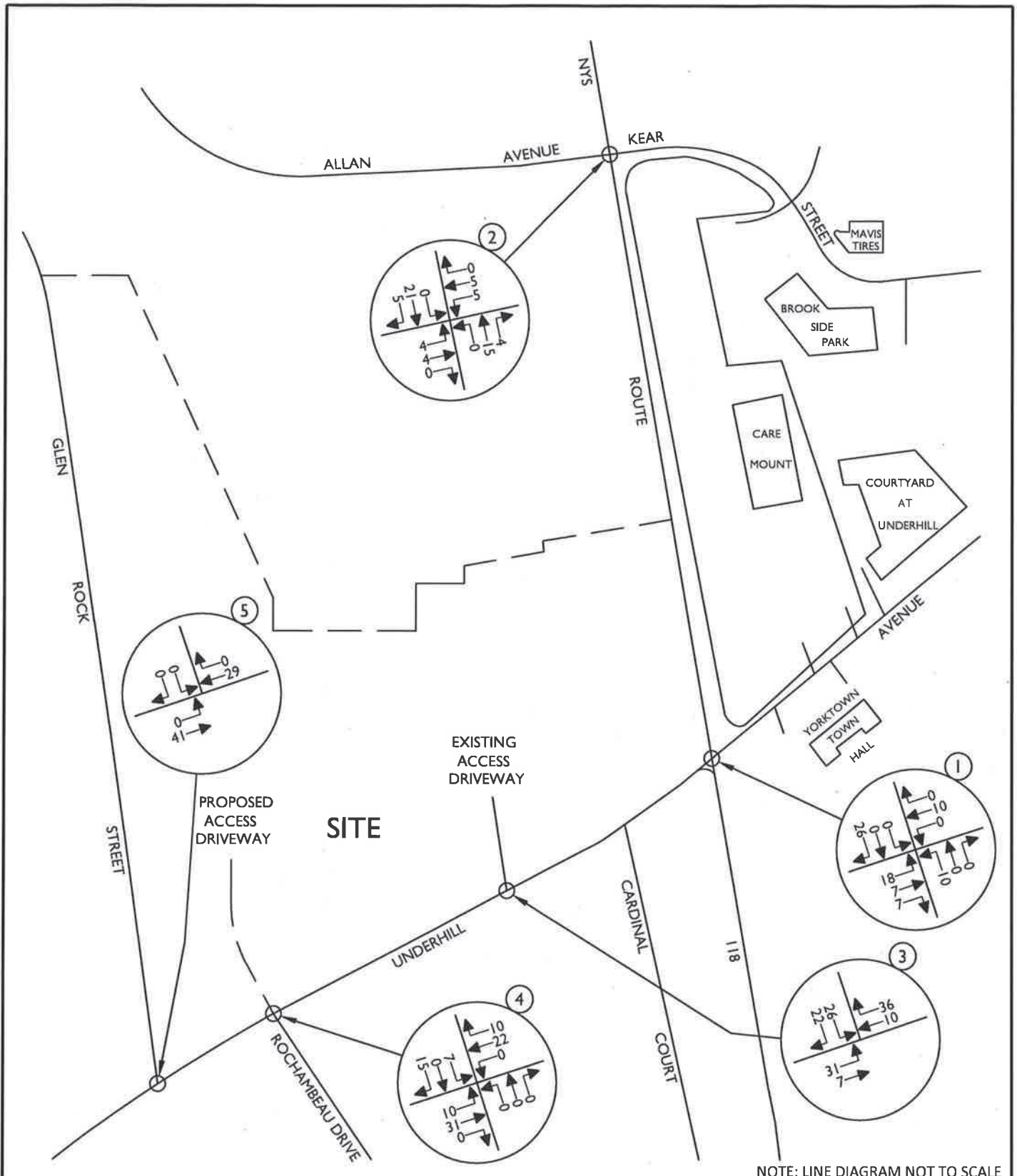

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Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

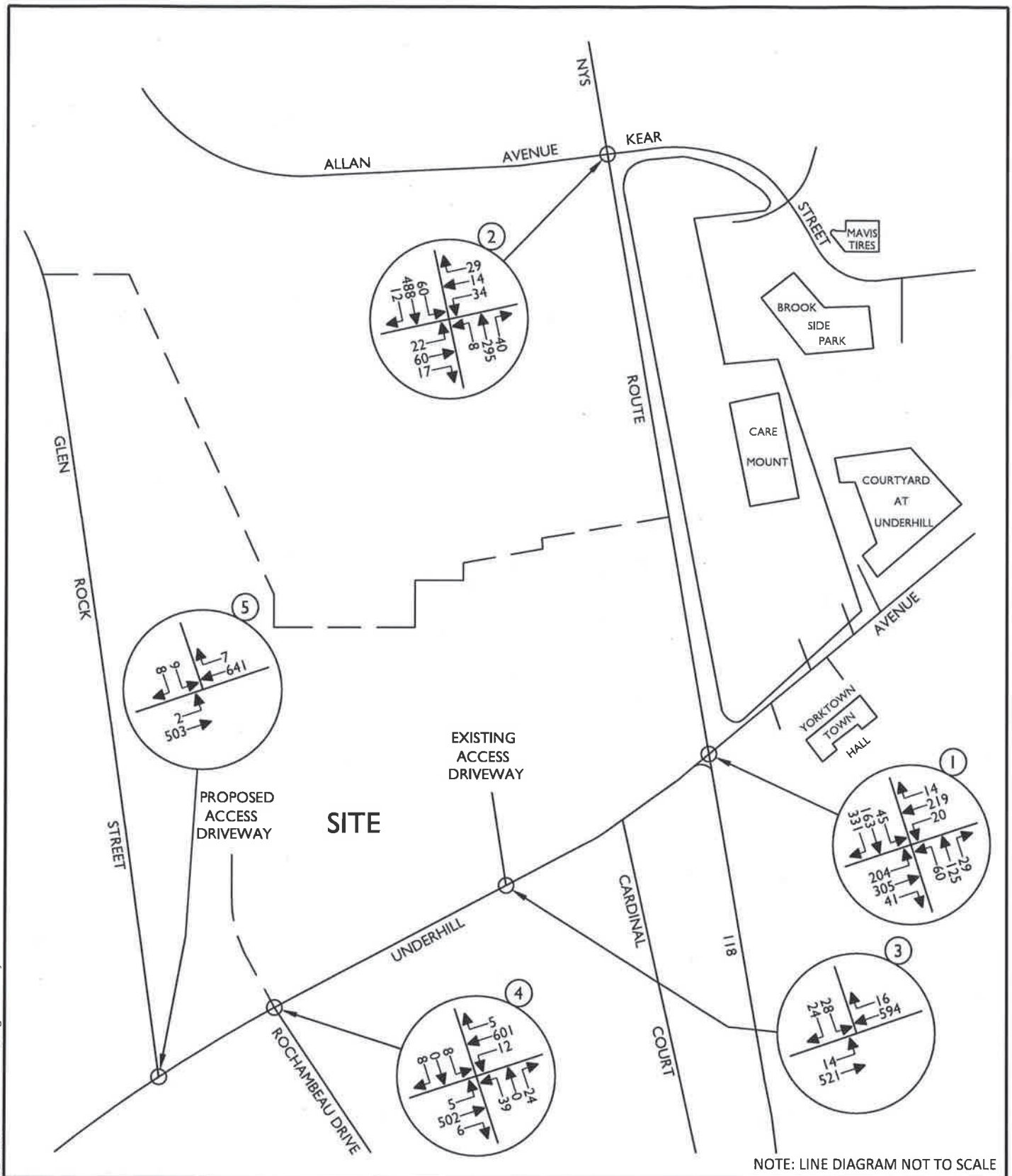
TRAFFIC IMPACT STUDY

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/22	R.H.	P.J.G.

PROJECT NUMBER: 20006297A
DRAWING NAME: 220408RH_FIGURE APPROVED O-D

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
13



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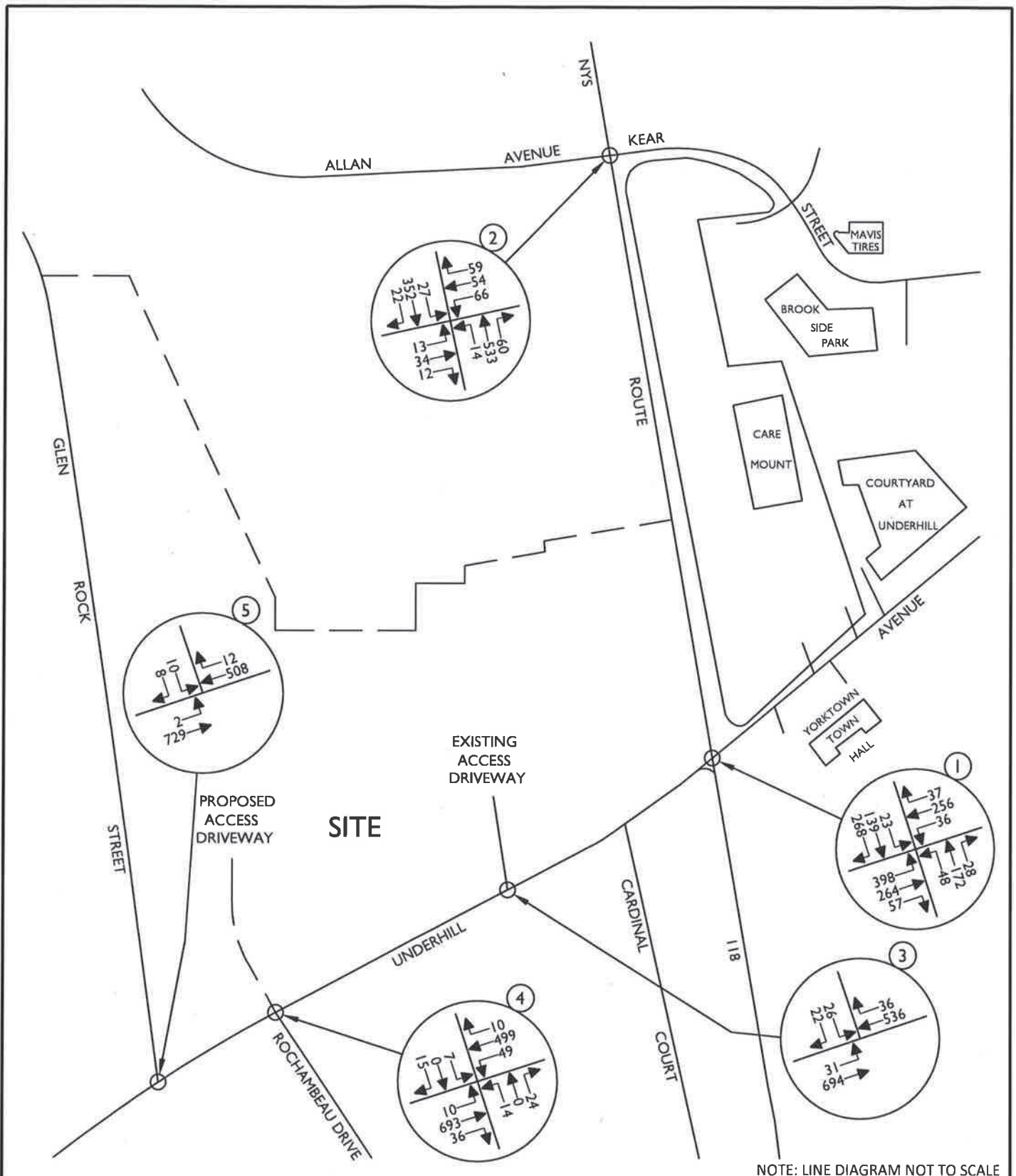
PROJECT NUMBER: 20006297A
DRAWING NAME: 220408RH_FIGURE APPROVED O-D

SHEET TITLE:
2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
14

6297A\Reports\Traffic\Figures\220408RH_FIGURE APPROVED O-D.dwg\14 By: RHILARIO



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TRAFFIC IMPACT STUDY

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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PROJECT NUMBER:	DRAWING NAME:
20006297A	220408RH_FIGURE APPROVED O-D

SHEET TITLE:
2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
15

TABLE A

ACCIDENT SUMMARY - TOWN ACCIDENT DATA
VARIOUS INTERSECTIONS IN THE TOWN OF YORKTOWN

Node/Link	Location	Mile Marker	Date	Time	Traffic Control	Accident Class	# of Vehicles Injuries	Light Condition	Road Condition	Weather	Manner of Collision	Apparent Contributing Factors
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	09/22/19	04:30pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	OTHER	TURNING IMPROPER
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	07/24/19	12:45pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	OVERTAKING	PASSING OR LANE USAGE IMPROPERLY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	03/03/19	08:30am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	RIGHT ANGLE	TRAFFIC CONTROL DEVICES DISREGARDED
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	05/21/16	11:20am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLOUDY	UNKNOWN	NOT ENTERED
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	11/30/19	11:02pm	TRAFFIC SIGNAL	N/R	2-0	DARK-ROAD LIGHTED	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	06/03/19	04:45pm	TRAFFIC SIGNAL	I	2-1	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	10/30/18	06:24am	TRAFFIC SIGNAL	PDO	2-0	DAWN	DRY	CLEAR	RN (AGAINST OTI	FAILURE TO YIELD RIGHT OF WAY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	12/05/16	06:10pm	TRAFFIC SIGNAL	PDO & I	2-4	DARK-ROAD UNLIGHTED	DRY	CLOUDY	REAR END	DRIVER INATTENTION
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	11/14/19	08:23am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	10/18/19	03:32pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	HEAD ON	TURNING IMPROPER
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	09/27/19	07:35am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	12/14/18	04:06pm	TRAFFIC SIGNAL	PDO & I	2-1	DUSK	WET	CLOUDY	RN (AGAINST OTI	FAILURE TO YIELD RIGHT OF WAY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	10/07/18	04:30am	TRAFFIC SIGNAL	PDO	1-0	DARK-ROAD LIGHTED	WET	RAIN	OTHER	UNSAFE SPEED
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	09/09/18	01:45pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLOUDY	OTHER	TURNING IMPROPER
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	06/22/18	08:38am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLOUDY	REAR END	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	01/26/18	12:07pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	RN (AGAINST OTI	FAILURE TO YIELD RIGHT OF WAY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	01/03/18	08:11am	TRAFFIC SIGNAL	PDO	3-0	DAYLIGHT	DRY	CLEAR	OTHER	FOLLOWING TOO CLOSELY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	02/21/17	04:15pm	UNKNOWN	PDO	1-0	UNKNOWN	UNKNOWN	UNKNOWN	OTHER	NOT ENTERED
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	03/14/16	12:00am	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	WET	CLOUDY	REAR END	NOT ENTERED
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ UNDERHILL AVE	118 87011037	01/05/16	05:02pm	TRAFFIC SIGNAL	PDO	2-0	DARK-ROAD LIGHTED	DRY	CLEAR	RIGHT ANGLE	UNSAFE SPEED
ROUTE 118/SAW MILL RIVER ROAD	SAW MILL RIVER RD	118 87011038	09/24/17	04:29pm	TRAFFIC SIGNAL	PDO & I	2-3	DAYLIGHT	DRY	CLEAR	UNKNOWN	FAILURE TO YIELD RIGHT OF WAY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	11/11/16	03:36pm	TRAFFIC SIGNAL	PDO & I	2-1	DAYLIGHT	DRY	CLEAR	UNKNOWN	TURNING IMPROPER
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	09/26/19	05:55pm	TRAFFIC SIGNAL	PDO & I	2-1	DAYLIGHT	WET	CLEAR	OTHER	PASSING OR LANE USAGE IMPROPERLY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ KEAR ST	118 87011039	01/08/18	06:06pm	TRAFFIC SIGNAL	PDO	2-0	DARK-ROAD UNLIGHTED	WET	T/HAIL/FREEZING	REAR END	NOT APPLICABLE
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	01/01/18	10:18pm	NONE	PDO & I	1-1	DARK-ROAD UNLIGHTED	DRY	CLEAR	OTHER	FATIGUED/DROWSY
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	10/20/17	11:45am	TRAFFIC SIGNAL	I	2-1	DAYLIGHT	DRY	CLEAR	UNKNOWN	OTHER (VEHICLE)
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	01/18/17	06:19pm	TRAFFIC SIGNAL	PDO & I	1-1	DARK-ROAD UNLIGHTED	WET	CLOUDY	OTHER	NOT APPLICABLE
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ KEAR ST	118 87011039	12/16/16	09:10pm	TRAFFIC SIGNAL	PDO	2-0	DARK-ROAD LIGHTED	DRY	CLEAR	URN (WITH OTH	NOT APPLICABLE
ROUTE 118/SAW MILL RIVER ROAD	AT INT. W/ ALLAN AVE	118 87011039	02/27/16	02:00pm	TRAFFIC SIGNAL	PDO & I	2-2	DAYLIGHT	WET	RAIN	RIGHT ANGLE	NOT ENTERED

*PDO = PROPERTY DAMAGE ONLY I = INJURY F = FATALITY N/R = NON-REPORTABLE

TABLE A (Continued)

ACCIDENT SUMMARY - TOWN ACCIDENT DATA
VARIOUS INTERSECTIONS IN THE TOWN OF YORKTOWN

Node/Link	Location	Mile Marker	Date	Time	Traffic Control	Accident Class	# of Vehicles Injuries	Light Condition	Road Condition	Weather	Manner of Collision	Apparent Contributing Factors
OVERHILL ST	OVERHILL ST		08/01/20	08:00pm	NONE	N/R	1-0	DAYLIGHT	DRY	CLEAR	OTHER	TURNING IMPROPER
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		11/24/19	11:22am	NONE	PDO	2-0	DAYLIGHT	WET	RAIN	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ CARDINAL CT		08/22/19	02:52pm	TRAFFIC SIGNAL	N/R	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		06/30/19	02:53pm	NONE	PDO & I	2-1	DAYLIGHT	WET	RAIN	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ CARDINAL CT		05/22/19	03:34pm	NONE	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		03/05/19	04:48pm	TRAFFIC SIGNAL	PDO	2-0	DUSK	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		01/10/19	04:17pm	NONE	PDO	2-0	DAYLIGHT	DRY	CLEAR	?N (AGAINST OTI	GLARE
UNDERHILL AVE	AT INT. W/ FRENCH HILL RD		09/05/18	05:35pm	STOP SIGN	PDO & I	2-1	DAYLIGHT	DRY	CLEAR	?N (AGAINST OTI	FAILURE TO YIELD RIGHT OF WAY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		06/29/18	06:58pm	NONE	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ FRENCH HILL RD		06/12/18	06:18pm	NONE	PDO & I	3-1	DAYLIGHT	DRY	CLEAR	OTHER	DRIVER INATTENTION
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		03/09/18	08:40pm	NONE	PDO	2-0	DARK-ROAD UNLIGHTED	WET	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		12/22/17	05:25pm	NONE	PDO	3-0	DARK-ROAD LIGHTED	WET	CLOUDY	OTHER	ALCOHOL INVOLVEMENT
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		09/26/17	03:32pm	NONE	PDO & I	3-1	DAYLIGHT	DRY	CLEAR	OTHER	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		05/30/17	03:58pm	NO PASSING ZONE	PDO & I	3-3	DAYLIGHT	DRY	CLEAR	OTHER	NOT APPLICABLE
UNDERHILL AVE	AT INT. W/ OVERHILL ST		05/17/17	03:55pm	NOT ENTERED	N/R	2-0	NOT ENTERED	NOT ENTERED	NOT ENTERED	NOT ENTERED	UNKNOWN
UNDERHILL AVE	AT INT. W/ ROCHAMBEAU DR		02/04/17	12:46pm	NONE	PDO	3-0	DAYLIGHT	DRY	CLEAR	OTHER	FOLLOWING TOO CLOSELY
UNDERHILL AVE	AT INT. W/ OVERHILL ST		11/18/16	08:40pm	NONE	PDO	2-0	DARK-ROAD LIGHTED	DRY	CLEAR	UNKNOWN	PASSING OR LANE USAGE IMPROPERLY
UNDERHILL AVE	AT INT. W/ FRENCH HILL RD		10/18/16	01:50pm	NONE	PDO	2-0	DAYLIGHT	DRY	CLEAR	?N (AGAINST OTI	NOT ENTERED
UNDERHILL AVE	AT INT. W/ CARDINAL CT		03/03/16	04:52pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	UNDERHILL AVE		01/16/20	04:44pm	TRAFFIC SIGNAL	PDO	3-0	DARK-ROAD UNLIGHTED	DRY	CLEAR	OTHER	NOT APPLICABLE
UNDERHILL AVE	UNDERHILL AVE		10/04/19	03:20pm	NONE	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	UNDERHILL AVE		01/09/18	04:31pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	WET	CLEAR	REAR END	FOLLOWING TOO CLOSELY
UNDERHILL AVE	UNDERHILL AVE		02/14/17	02:00pm	TRAFFIC SIGNAL	PDO	2-0	DAYLIGHT	DRY	CLEAR	REAR END	DRIVER INATTENTION
UNDERHILL AVE	UNDERHILL AVE		04/15/16	04:25pm	TRAFFIC SIGNAL	PDO & I	3-1	DAYLIGHT	DRY	CLEAR	OTHER	NOT ENTERED

*PDO = PROPERTY DAMAGE ONLY I = INJURY F = FATALITY N/R = NON-REPORTABLE

Section 8.0 Parking

Total anticipated parking requirements

The number and location of the proposed parking spaces are provided based on anticipated use of the proposed buildings. All parking meets the town standard dimensioning for standard spaces and NYS Building Code for ADA parking.

Parking for the proposed apartment building is based on 1.5 spaces per unit. For the proposed 68 units of apartments 102 spaces would be required by code. The current layout of the project provides for 112 spaces, with 68 interior spaces and 34 exterior spaces. It is anticipated that 30 of the exterior spaces will be shared with the proposed senior center. It is expected that the timing of use of the spaces will not overlap between the apartment use (primarily during the evening) and the senior center (daytime use). The excess spaces provide a cushion for any overlap.

It is proposed to include 11,000 sf of retail space in the new apartment building. Code requires that four spaces be provided for every 1,000 sf of floor space. This results in a requirement of 44 spaces. It is anticipated that 10 of these spaces will be shared with the residential apartment units.

Condominium parking is based on 1.5 spaces per unit. For the 32 proposed condominium units, a total of 48 spaces would be required. The current site plan provides for 48 spaces, with 36 interior spaces and 12 exterior spaces.

The parking for the proposed townhouse units is based on 2 spaces per unit. For 48 townhouse units a total of 96 spaces would be required; the site plan provides for 98 spaces in garage and driveway parking.

The existing Underhill house will be converted to office/retail use and will likely support a small restaurant. Parking for up to 7,000 sf of office/retail requires 4 parking spaces per 1,000 sf of floor space, or a total of 28 spaces. The restaurant use requires 1 space for every 50 sf of restaurant space, or 20 spaces. This results in a total parking requirement of 48 spaces for this building.

A total of 33 new spaces will be provided, with 15 spaces expected to be shared with those spaces provided for the proposed retail use in the new apartment building.

The following table summarizes the proposed parking space allotment:

Parking Requirements and Proposal Underhill Farms EAF					
Expected Use	Location	Code Requirement	#Units or SF of Retail/Office	Spaces Required by Code	Spaces Provided
Apartments	Apartment Building	1.5 spaces per unit	68 units	102	112
Retail	Apartment Building	4 spaces per 1,000 sf	11,000 sf	44	44
Condominium	Condo Building	1.5 spaces per unit	32 units	48	48
Townhomes	Townhouse Buildings	2 spaces per unit	48 units	96	98
Office/retail	Underhill Building	4 spaces per 1,000 sf	7,000 sf	48	33*
Restaurant	Underhill Building	1 space per 50 sf	1,000 sf		
			Total Required/Provided	338	335
*15 spaces provided for the retail use in the new apartment building will be shared with the restaurant based on different hours of peak usage.					

Senior Center Parking

Up to 30 spaces will be available in the exterior parking area provided for the apartment building for use by patrons of the proposed Town Senior Center. Since Senior Center parking is expected to be needed during the daytime hours, and apartment use peaks during the evening, it is anticipated that there will be adequate coverage of parking for the Center during the busiest times.

Visitor parking

Eight spaces for visitors are provided in the center of the site across from the proposed condominium building.

Section 9.0 Recreation

The subject property is located in an R-3 zone, which is defined as a "Multifamily Residential District". The code requires that new developments provide for recreation area and facilities for use of the residents.

The code requires that "(A)t 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".

For the proposed 148 units, a minimum of 59,200 sf would be required for the proposed development. The applicant is proposing a large park/passive recreation area that would encompass 143,110 sf of the site, and would include the existing lake, walking trails and open space. If half of this space was allotted to the "usable open space" category, that would result in 71,555 sf of usable open space. Adding to that the rear yards of the townhouses would provide an additional 24,000 sf, for a total of 95,555, far exceeding the zoning requirement.

Next, the code requires that "(T)he 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." Both the condominium buildings and the townhouse portion of the development include pool and play areas that total more than 9,000 square feet of recreational area, which exceeds the code requirement.

Finally, 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." The site is 13.8 acres (600,459 sf). Ten percent of this would result in a park/recreational facility of 60,045 sf. Alotting the second half of the proposed lakeside park, walking trails and open space provides 71,555 sf to this requirement. The proposed lakeside park will be open to the public of the Town of Yorktown and privately maintained at no expense to the taxpayers of the town.

Sheet 6 of 8 of the plan set shows the proposed recreational areas and provides the above comparison in a table.

Section 10.0 Stormwater

Project Overview

The subject property is located at the intersection of Saw Mill River Road, Underhill Avenue, and Glenrock Street in the Town of Yorktown, Westchester County, New York. The property is one parcel totaling 13.78 acres and is part of the Yorktown Heights Development Overlay Zone. The location of the project is the former Soundview Preparatory School and prior the Underhill Estate.

There are several existing structures on the site, including the original manor house. The site is serviced by a common driveway and parking area that circulates through the site. The eastern part of the site is mostly developed with the buildings, driveway system and open lawn areas. The western side of the site is mostly wooded. There is an existing pond in the center of the site. The outlet for the pond discharges to a culvert extending to the north beyond the limits of the property.

An existing emergency access easement and road connects the Beaver Ridge apartments which is the northerly adjoining site to Underhill Avenue. Glenrock Street borders the western boundary of the site and is the high point topographically. From there the site slopes downward to the east and towards Saw Mill River Road. Stormwater runoff from the surface of Glenrock Street and its drainage system discharges directly onto the property. There is a drainage system on site but it is not certain to as the interconnection of the system or the point of discharge. The pre-development watersheds map is provided as Figure 10-1.

The proposed project will be a redevelopment of the property. It is proposed to remove all of the existing buildings except for the manor house. The proposed development will consist of town homes, condominiums and a mixed-use apartment and retail building. The existing manor house will remain and be re-purposed. A total of 48 town homes are proposed on the western portion of the site bordering Glenrock Street. In the center of site to the north of the pond, there will be a 32 unit condo building constructed which will have a pool on its west side. Between the condo building and Saw Mill River Road an apartment building with retail on the first floor is proposed.

The development will be serviced by a series of connecting drives and parking areas that will connect to Underhill Avenue. The existing emergency access road will be replaced by a connecting drive to the Beaver Ridge property to the north. The residences will be serviced by public utilities. A public sewer main will be extended from Underhill Avenue into the site to service the proposed buildings. A public water main will also be extended into the site.

The total disturbance expected for the project is approximately 12 acres. As required by the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001 this project will require the preparation of a Stormwater Pollution Prevention Plan or SWPPP which will detail construction and post construction stormwater management. The construction will be phased to minimize open disturbance. A construction sequence will be developed to control construction activities and avoid discharge or transport of sediment offsite. A detailed Erosion and Sediment Control Plan will be developed as part of the SWPPP for the construction phase. The post-development watersheds map is provided as Figure 10-2.

For management of stormwater from the site after construction is complete a series of stormwater practices will be designed and implemented. It is proposed that the stormwater practices will capture and manage all of the onsite stormwater generated by the project. Together the stormwater management practices will provide some green infrastructure practices, treat for pollutants to meet water quality standards, and control the peak rate of runoff. The proposed

stormwater management practices include a pocket wetland, subsurface infiltration, and rainwater harvesting as well as other methods. As the development shall be entirely residential and commercial, no stormwater discharges associated with industrial activities other than construction are expected.

Regulatory Obligations

The proposed disturbance for this project is greater than one acre. As such, a Notice of Intent must be filed in accordance with the NYSDEC GP 0-20-001 and at a minimum an Erosion and Sediment Control Plan must be prepared. The project is located in the Hallocks Mill Brook Basin which is a sub-watershed of the Croton River Basin. This basin is not listed as a TMDL Watershed or discharging to an impaired water body.

This project has a disturbance which is more than one acre. It is not located in an Enhanced Phosphorous Watershed (EPW). Therefore, this project requires the preparation of a full Stormwater Pollution Prevention Plan.

The Plan identifies the potential sources of pollution, and a design prepared and implemented to reduce pollutant loadings. This project will be required to prepare the following to be in compliance:

- Notice of Intent registered with the NYS DEC;
- MS4 SWPPP Acceptance Form signed by an authorized representative of the Municipality;
- Prepare an Erosion and Sediment Control Plan;
- Design and implement a stormwater quality treatment system to capture and treat the stormwater runoff volume generated by the 1-year rainfall event.
- Design and implement a stormwater management system to capture and attenuate all storm events up to the 100-year storm.

In addition, this project requires approval under Chapter 248, Stormwater Management and Erosion and Sediment Control, of the Town of Yorktown Code. The Code requires compliance for projects with a land disturbance activity of 5,000 s.f. or more. The Code requires compliance with the NYS DEC GP-0-20-001

The New York City DEP is also an involved agency in this action. This site is located within a Main Street Designated Area as set forth by the New York State City Department of Environmental Protection. Therefore, the project is required to comply with Section 18-39 (a) (11) (i) of “Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources.” The Regulations require mitigating construction activities increasing impervious areas. This project is a redevelopment of an already disturbed area. This result will be a change in the pollutant loadings. Therefore, requiring the capture and treatment of the 1-year, 24-hour storm. In order to provide a positive benefit to downstream surface waters, a treatment component must be designed into the project. The Design must also show proper Erosion and Sediment Controls during the construction of the project.

The technical standards providing guidance in the preparation of the E&SC and SWPPP are the latest revisions of the following:

- “New York Standards & Specifications for Erosion and Sediment Control” (NYSSESC) published by the Empire State Chapter of the Soil and Water Conservation Society; and;
- “New York State Stormwater Management Design Manual” prepared by the Center of Watershed Protection, for the NYS DEC;

- Town of Yorktown – Town Code Chapter 248 Stormwater Management and Erosion and Sediment Control;
- NYC DEP Watershed – Chapter 18 of Title 15 of the Rules of the City of New York – Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Sources.

Site Characteristics

Soils

On-site soils were classified by using the USDA Natural Resources Conservation Service (NRCS) Websoil survey for Westchester County, NY, see Figure 4.1 – Soil Map.

The predominant soil types for this project are Paxton a fine Sandy Loam. This soil is a poor to well-drained soil that are subject to seasonal groundwater. The Hydrologic classification of all this soil is "C". The erosion hazard level for these soils are slight to moderate. These soil properties are essential in the design and proper construction management of the site. Independent soil tests were performed, and the results are located in the Appendix E of this Report.

- Paxton Loam – fine sandy loam, sandy loam, gravelly loam, well-drained soils – slight to moderate erosion hazard;

Deep Test Soil Logs and soil percolation test data are included in Appendix E of the SWPPP. The locations of these deep soil tests are indicated on the Construction Drawings. On-site soil investigation and knowledge of the soil groups facilitated the selection of coefficient values used for the pre- and post-development pollutant load scenarios. Additionally, curve numbers were determined for use in the analysis.

Hydrology

The proposed improvements will not significantly change the surface runoff patterns. Currently, the surface runoff pattern is in one of two directions. Runoff is either collected in the existing pond on the site, or it is directed towards Saw Mill River Road. The surface runoff pattern is a combination of sheet flow and concentrated flow. The majority of the site is lawn or woods with slight slope.

Under the proposed condition the general direction of the surface runoff will not be altered. Almost the entire amount of surface runoff from the impervious areas will be collected and treated. The proposed improvements as shown will result in an increase in the imperviousness of the drainage areas. Therefore, there will be an increase in the volume of runoff as well as the pollutant loads generated by the site for a given rainfall event. This will be mitigated with stormwater management practices. Runoff form Glenrock Street, which currently enters the site uncontrolled at a number of locations, will be captured and conveyed to the municipal system in Underhill Avenue, thereby alleviating an existing problem.

In the planning, design and construction of the development, stormwater will be managed to minimize or eliminate potential off-site impacts. The proper implementation of temporary sediment and erosion control measures are used to achieve this goal. An Erosion and Sediment Control Plan has been established and will be implemented during all phases of construction until the completion of the project. The Erosion and Sediment Control Plan incorporates the sequence of construction and designed measures to be installed, operated and maintained during all aspects of each phase. The erosion and sediment controls are designed in accordance with the NYS Standards and Specifications for Erosion and Sediment Control.

Hydrologic Analysis

The method used to compute project runoff was the Soil Conservation Service TR-55. The basis for the analysis was the Type III, 24-hour storm, for the 1 year, 2 year, 10 year, 25 year, and 100-year storm event. The rainfall depth for the respective storm events are 2.8, 3.3, 5.0, 6.4, and 9.0. The runoff coefficient "CN" and Time of Concentration for existing and post-development conditions were computed using Standard TR-55 criteria.

Stormwater Management Practices Selection, Justification and Design

The current plan utilizes several established practices for the capture and treatment of stormwater runoff. A large pocket wetland is proposed south of the existing lake. Infiltration practices are proposed for under the parking areas north and east of the proposed apartment building. A catchment system for rainwater harvesting will be installed at the west end of the lake, and a number of rain garden, bio-swales and smaller practices will be used throughout the site.

The stormwater management practices selection process detailed in Chapters 3 and 7 of the NYS Stormwater Management Design Manual was followed to help select the practices chosen. These Chapters provide a series of matrices which allows logical selection of treatment practices based on several factors. The factors are as follows:

1. Land Use – Residential;
2. Physical Feasibility – location, slope, drainage area, groundwater table;
3. Watershed / Regional Factors – near Croton Reservoir;
4. Stormwater Management Capability – can meet all requirements;
5. Community and Environmental Factors – meets all requirements.

Thermal impacts are not a major concern on this project. The most likely location where a rise in the water temperature might occur is within the Pocket Wetland. This, however, will be mitigated by establishing trees and plantings which will provide shade. Further cooling would also take place when the stormwater passes through the subsurface stormwater management system prior to open discharge. Therefore, the stormwater collection and management will not contribute to the heating of stormwater where it will have a downstream thermal impact.

Based on the analysis provided in the SWPPP, the following practices were chosen for this project.

<u>Infiltration – Subsurface Chambers (I-3) NYS DEC SMDM:</u>

Stormwater Infiltration Practices capture and temporarily store stormwater. The stormwater is then infiltrated into the existing soil strata over an extended period of time allowing recharge into the groundwater.

<u>Rain Garden NYSDEC SMDM:</u>

The selected stormwater treatment practice is a filtered system design to capture and treat small volumes of surface runoff. The filtering systems are practices found in the NYS Stormwater Management Design Manual. The benefit to these practices is that they work well for this application. This application is most commonly used for residential application. The rain garden system has a surface feature for containing the stormwater and has the appearance of a planted landscape bed. The organic filter media is a shallow sub-surface media through which the stormwater passes. The total detention time is designed for several days. After the treated runoff passes through the filter media it infiltrates into existing soil. The practice in this case is designed

for flood storage. Pre-treatment is being provided by discharges overland through a grass filter strip or stone traps before discharging to the rain garden.

Subsurface Stormwater Management Storage (SSMS):

The SSMS for this project has been designed strictly as a means of storage for Rainwater Harvesting or detention. The storage will provide for stormwater volumes of the Water Quality Volume. Pretreatment for the rainwater harvesting will be provided by a debris screen located in the bypass structure that directs runoff into the cistern. The system will consist of a series of circular high-density polyethylene pipes interconnected with header pipes. Once stormwater volumes exceed the water quality levels, the water will bypass through an upstream control structure to downstream infiltration and detention. From the SSMS, the stormwater will discharge to detention chambers which will release runoff at a controlled rate of discharge and low velocity. In addition, the SSMS will help reduce thermal impacts by allowing cooling of stormwater.

The selection of the treatment practice was based on evaluating the site to determine what would best fit the conditions providing maximum benefits. The goal was to select practices which would meet treatment and attenuation standards and minimize the disturbance footprint. The selection of Stormwater Practices was based on the surface and subsurface conditions of the site. In addition, the site design concept is to create a natural and environmentally sensitive setting. The well-drained soils made it very conducive to the use of infiltration and the recharge of surface water which provided high value treatment.

The location of each of the proposed practices is shown on the site plan and grading and utility plan.

Erosion and Sediment Control

Erosion and sediment control practices were selected and designed in accordance with the NYSSESC. Standard details and specifications are included in Appendix J of the SWPPP as well as on the Construction Plans. Initial locations of each practice are shown on the Plans as construction progresses it may become necessary to repair, replace or relocate these practices as conditions warrant. The following practices have been assigned to this project.

Stabilized Construction Entrance
Silt / Sediment Fence and Haybales
Soil Stockpile Areas
Temporary and Permanent Vegetative Cover
Storm Drain Inlet Protection
Erosion Blankets
Soil Restoration
Rock Outlet Protection
Water Bars
Temporary Sediment Basin

Descriptions of the practices and maintenance requirements are described in detail in the SWPPP.

Stabilization:

The Contractor shall initiate stabilization measures as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than

seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. This requirement does not apply in the following instance:

> *Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable.*

All areas not designated as buildings, roads, driveways, parking lots, walks, or aprons shall be established as lawn or vegetative areas. Permanent planting and vegetation shall be provided per approved the landscaping plan.

Construction Sequence

A key objective of the SWPPP is to reduce erosion and sedimentation potentials for the project. As a means to accomplish this, a suggested construction sequence was developed to assist the developer with incorporating, into the project, various controls designed to reduce such potentials. The sequence considers the performance of development activities in a phased approach, in conjunction with the installation, construction and monitoring of erosion and sedimentation control devices prior to and during construction.

Appendix D of the SWPPP contains the project specific “Suggested Construction Sequence“. Essentially, the sequence has been broken down into various activities designed to ensure that certain erosion/sedimentation controls are in place, prior to and during construction, in recognition of site development.

Prior to any construction activities, the Owner, Engineer and any Contactors to perform land-disturbing activities shall meet to review this SWPPP to insure a thorough understanding of its contents and overall intent. Certifications to this effect shall be signed by the Owner and Contractor.

Conclusion

The Stormwater Management Plan has been established for this project in accordance with the requirements of NYS DEC GP-0-20-001 and the Town Code of Yorktown. This plan will effectively control stormwater generated by this project during and after construction. The management of the stormwater is based on controlling increases in peak runoff as well as water quality. The design of the water quality component not only will treat runoff due to the project, but also that which is currently not treated. Overall it would improve even the existing conditions.

The final design of the project will detail the proposed practices and will establish the method with which they will be constructed. The detail will include layout, grading, plantings, outlet structures, and any other component as required for the design based on the Erosion and Sediment Control established in this Report. These will be part of the project Construction Drawings. The Sequence of Construction and required maintenance will also be set forth as part of the final construction plan. The full Construction Plan shall be considered part of the Stormwater Management Plan or Stormwater Pollution Prevention Plan.

The effectiveness of the stormwater practices selected in design will be insured by implementing a maintenance plan. The maintenance plan details specific activities, safeguards and provisions to be monitored and performed by specified frequencies. By adhering to the maintenance plan, optimum performance of the stormwater practices can be expected.

Based on the results of the analysis and recommended maintenance practices for the collection and treatment system, the proposed stormwater control designs will provide maximum control efficiency, high effectiveness for removal of pollutants of concern, and the best attainable post-development pollutant loading scenario.

In conclusion, the Stormwater Management Plan will not create negative downstream impacts as a result of this project.

H·C·S
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January 18, 2023

Paul Guillaro
Unicorn Contracting
10 Julia Lane, Suite 103
Cold Spring NY 10516

Re: Soundview-Underhill Farm Project
Summary of Project Cultural Resources Review

Dear Mr. Guillaro,

The following is a brief summation of the work that Hudson Cultural Services (HCS) formerly Hudson Valley Cultural Resource Consultants (HVCRC) has completed over the course of the past eighteen months on behalf of Unicorn Contracting and the Soundview- Underhill Farm project. Among other things, this letter discusses: (A) an overview of the history pf the property, (B) the reports completed by HCS (HVCRC), and the review process with the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") with respect to Underhill Farm (Flora Villa) under the National Historic Preservation Act of 1966 (as amended in 1980) and New York State Historic Preservation Act (Section 14.09), OPRHP's determinations, and the Unicorn Contracting's ongoing consultation with OPRHP; (C) topics of concern raised by members of the Yorktown community and the Yorktown Heritage Preservation Commission and, (D) a review of the each of the existing structures within the Underhill Farm parcel.

It should be noted that findings of OPRHP described in this letter, are the determinations made by their office under the New York State Historic Preservation Act (14.09) and are reflective of the provisions of that Law and it's nomenclature. The Law requires consultation with the State Historic Preservation Office (SHPO/OPRHP) for any project planned that will cause a change to a property that is determined to be Eligible for inclusion in the State and/or National Register, and an exploration to the fullest extent practical, to avoid or mitigate adverse impacts to such properties.[1] The processes through which the Adverse Effect is mitigated [2] results in the development of a Letter of Resolution (LOR) which outlines agreed upon measures to minimize, or mitigate the Adverse Effect cause by a change to the historic property. The measures, or stipulations, outlined in the LOR are agreed upon through consultation with the SHPO and with the involved parties.

In addition to the review under NYSHPA (14.09) the Soundview Underhill Farm Project is also subject to the State Environmental Quality Review Act (SEQRA), 6NYCRR Part 617 of the New York State Environmental Conservation Law. SEQRA applies to projects undertaken or permitted by county and local governments. Under this act, municipalities may request that a project be reviewed by the SHPO. Under SEQRA determinations about the extent or significance of a project's impacts must be determined by the Lead Agency. The determination of an impact will evaluate the change caused by the project and the extent to which

[1] https://parks.ny.gov/shpo/environmental-review/preservation-legislation.aspx
[2] Mitigation refers to actions that reduce or compensate for the "adverse effect" an undertaking

mitigation measures sufficiently reduce the potential impact. All SHPO comments under this review are advisory only.[3]

The evaluation of impacts to historic resources is like the evaluation made for other factors of the SEQRA Review, in how a Lead Agency reaches its determination of significance. The Lead Agency would need to identify whether there are significant unmitigated adverse impacts, or if sufficient and effective mitigation measures have been identified.

A. OVERVIEW OF UNDERHILL HISTORY

The Soundview- Underhill Farm property includes the former Floral Villa estate which was built between 1828 and 1881 and owned by the Underhill Family. In the early 20th century, the estate became the Beaver Farm and Conference Center, (Beaver Conference Farm) and in 2007, the Soundview Preparatory School. Each period of ownership brought changes to the property, not only through the alteration and demolition of ancillary structures, but also through the addition of asphalt driveways and subsurface infrastructure and utilities.

The Underhill Farm property was owned in the early 19th century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the earliest families residing in Yorktown. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed by his son Edward in 1881. Underhill named the mansion Floral Villa. Abraham Underhill owned a number of mills and mill rights on the Croton River. The mill rights, leased from the Van Cortlandt's processed large quantities of flour that were shipped to New York City markets. When the leases expired Abraham Underhill turned his attentions to the farm in Yorktown. Abraham Underhill died in 1841. [4]

When Edward, Abraham's only child inherited the farm, it was mostly wilderness. Edward began the process of improving the land, which included draining swamps and wetland, removing rocks to plow the soil, and the construction of large and elegant buildings that entirely changed the whole appearance of the farm. Abraham had been one of the early importers of Merino Sheep and the first to introduce the iron plow into Westchester County. By the time his residence was completed in 1881, the farm was known as the best cultivated in the town, and was well stocked with horse and cattle.[5] Edward Underhill passed away in 1888. At that time, his estate included a livestock barn, storage and hay barns and several other outbuildings.

B. SUMMARY: HUDSON CULTURAL SERVICES REPORTS & STATE HISTORIC PRESERVATION OFFICE REVIEW

In February of 2021 HCS[6] completed a Phase 1A Literature Review and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey (Phase 1 Survey) of the Proposed Soundview – Underhill Farm project. As outlined in the report, the purpose of the Phase 1 Survey is to determine whether previously identified cultural resources (historic and precontact [Native American] archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources that might be located within the boundaries of the Project Area of Potential Effect (APE). The research included in the report is not meant to be a comprehensive treatise on the history of a specific location but rather is meant to provide sufficient information to determine if archaeological sites are present within the boundaries of the proposed project.

[3] https://parks.ny.gov/shpo/environmental-review/preservation-legislation.aspx

[4] Thomas J. Scharf, ed., *History of Westchester County, NY, including Morrisania, Kings Bridge, and West Farms which have been annexed to New York City*. (L. E. Preston & Co., Philadelphia, PA., 1886)

[5] Scharf, ed., *History of Westchester County,* 1886.

[6] In January of 2022, Hudson Valley Cultural Resource Consultants officially changed the name of the business entity to Hudson Cultural Services.

Based on the research completed, particularly that of the 19th century occupation of the property, it is clear that the alterations to the farm and estate made by the Underhill's would have eradicated the evidence pertaining to any prior occupation of the parcel. Edward Underhill modified the landscape of his estate dramatically, with the creation of stone lined walks and carriage paths, the draining of wetlands and swamps, deepening the plowable soils, and the relocation of the surface rock and boulders. It's unclear if the pond that currently exists was a natural feature that Edward Underhill enhanced, or if it's the result of his efforts to convert swamp and wetland into useable cropland and pasture.

The research completed as part of the Phase 1 included a review of the historic aerials available that included the Project Parcel. These aerials show that in the mid-20th century, the northwestern and western portion of the parcel was profoundly disturbed when the Beaver Apartments were constructed to the north of the current Underhill Farm parcel. The 1976 aerial [7] shows substantial soils movement in the western portion of the parcel. Soil displacement to this extent eliminates all potential for this portion of the parcel to contain archeological sites.

Given the historic potential identified in the southern and eastern portion of the parcel, shovel tests were completed across the proposed Area of Potential Effect (APE) (also called the Limits of Disturbance). These shovel tests were completed in a grid pattern, spaced 50 feet (15.24 m) apart across the Parcel. This testing pattern conforms to the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council* (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP).[8] In addition to the requisite grid pattern of shovel tests, shovel tests were completed at 10 foot (3.04 m) intervals around the perimeter of the existing structures, with the exception of Buildings G and H (chapel and carriage barn) as they are built into the existing grade. The purpose of the perimeter testing to identify evidence of a builder's trench, and materials that would indicate the period in which the building was constructed.

Of the two hundred and forty (240) shovel tests planned within the Project APE, sixty-five (65) were not completed due to impervious surfaces (asphalt), prior disturbance (buried utilities, visible ground alterations, trash piles etc), areas of slope greater than 12%, saturated soils, the pond and flagged wetlands as well as the location of existing buildings. The soil profile identified through-out the Project APE varied, and showed substantial soil displacement within the parcel. The changes in the stratigraphy (soil layers) across the landscape confirm that significant alterations to property have taken place since Underhill established his farm.

The cultural material identified consisted of 19th century ceramics (whiteware, pearlware, porcelain) and architectural materials, 20th century building material including window glass, plastic, bottle glass, flower pot fragments, a shoe lace and horseshoe, chunks of asphalt, unidentifiable metal and shell. None of the shovel tests yielded intact deposits (dating to only one period of time) or material in sufficient concentrations to be indicative of an archaeological site. In the 19th and early 20th century, trash disposal on a farmstead was typically into the hay and manure piles or into a designated dump area. The material that was tossed in the manure pile, ultimately ended up dispersed across crop land as a result of fertilization practices. It is not uncommon to find a scatter of 19th and early 20th century material in areas that once served as farm land.

The results of the Phase 1 Survey report concluded that that there has been significant soil displacement throughout the APE over the past two centuries, and while the shovel tests did identify cultural materials they were mixed with modern debris, as well as being scattered within altered stratigraphy. The report recommended

[7] NETR Online Historic Aerials; 1976: 1986. https://www.historicaerials.com/viewer

[8] New York Archaeological Council. *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*. https://nysarchaeology.org/wp-content/uploads/2013/12/NYACStandards.pdf.

that due to this soil movement across the parcel, no further archaeological surveys were warranted. [9] The site survey activities were directed by Beth Selig, MA, RPA and the final report was completed by the same. In a letter dated April 27, 2021 Philip Perazio of OPRHP concurred with the conclusion that no significant archaeological sites were identified, and with the recommendation that no further investigations were warranted, as made in the Phase 1A Literature Review and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey for Soundview Underhill Farm Project.[10]

A review of the project completed by the Office of Parks, Recreation and Historic Preservation (OPRHP) in June of 2021 resulted in the determination that the former Floral Villa Estate (Underhill Farm) was eligible for listing in the National Register of Historic Places, with the period of significance as 1828 to 1888. This period encompasses the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill (1828-1888). The property qualifies under Criteria A, as being associated with events that have contributed to local history and Criteria C, as the former mansion embodies distinctive characteristics of an architectural type.

On May 27, 2021 Derek Rhode of OPRHP reviewed the proposed project and indicated that Floral Villa, "also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places…. The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity. …This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects." In July of 2021 HCS at the request of OPRHP [11] completed an Alternatives Analysis, which was submitted to OPRHP on August 2, 2021.

In April of 2021, Beth Selig of HCS completed a visual assessment of the buildings within the Soundview-Underhill Farm project parcel. This assessment included the photo-documentation of each building, and a determination of age and date of construction based on visual clues. A building's age can be determined based on the type of materials used in construction (i.e. dimensional lumber, galvanized steel nails, window types, width of floor boards, mortis and tenon joints, etc). The building discussion, with a focus on age of construction is included later in this letter.

On August 2, 2021 HCS submitted the Alternatives Analysis report to OPRHP for their review. On August 24th the ORPHP requested additional information particularly as it pertained to the proposed buildings and pathways within the property. On October 1, 2021 additional information, consisting of a short memo and letters of support from interested parties was provided to OPRHP in response to their request. This submission also included letters of support for the project from a Town council member, the deputy supervisor, the Directory of Planning, and community members, along with a letter from John Karell, a professional structural engineer.

On October 29, 2021, Derek Rhode of OPRHP issued a letter indicating that the review of the Alternatives Analysis had been concluded and that "there are no prudent and feasible alternatives to the development proposed at the Underhill Estate Property". His office requested "that the parties proceed with the development of a Letter of Resolution (LOR) that will outline specific mitigation plans to offset the impacts that the proposed demolition and new construction will have on the Estate." [12]

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[9] HVCRC. *Phase 1A Literature Search And Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview-Underhill Farm Project. 370 Underhill Avenue Yorktown Heights, Westchester County, New York.* 2021.

[10] Letter to Jon Dahlgren of Tim Miller Associates from Philip Perazio of OPRHP. April 27,2021.

[11] HVCRC. *Alternatives Analysis. Floral Villa-Soundview- Underhill Farm Project. 370 Underhill Avenue Yorktown Heights, Westchester County, New York.* 2021.

[12] Letter from Derek Rhode, OPRHP, dated October 29, 2022.

On November 9, 2021, HCS on behalf of Unicorn Contracting submitted a Draft Letter of Resolution (LOR) to OPRHP. On December 9, 2021 the staff at OPRHP provided comments and requests for changes to the mitigation strategies outlined in the LOR. On December 21, 2021, Unicorn Contracting and HCS had telephone call with Derek Rhode of OPRHP to discuss the suggested changes and further clarify and identify appropriate mitigation measures.[13] The mitigation strategies discussed were forwarded to the Director of Planning for Yorktown, John Tegeder for his consideration. On January 27, 2022 Mr. Tegeder stated that the Town of Yorktown was willing to review the mitigation strategies as outlined in the LOR pursuant to the "normal site plan approval process through the Yorktown Planning Board". [14]

Based on the conversation with Derek Rhode on December 21, 2021 and the agreement by the Town of Yorktown to review the project as outlined in the mitigation strategies, the revised LOR was submitted to OPRHP on February 9, 2022. This version of the LOR had been executed by Unicorn Contracting. On March 21, 2022 Nancy Herter of OPRHP issued a letter indicating that OPRHP would execute the LOR "at the completion of the SEQRA review process". [15] On May 23rd 2022 in a phone conversation with Beth Selig, Ms. Herter indicated that she had received numerous notes and calls from concerned members of the Yorktown community, and was holding off on executing the LOR until the Lead Agency concluded its public comment/hearing process. She wanted to be certain that the members of the local community had an opportunity to be heard.[16] She indicated that she had no issues with the mitigation strategies outlined in the LOR and had no issues with the previously completed reports and review thereof (completed by her staff) for the project. When the Lead Agency confirms with OPRHP that the public hearing process is complete, and any needed changes or amendments are addressed, the OPRHP will move to execute the LOR document.

C. Areas of Community Concern

Revolutionary War Period

The Yorktown Preservation Commission has raised concerns regarding the Rochambeau's and the Continental Army encampments in Yorktown Heights, and whether any related components could be identified within the Underhill Property. A review of the materials in the historical records,[17] along with documents and historic archaeological site files from OPRHP and a notation written by Robert A. Selig,[18] the known location for the encampment was located a mile to the north of the Underhill Estate at Hallock's Mill. The OPRHP's archaeological site files identify the location of Hallock's Mill as north of 2160 Saw Mill River Road, adjacent to an existing pond. In an email communication with Mr. Selig, dated June 22, 2022, he indicates that the research pertaining to the "700+ mile National Historic Trail through Yorktown Heights New York to the victorious siege in Yorktown Virginia in October of 1781" is ongoing and he does not have an estimated time of completion.[19] In a printed publication Mr. Robert Selig states that the French military were ordered to dig a

[13] Conference call with Derek Rhode, OPRHP; Matt Moran of Unicorn Contracting and Beth Selig, HCS. December 21, 2021.
[14] Email communication to HCS and Unicorn Contracting. January 24, 2022.
[15] Ms. Nancy Herter, OPRHP. Letter dated March 9, 2022.
[16] Telephone conversation Beth Selig and Nancy Herter, May 23, 2022.
[17] "Position des Armées amériquaine et françoise à Kings-ferry, Peaks-hill, Crompond et Hunts-taverne du 17. septembre au 20 octobre 1782". Map. Accessed through the Library of Congress.
[18] Washington–Rochambeau Revolutionary Route Resource Study & Environmental Assessment. National Park Service—U.S. Department of the Interior, October 2006.
[19] Email communication Robert Selig to Beth Selig (HCS) June 22, 2022.

canal to reroute a stream through their camp.[20] This statement is made beneath a photo of the Hallock's Mill Pond. Given the changes that Edward Underhill is reported to have made to the property, [21] including draining wetlands and removing a large amount of surface rock and modifying soils to make the land usable for crops, any remains of a French encampment would have been lost through these processes.

An estimated 2000 American troops and 4000 French troops marched through New York to Yorktown VA in the summer and fall of 1781.[22] A camp for an army of this size would have needed substantial water sources as well as other materials such as firewood and food. An encampment of any duration would have required the digging of latrines (away from the water source) and access to fresh water. During this campaign company grade officers and enlisted men slept in tents, whereas officers generally lodged in nearby taverns. [23] Fire pits for cooking were also dug at the encampments. According to work published by Robert Selig, the Continental Army along with their French Allies encamped at Crompond (Yorktown Heights) again in the summer/fall of 1782.[24]

Archaeological deposits are stratified within the soil with older cultural deposits beneath more recent period deposits. Surficial features pertaining to land use are generally visible on the land surface. These features would have remained on the landscape well after the Army had left the area. In the early 1800s Abraham Underhill began constructing his farmstead on the current parcel known as Underhill Farm. He is reported to have made substantial changes to the landscape. In addition, the mansion has a full basement, indicating the land surface was dug up and altered to accommodate the below grade foundation. Two below grade access tunnels exist at the back (northern side of the Mansion) and three buildings (Building E, G &H) are built into the existing grade. A retaining wall is located against the land surface on which Buildings I and J are located. The current construction and configuration of the built features in the Underhill Farm parcel, including graded and paved roadways and parking areas, as well as subsurface infrastructure and utilities indicates that had any deposits associated with the Revolutionary War, or Native American habitation sites, existed within the property, they have been lost due to the 19th and 20th century alterations to the property. The soil stratigraphy has been dramatically altered, as confirmed by the shovel tests completed in 2021, to the extent that there is no potential for the Underhill parcel to contain significant archaeological deposits. This information is presented in the HCS (HVCRC) Phase 1A Literature Search And Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview- Underhill Farm Project. In April 27, 2021 Philip Perazio of OPRHP concurred with the recommendations made in this report.

THE UNDERGROUND RAILROAD

Despite its name, the Underground Railroad was neither underground nor was it a railroad. This was primarily a secret network through which Africans and African Americans could escape slavery and leave the United States, often to Canada. Westchester County is a well-known corridor for the Underground Railroad, with known sites such as the Williams Sands house in Peekskill, the Purdy House in North Salem, Tarrytown's AME

[20] Washington–Rochambeau Revolutionary Route Resource Study & Environmental Assessment. National Park Service—U.S. Department of the Interior, October 2006:15.
[21] Scharf, ed., *History of Westchester County,* 1886.
[22] Battle of Yorktown. History.com. https://www.history.com/topics/american-revolution/siege-of-yorktown
[23] Washington–Rochambeau Revolutionary Route Resource Study & Environmental Assessment. National Park Service—U.S. Department of the Interior, October 2006:14.
[24] Washington–Rochambeau Revolutionary Route Resource Study & Environmental Assessment. National Park Service—U.S. Department of the Interior, October 2006:26.

Zion Church and Henry Ward Beecher's house in Peekskill, just to name a few. Fugitives along the route would travel up the Hudson River, through Westchester County to points north and then on to Canada.[25]

To identify and confirm that a location was a "safe house" along the route, primary documentation is needed.[26] A record documenting either through personal knowledge, or a first-hand account of the activities would be needed to confirm that a property was utilized as part of the Underground Railroad. Evidence of the Underground Railroad does not appear in the archaeological record (materials left behind), nor is there any evidence of material culture, (outside of personal journals, ledgers or Bibles that would document such activities) that can conclusively identify whether a site was part of this secret network. [27] Meaning that there is no specific artifact type that can be associated with Underground Railroad activities. As the activities associated with the Underground Railroad were not legal, they were not well documented nor widely publicized.

Throughout Westchester County in the mid-19th century, many residents belonging to the Society of Friends (Quaker Church) were the leading group of Abolitionists and primary participants in helping Africans and African Americans escape to Canada and other regions (midwestern United States). Edward Underhill and members of his extended family were members of the Society of Friends. Given Edward's attention to improving the local community, including starting a school, [28] its possible that he or members of his family supported the Abolitionist movement. However, to date, no primary accounts or documents that confirm they played any role in the Underground Railroad or outwardly supported the abolitionist movement have been identified. Primary accounts are needed to make a definitive statement on the matter. The presence of numerous barns and "back of the house" access points on the property that would have provided hiding spaces and escape routes is insufficient evidence to state that Edward Underhill, or his property were part of the Underground Railroad.

D. SOUNDVIEW SCHOOL- UNDERHILL FARM BUILDINGS

A survey completed in 1976 of the Beaver Conference Farm (Figure 1) indicates that the following buildings were included within the property at that time. In 2017, two of the buildings shown on the survey were demolished (Figure 2). The buildings are discussed based on those present at the time this survey was completed. Photos of the buildings and details are included as Exhibit A.

BUILDING A: UNDERHILL MANSION/SOUNDVIEW SCHOOL. CONSTRUCTED 1828-1881.

The western portion of the Mansion reflects the earliest period of construction with Federal Style architectural elements. The eastern portion of the Mansion reflects the Italianate design of the late 19th Century. The mansion features a cut stone foundation that has been reinforced with brick. The stone underneath the older period is rough cut or hand hewn, while the later portion has been cut with a steam powered saw. The upper stories are wood frame with clapboard siding. The roof of the Federal portion is covered with asphalt shingles. A modern addition (c. 1965) has been added to the western elevation of the building, with a second addition on the northern side. The windows and window casings in the additions differ from the balance of the house. The foundations for the additions, consist of a mix of concrete and brick.

[25] Peekskill Underground Railroad. Hudson River Valley Institute. Hudsonriver.org; Dorothee von Huene Greenberg. "Moses Pierce and Esther Carpenter Pierce, Westchester's Friends of Freedom." T*he Freedom Seeker.* Fall 2014.
[26] Dr. Douglas Perrelli, University of Buffalo in personal communication with the author. October 1, 2022.
[27] Dr. Douglas Perrelli, University of Buffalo in personal communication with the author. October 1, 2022.
[28] Scharf, ed., *History of Westchester County,* 1886.

BUILDING B: SUMMER KITCHEN /SOUNDVIEW DESIGN STUDIO. CIRCA MID 19TH CENTURY. (Images #1-4)

Portions of the foundation date to the mid-19th century, while the upper portions (above grade) appear to be of later construction. This small building sits on a field stone and brick foundation. The foundation is supported by timbers that have been modified (altered, supported with modern lumber) since their initial use in construction. Additional support is provided through the use of 20th century lumber is present. The upper portion of the building has been extensively renovated, most recently for use by Soundview School as a classroom. The building's interior features modern sheetrock covering the walls. The windows are modern vinyl inserts and the roof is slate shingle. The exterior finishes vary on each elevation. These extensive modifications have eliminated the 19th century integrity of the structure and in its current form, it is not reflective of the period of significance.

BUILDING C: RESIDENTIAL COTTAGE/ SOUNDVIEW MIDDLE SCHOOL. CIRCA 1908 (Images #5-8)

Constructed in the early 20th Century (c. 1908, Beaver Conference Farm) this house has been recently renovated and improved. The interior of the building includes 20th and 21st century materials. The structure postdates the Underhill's occupation of the property, and the period of historic significance (1828 to 1888).

BUILDING D: BARN & GARAGE. DEMOLISHED IN 2017 [29].

This building appears on the 1940's aerial image of the property. As this building has been demolished, and no remnants currently exist the date of original construction cannot be determined.

BUILDING E: CARRIAGE HOUSE/HORSE BARN- SOUNDVIEW SCIENCE BUILDING. CIRCA, MID 20TH CENTURY (IMAGES #9-20)

Formerly a large barn, the western and southern portions of the original structure were demolished (date unknown). A wall, constructed of mortared cut and field stone forms the northern side of the foundation, is visible on the interior at the ground level. This is associated with the foundation of the original barn which was constructed in the mid-19th century. The original barn included a second level, that was accessed by a ramp on the northern side of the structure. This second floor has been renovated to include a deck that features modern concrete footings. The second level features windows with 20th century hardware, sheetrock and linoleum tile flooring. The building was converted to classroom or meeting space by Beaver Conference Farm and any 19th century barn features were removed. Later renovations by Soundview School (2012-2016) which consisted of new windows, and exterior finishes, altered the exterior and interior. The fenestration on all elevations vary, indicating that the structure has changed over time. The southern portion of the building includes a cement and

[29] NETR Online Historic Aerials; 1940. https://www.historicaerials.com/viewer

poured concrete foundation, modern siding and windows. The interior of the upper portions/floors dates to the early-mid 20th century. The only remaining 19th century element is the single stone wall, serving as the northern foundation wall. More than 75% of the existing building dates to the mid-20th century or later. In its current form, the building is not considered to have historic integrity, as its many changes all post-date the period of historic significance.

BUILDING F: UNKNOWN BUILT C. 1950, DEMOLISHED IN 2017.

This structure is not shown on the 1940s aerial image, but built sometime after, circa 1950.[30] As it has been demolished its original construction date cannot be determined.

BUILDING G: CARPENTERS WORKSHOP/STORAGE BARN/SOUNDVIEW STORAGE. CIRCA MID-19TH CENTURY. (Images #21-30)

This small barn has been substantially altered over time, based on the various openings on the exterior and interior, combined with the variety of materials used. In addition, there are multiple styles and ages of hardware, as well as lumber types. The foundation is built into the grade, with field stone around the perimeter and features, lumber, fieldstone and brick interior support columns. The support beams for the floor that is at ground level consist of a mix of hewn beams, early 20th century and modern lumber. These beams are supported by stacked brick supports. In the interior, the framing that extends upward from the floor to the loft space appears to have been constructed with beam re-purposed from some other prior use or structure. The Beaver Conference Farm and the Soundview School have altered the barn to suit their specific purposes. The interior features dimensional lumber throughout. The circular cut marks on the exposed lumber are indicative of a machine mill saw. Modern materials (i.e. 2 x 4's, plywood) are located in smaller quantities and represent later repairs and alterations. The construction materials that lead to the loft appear to be early 20th century. It should be noted that the beams supporting the main floor are rotted, and substantial bowing is present in the main level of the barn. Due to concerns about stability, the loft level of the barn was not further explored. The barns many alterations date to the early 20th century, and not to the period of historic significance. In its current form, the building is not considered to have historic integrity in form and function.

BUILDING H: CHAPEL- SOUNDVIEW MUSIC CONSERVATORY. CIRCA EARLY 20TH CENTURY. (IMAGES #31-36)

This building was constructed in the early 20th century and was initially utilized by Beaver Conference Farm for religious purposes. Soundview School converted the space into a music conservatory. There is no foundation to speak of; only a poured concrete slab, and the utilization of a retaining wall that exists outside the southwestern corner of the structure. The basement of the building features metal lally columns. The wood frame walls on the southern side are built into the ground (grade). Recent renovations have taken place in the basement level. The interior features dimensional lumber, and platform style framing which became the standard in the early 20th century. As with Building G, the cut marks on the exposed lumber

[30] NETR Online Historic Aerials; 1940. https://www.historicaerials.com/viewer

are indicative of a machine mill saw. This structure postdates the Underhill's occupation of the property, and the identified period of historical significance.

BUILDING I: RESIDENTIAL COTTAGE- SOUNDVIEW PLAYHOUSE. CIRCA 1920. (IMAGES #37-40)

This structure, originally constructed as a barn, and was most recently used as the Soundview Playhouse. The windows in the structure appear to be original and date to the 1920s. The use of dimensional lumber, sheetrock and reused timber beams in the construction of the ceiling and attic space, further confirms an early 20th century construction date. Renovations took place in the mid portion of the 20th century, based on the interior finishes (tongue and grove paneling and brick fireplace surround with fan vents). This structure postdates the Underhill's occupation of the property, and the identified period of historical significance.

BUILDING J: RESIDENTIAL COTTAGE. CIRCA 1920 (IMAGES #40-44)

This structure appears to have functioned as a residential space, possibly dormitory style. The interior features a brick dividing wall and modern lumber styles. The fenestration of the building varies, suggesting changes to the openings for doors and windows over time. The windows in the structure appear to date to the 1920/1930s. The roof features asphalt shingles. The interior features modern lumber and sheet rock and evidence of a forced air heating system. This structure postdates the Underhill's occupation of the property, and the identified period of historical significance.

SUMMARY

The archaeological potential for sites within the Underhill Farm property has been fully explored, and the OPRHP concurred with the recommendation that no further archeological investigations are warranted.

Unicorn Contracting is proposing to retain and rehabilitate the historic Mansion for adaptive reuse. The Secretary of the Interior Standards for Rehabilitation define rehabilitation or adaptive reuse as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values". [31] It is important to determine which buildings and structures are the most significant.[32] The highest quality and most distinctive buildings should be considered for rehabilitation and preservation, rather than those necessitated by time, nature and redevelopment practices.[33] Historic preservation is about not only the structure, but also its function and its history. Buildings that are to be

[31] Grimmer, Anne E. 2017. *The Secretary Of The Interior's* (Accessed 3/4/2020).
[32] Theodore Prudon, Preservation of Modern Architecture, (New Jersey, John Wiley & Sons, 2008):4, https://online.the-bac.edu/pluginfile.php/261147/mod_page/content/29/PreservModernArchitecture_Prudon_2008_CH%201%2C2%2C3%2C5.pdf?time=1586738196263
Richard Longstreth, "I Can't See It; I Don't Understand It; And It Doesn't Look Old to Me," Forum Journal, Volume 27, Number 1, (2012): 39, https://muse.jhu.edu/article/494511.
[33] Prudon, *Preservation,* 161.

rehabilitated or restored, need to be functional, and economically viable while at the same time reflecting their historic intention and the criteria that make them significant. [34]

The existing outbuildings on the property have been substantially altered through the use of the property by various owners, to the extent that they no longer retain integrity of materials, form or function of the period of historic significance (1821-1888). The modifications to the outbuildings have altered them to the extent that the original function of the structures can only be theorized. The outbuildings that have features (foundations) dating to the 19th century (Building B, C and G), have been substantially modified and reflect the materials and function of the 20th century or later. With the exception of the Mansion, the buildings within the property reflect the activities of the Beaver Conference Farm and the Soundview School, and do not contribute to the period of historical significance (1821-1881).

At this time, consultation with OPRHP will continue as needed until the Lead Agency concludes the SEQRA review and the related public comment process. OPRHP has agreed that the mitigation measures outlined in the Letter of Resolution are sufficient to mitigate the Adverse Effects.

Thank you sincerely for your thoughtful consideration to this matter, and if you require any further information, please do not hesitate to ask.

Sincerely,

Beth Selig

Beth Selig
President, Hudson Cultural Services

[34] Holleran, Michael, 2004. Roots in Boston, Branches in Planning and Parks, in Giving Preservation a History: Histories of Historic Preservation in the United States, Max Page and Randall Mason, eds., New York and London: Routledge, pp. 81-106. Online.the-bac.edu. Accessed 3/5/2020.

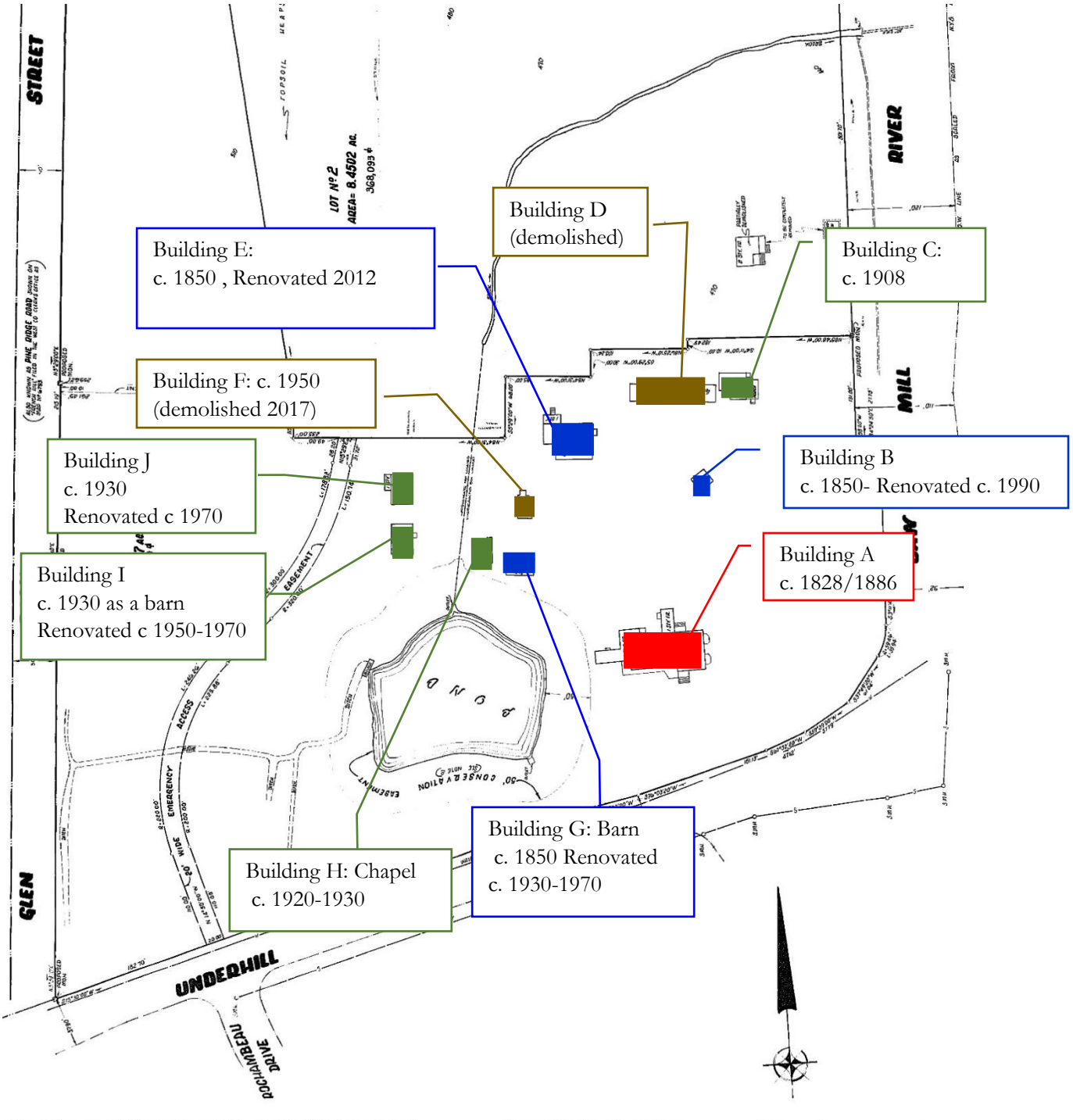


Figure 1: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'

Building Demolished

Building substantially renovated, no historic integrity

Building constructed after Underhill's

Building constructed by Underhill's, retains integrity

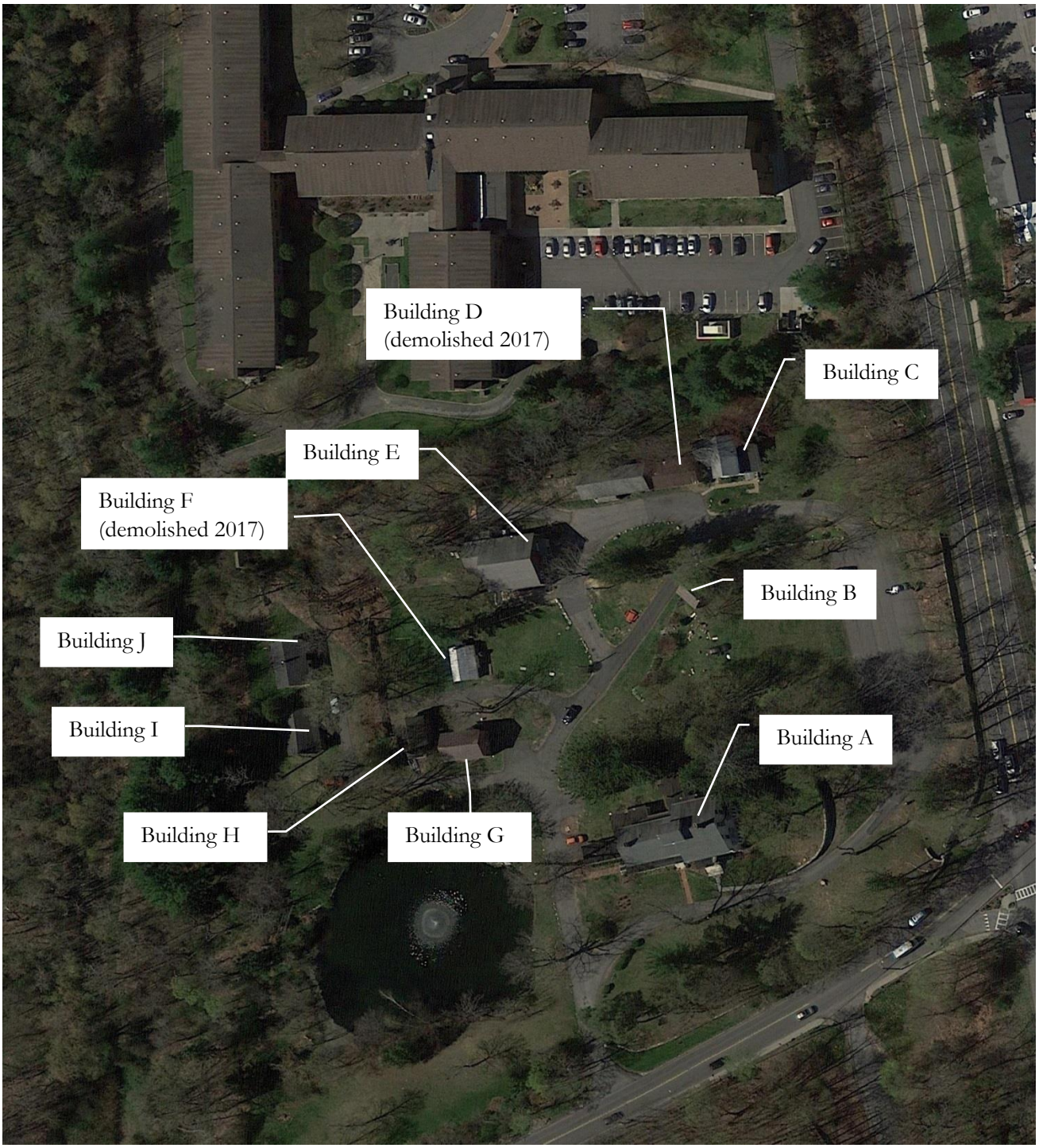


Figure 2: 2016 Aerial image showing the buildings within the Soundview-Underhill Farms property.

EXHIBIT A: BUILDING PHOTOGRAPHS

#1. View to the northeast to Building B.

#2. The building materials in the basement are a mix of late 19th century through 20th century.

#3. The interior of the building has been substantially renovated, and includes modern materials.

#4. The windows are modern vinyl replacements, and the siding style differs on the exterior.

#5. The interior of Building C dates to the mid 20th century.

#6. The interior of Building C was recently renovated.

#7. The exterior of Building C includes modern vinyl siding.

#8. The western entrance of Building C features an enclosed doorway addition.

#9. Building E features a modern concrete foundation on the southern and eastern walls.

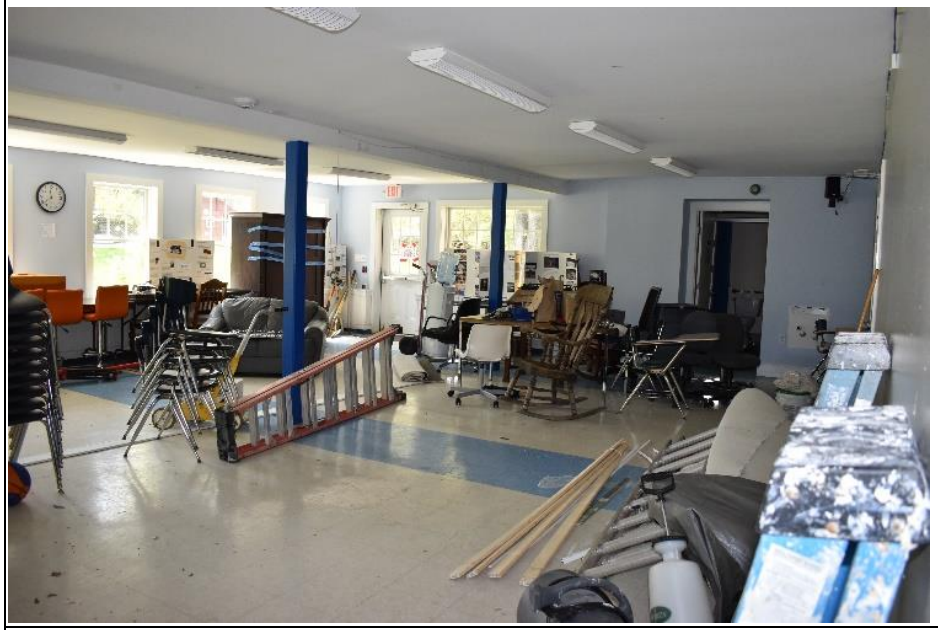
#10. The northern foundation wall of Building E is the 19th century stone barn wall, cosisting of field stone that has been painted.

#11. The original stall openings, from the original use as a barn, have been closed up with cinderblock. View of north wall of Building E.

#12. The hardware on the windows in the second level of Building E is typical of early 20th century, indicating the period of construction.

#13. The interior of Building E has been substantially renovated in the 20th and 21st Century.

#14. Soundview school used these rooms as classrooms (Building E second level).



#15. The interior of the first floor of Buidling E dates to the 21st century, as does the southern exterior wall foundation.

#16. Portions of the western foundation wall of Building E have been reconstructed using stone, possibly from the orignal barn.

#17. The original barn had access to a second level, that has since been altered (Building E).

#18. The rear entrance of Buildng E has been altered and includes modern sliding glass doors and windows.

#19. The footings and support systems for the additions of Building E all date to the mid to late 20th century.

#20. Building E- The windows on the first level of the southern elevation are all modern vinyl replacements, and the second are irregular in placement.

#21 View northwest of Building G, the entrances and openings have been modified over time.

#22. Large metal spikes are exposed on the exterior wall of Building G.

#23. Multiple openings and access points are visible on the northern elevation of Building G.

#24. A variety of hardware dating to the end of the 19th century and early 20th century are visible on the barn's (Building G) exterior.

#25. The foundation of Building G is a mix of timber, brick and stone.

26. The foundation and barn supports are a mix of timber, early 20th and 21st century lumber. The beams underneath the main floor of Building G are rotted.

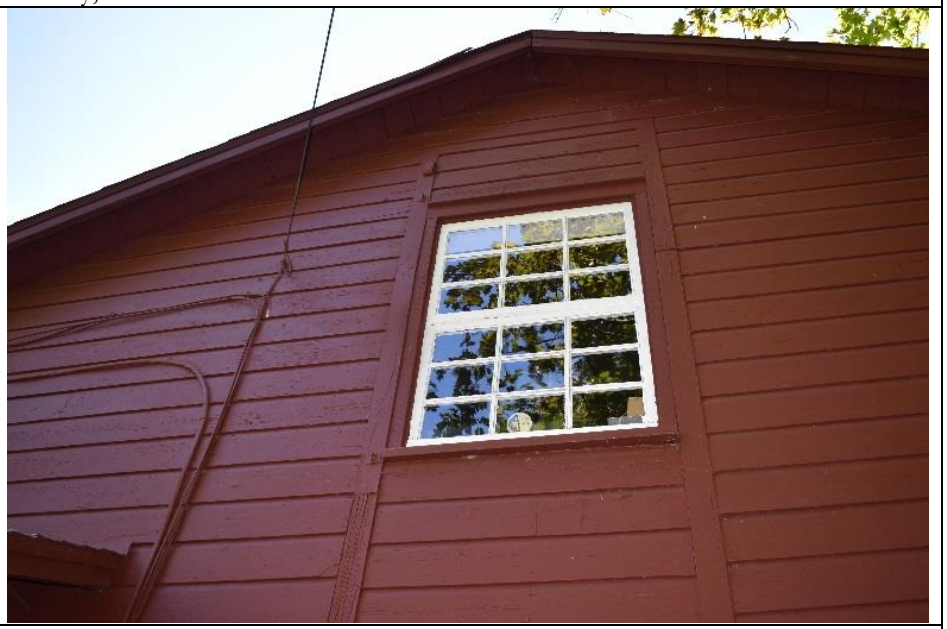
#27. The mix of lumber styles (clapboard, plywood, boards) is visible on the exterior of Building G's roofline.

#28. The rooftop of Building G has a similar mix of building materials.

#29. The interior of Building G is a mix of timber and 20th century lumber. Cut outs and openings in the timber are indicative of reuse.

#30. The interior of Builgin G has been substantially altered into the 21st century, with the addtion of a framed interior wall.

#31: Building H is constructed adjacent to a stone retaining wall. View to the west.



#32. The windows of Building H date to the 20th century and later.

#33. The interior features platform framing and 20th century construction materials Building H.

#34. The interior of the basement of Building H features a concrete floor, metal (steel) lally columns and other 20th century materials.

#35. Buidling H is located on a poured concrete slab.

#36. Building H is partially fastened to a stone retaining wall on the southwestern corner.

#37. Buildng I was recently used by Soundview School as a playhouse.

#38. The windows of Building I are a mix of double hung and casement styles.

#39. The construction materials in Building I include timber beams, and 20th century lumber, and 20th cnetury interior finishes.

#40. The ceiling if Building I's interior is a mix of 20th century lumber, timber beams and sheet rock.

#41. Building J has served as housing.

#42. The interior of Buildng J is a mix of brick and cut lumber, that appears to be early 20th century.

#43. A brick wall divides the interior of Building J.

#44. The fenestration on the exterior of Buildnig J is uneven, and the windows are mixed in size, and pattern.

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 09/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW

Figure 10-1: Pre-Development Watersheds
Underhill Farms
Town of Yorktown

251-F Underhill Avenue,

Owner

NYS Lic. No. 84451

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comment

20-20

Revisions
No. Date Comments:

Revisions
No. Date Comments:

SCALE: 1" = 40'
DRAWN BY: TK
DATE:

PRE DEV WATERSHED

PRELIMINARY SITE PLAN
PROPOSED
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown
Westchester County, New York

Sheet FIG. 5.1

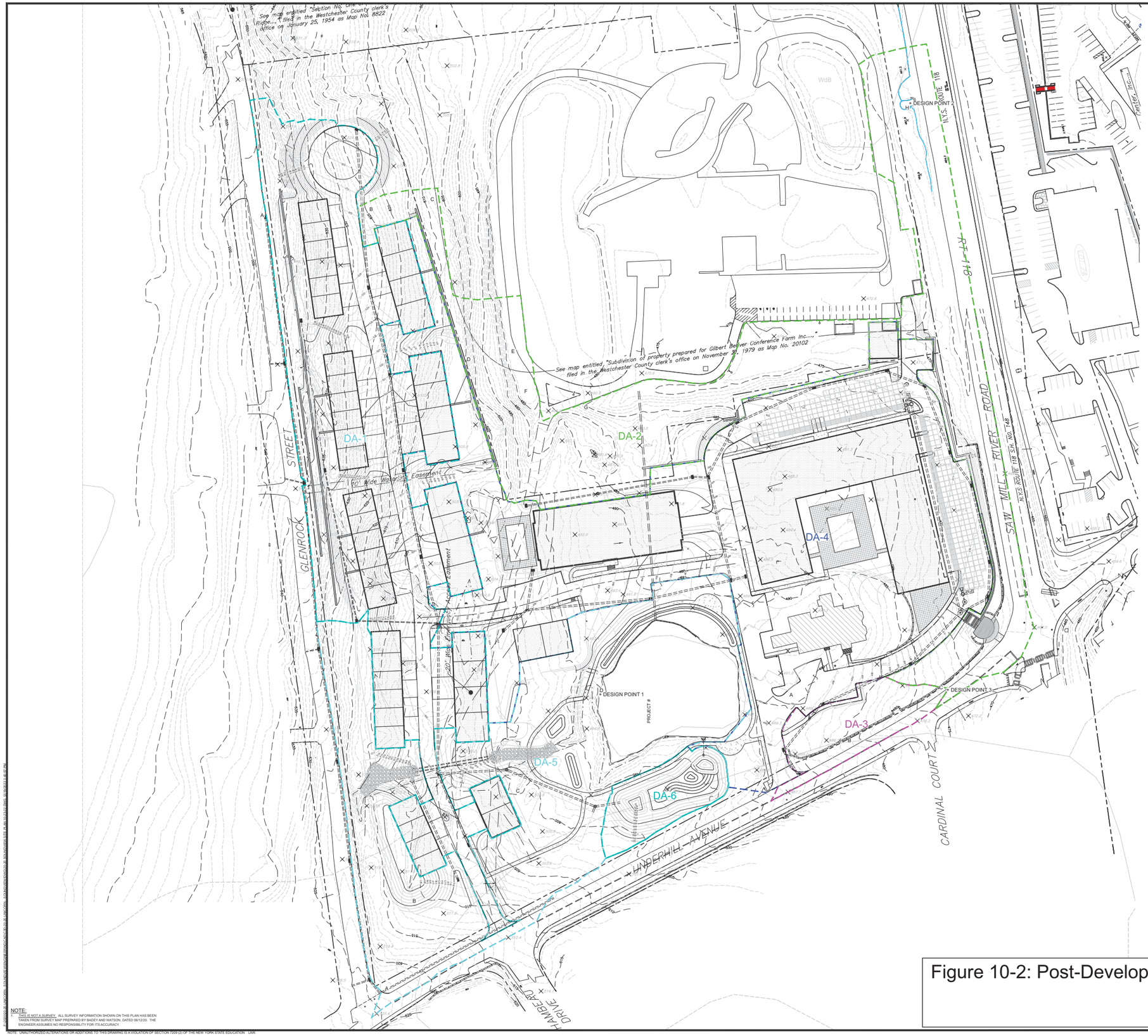

Figure 10-2: Post-Development Watersheds
Underhill Farms
Town of Yorktown

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POST DEV WATERSHED

PRELIMINARY SITE PLAN
PROPOSED
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown Westchester County, New York

Sheet FIG. 5.2

Section 11.0 Utilities

The proposed Underhill Farm project will utilize municipal sewer and water. The projected water usage for the project will be approximately 40,000 gallons per day (gpd), based on recent flow data from testing adjacent to the project. Table 11-1 below provides the calculations based on the number of bedrooms to be built and square footage of commercial and office retail space. There is adequate pressure and supply for the project. It is intended to install a looped public water main system for the project, which will connect both in Glenrock Street and Underhill Avenue. This will eliminate any dead ends and maintain a continuous flow and adequate pressure for the project. Fire hydrants will be installed throughout the site to provide the required coverage for fire protection.

The property is in the Hallocks Mill Sewer District. The existing buildings on the site are connected to the public sewers, however the connection point is yet to be determined. The project will be served by extending public sewers into the site from the sewer main in Underhill Avenue. Based on the projected water usage, the sewage flows are expected to be the same basis of 40,000 gpd. The flows were determined based on NYS DEC Design Standards. This increase in flow should not affect the capacity of the Hallocks Mill Treatment Plant.

The extension of the public mains will require both the approval of the Town and Westchester County Department of Health.

Table 11-1
Sanitary Sewer and Water Usage Analysis
Underhill Farm

Proposed	Estimated Flows	Total Flows (gpd)
148 Residential Units – 352 bedrooms	352 bedrooms @ 100 gallons per bedroom	35,200
Existing Building – Office/Retail	7,000 sf @ 0.10 gal/sf	700
Existing Building – Restaurant 70 seats	70 seats @ 35 gal/seat	2,450
Commercial Space – 11,000 sf	11,000 sf @ 0.10 gal/sf	1,100
	Total Flow Proposed	39,450

Source: Site Design Consultants

Section 12.0 Green Infrastructure

The applicant is proposing a number of green infrastructure practices as part of the overall project design. The Stormwater Management Plan details a number of green practices that will be utilized as part of the stormwater treatment system, including infiltration practices, rain gardens and wetland creation and restoration.

As part of the overall development and daily use of the site, the applicant is planning to install electric vehicle charging stations, solar panels on the roof of the apartment building, and specify electric heat pumps for the HVAC systems.

Section 13.0 Alternatives

On Tuesday, February 22, 2022, The Town of Yorktown Town Board ("Town Board") passed a resolution finding that the Underhill Farm development meets all the requirements of Article XXXI § 300-251B and is thus eligible for referral to the Planning Board for site plan review under those guidelines. However, based on subsequent comments from the Planning Board and the public, the applicant revised the original site plan to increase the buffer between Underhill Ave and the townhouses by relocating 4 townhouse units into the apartment building.

The proposed buildings that will be visible along Route 118 are set back from the street with intervening parking and landscaping. The discussion of the visual analysis is provided in Section 2.0.