

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

*Introduction*

The Project Sponsor, Underhill Soundview LLC, proposes to construct a mixed-use development consisting of 80 Condominium units, including 48 townhouses and a 32-unit condominium building; 68 apartments and 15,600 square feet of retail/office space including 8,100 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 three 6-unit uphill townhouse structures, four 4-unit downhill townhouse structures, one 2-unit downhill townhouse structure, three 4-unit uphill townhouse structures, plus a 32-unit condominium building and a 68-unit apartment building for a total of 148 units in 13 new buildings. The 32 unit condominium building will be 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. Alternative Layouts