

# UNDERHILL FARMS

## SEQRA ENVIRONMENTAL ASSESSMENT

SEQRA Full Environmental Assessment Form and Supplemental Studies

### Table of Contents – EAF Part 3

	Page
Underhill Farms Expanded EAF Introduction	
1.0 Land Use, Zoning and Public Policy	1.0
2.0 Views Analysis	2.0
3.0 Wetlands	3.0
4.0 Trees	4.0
5.0 Cultural Resources	5.0
6.0 Fiscal & Socio-Economic Analysis	6.0
7.0 Traffic	7.0
8.0 Parking	8.0
9.0 Recreation	9.0
10.0 Stormwater	10.0
11.0 Utilities	11.0
12.0 Green Infrastructure	12.0
13.0 Alternatives	13.0

### List of Figures

	After Section
Figure 1-1 Site Location Map	1.0
Figure 1-2 Existing Land Use within ½ Mile of the Site	1.0
Figure 1-3 Density Map	1.0
Figure 1-4 Yorktown Heights Existing Hamlet	1.0
Figure 1-5 Yorktown Overlay District	1.0
View Key	2.0
View from Glen Rock Street – Point A, Existing Conditions	2.0
View from Glen Rock Street – Point A, Proposed Conditions No Screening	2.0
View from Glen Rock Street – Point A, Proposed Conditions with Screening	2.0
View from Rochambeau Drive – Point B, Existing Conditions	2.0
View from Rochambeau Drive – Point B, Proposed Conditions No Screening	2.0
View from Rochambeau Drive – Point B, Proposed Conditions with Screening	2.0
View from Glen Rock Street – Point C, Existing Conditions	2.0
View from Glen Rock Street – Point C, Proposed Conditions No Screening	2.0
View from Glen Rock Street – Point C, Proposed Conditions with Screening	2.0
View from Glen Rock Street – Point D, Existing Conditions	2.0
View from Glen Rock Street – Point D, Proposed Conditions No Screening	2.0
View from Glen Rock Street – Point D, Proposed Conditions with Screening	2.0
View from Glen Rock Street – Point E, Existing Conditions	2.0
View from Glen Rock Street – Point E, Proposed Conditions No Screening	2.0
View from Glen Rock Street – Point E, Proposed Conditions with Screening	2.0
View from Route 118 and Underhill Avenue – Point F, Existing Conditions	2.0
View from Route 118 and Underhill Avenue – Point F, Proposed Conditions No Screening	2.0

View from Route 118 and Underhill Avenue – Point F, Proposed Conditions with Screening	2.0
View from Caremount and Route 118 – Point G, Existing Conditions	2.0
View from Caremount and Route 118 – Point G, Proposed Conditions No Screening	2.0
View from Caremount and Route 118 – Point G, Proposed Conditions with Screening	2.0
Architectural Drawings (A.20.2, A.01, A.02, A.04, A.05, A.06, A.15, A.20, A.20.1)	2.0
NYSDEC Wetland Map	3.0
National Wetland Inventory Wetland Map	3.0
1926 Aerial Photo	3.0
1947 Aerial Photo	3.0
1960 Aerial Photo	3.0
1990 Aerial Photo	3.0
2000 Aerial Photo	3.0
2021 Aerial Photo	3.0
Site Photos	3.0
Soils Information	3.0
Wetland Existing Conditions	3.0
Wetland Impacts Map	3.0
Wetland Mitigation Plan	3.0
Existing Trees to be Removed	4.0
Existing Trees to Remain	4.0
New Trees to be Planted	4.0
Composite Plan	4.0
Table of Trees	4.0
Site Location Map	7.0
2021 Existing Traffic Volumes Weekday Peak AM Hour	7.0
2021 Existing Traffic Volumes Weekday Peak PM Hour	7.0
2025 Projected Traffic Volumes Weekday Peak AM Hour	7.0
2025 Projected Traffic Volumes Weekday Peak PM Hour	7.0
Pied Piper Daycare (Approved) Other Development Traffic Volumes Weekday Peak AM Hour	7.0
Pied Piper Daycare (Approved) Other Development Traffic Volumes Weekday Peak PM Hour	7.0
The Weyant (Approved) Other Development Traffic Volumes Weekday Peak AM Hour	7.0
The Weyant (Approved) Other Development Traffic Volumes Weekday Peak PM Hour	7.0
Caremount Building (Approved) Other Development Traffic Volumes Weekday Peak AM Hour	7.0
Caremount Building (Approved) Other Development Traffic Volumes Weekday Peak PM Hour	7.0
Boutique Hotel Other Development Traffic Volumes Weekday Peak AM Hour	7.0
Boutique Hotel (Approved) Other Development Traffic Volumes Weekday Peak PM Hour	7.0
Total Approved Other Development Traffic Volumes Weekday Peak AM Hour	7.0
Total Approved Other Development Traffic Volumes Weekday Peak PM Hour	7.0
2025 No-Build Traffic Volumes Weekday Peak AM Hour (w/ Approved O.D)	7.0
2025 No-Build Traffic Volumes Weekday Peak PM Hour (w/ Approved O.D)	7.0

Townhouse Arrival Distribution (Expressed as a %)	7.0
Townhouse Departure Distribution (Expressed as a %)	7.0
Apartments/Condos/Commercial Departure Distribution (Expressed as a %)	7.0
Apartments/Condos/Commercial Arrival Distribution (Expressed as a %)	7.0
Townhouse Site Generated Traffic Volumes Weekday AM Peak Hour	7.0
Townhouse Site Generated Traffic Volumes Weekday PM Peak Hour	7.0
Apartments/Condos/Commercial Site Generated Traffic Volumes Weekday Peak AM Hour	7.0
Apartments/Condos/Commercial Site Generated Traffic Volumes Weekday Peak PM Hour	7.0
Total Site Generated Traffic Volumes Weekday Peak AM Hour	7.0
Total Site Generated Traffic Volumes Weekday Peak PM Hour	7.0
2025 Build Traffic Volumes Weekday Peak AM Hour (w/ Approved O.D.)	7.0
2025 Build Traffic Volumes Weekday Peak PM Hour (w/ Approved O.D.)	7.0
Figure 10-1 Pre-Development Watershed	10.0
Figure 10-2 Post-Development Watershed	10.0
Figure 13-1 Conventional 11-Lot Subdivision Alternative	13.0

### Appendices

Appendix A – Land Use
Appendix B – Wetlands
Appendix C – Cultural Resources
Appendix D – Utilities
Appendix E – Traffic