

Section 13.0 Alternative Layouts

During the application process for the proposed Underhill Farms development several alternative development schemes have been presented and discussed. It is as a result of these discussions that the applicant is proposing the current 148 unit plan.

Conventional subdivision. An 11-lot conventional subdivision layout was reviewed (See Figure 13-1). Access to site would be provided by the existing driveway, culminating in a cul de sac. This alternative would have less impervious surface than the current proposal, and reduce the number of trees to be cut. The Underhill mansion would remain but it would be up to a future property owner to raze it or restore it. The existing pond on the property would become part of two lots and not be accessible to the public. Traffic improvements at Underhill Avenue/Route 118 would not be funded, and increases in tax revenue from the higher density project would not occur. Tree clearing and visual impacts along Glen Rock Street would increase substantially. This plan would not conform to the new Yorktown Heights Overlay District, which 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 and mixed use development, including work-live spaces.

Adaptive re-use alternative. Unicorn's design consists of creating market rate housing to support the growing and changing population of in Westchester County. The existing outbuildings on the property were constructed initially as barns, with a chapel and residential cottage added by the Beaver Conference Farm.

Due to the nature of their initial construction, the barns are not viable candidates for conversion into multi-family housing units. The barns and chapel (Buildings B, G, and H) are one to two-story wood frame buildings with stone or no foundation. Some of these buildings currently lack insulation and have been exposed to the elements to the extent that there is noticeable rot and warping of the wooden components. In addition, Buildings B, G, and H, are relatively small, roughly 1000 square feet total.

Any renovations to these buildings to create additional housing units would significantly alter the architectural and historical integrity, and fail to provide a sufficient number of housing units to meet the project goals. Furthermore, as these buildings were not constructed following any sort of standard or code, the cost of renovating them into housing units or retail spaces would be prohibitive. As of July of 2021, the estimated costs per square foot for new construction is between \$150 and \$200 per square foot. The costs to renovate and adaptively reuse wood frame barns to residential or retail space is \$300-\$500 per square foot. Any adaptive reuse of these buildings, in addition to being financially prohibitive, would require substantial changes to ensure the structural integrity, as well as to improve and modernize them into residential living or usable spaces.

Buildings I and J have already begun to become structurally unstable, so adaptive reuse is not a viable option for these structures.

Buildings C and E, have recently been renovated. Building C has most recently been used as a residential building, and Building E has recently been renovated into a science classroom space. While both buildings could be converted, the spacing of the buildings within the property does not provide the means for them to be incorporated into the new apartment and condominium buildings. The construction style of the buildings also makes them incompatible for incorporation

into the planned residential structures. In addition, the construction of the Senior Center hinges on parking being provided in the locations of these two buildings.

165 unit alternative. 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. The original application for this project consisted of a 165-unit plan, compared to the current 148 unit plan (See Figure 13-2). There were additional units in the apartment building as well as additional townhome units on the western side of the property. This plan would have required relocation of the watercourse that is part of Wetland A, cutting of a larger number of trees, and closer proximity of buildings to the corner of Glen Rock Road and Underhill Avenue. As a result of numerous discussions with the Board and comments from the public, 17 units were taken off the plan, including townhome units closest to the intersection. The wetland/watercourse will now remain undisturbed and fewer trees will need to be cut down.

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.

UNDERHILL FARM

UNDERHILL AVENUE, YONKERS, NY

PREPARED FOR

UNICORN CONTRACTING INC.,
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PREPARED BY



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SCALE = 1"=30'
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REVISION	DATE	REVISION	BY

PROFESSIONAL SEAL
PRELIMINARY

DATE	3-9-23
SCALE	1"=30'
DRAWN BY	BC
CHECKED BY	EG

DRAWING TITLE

**PRELIMINARY
SUBDIVISION PLAN**

SHEET NO.

SLP-1