

TOWN OF YORKTOWN PLANNING BOARD

Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

May 9, 2022
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – April 25, 2022**

REGULAR SESSION

3. **Martinez Subdivision
Decision Mitigation Plan**
Location: 35.16-1-2 & 2.1; 1767 Jacob Road
Contact: Site Design Consultants
Description: Proposed field changes to approved wetland mitigation plan.

WORK SESSION

4. **Lakeview Estates Lot #6** ****POSTPONED BY APPLICANT****
Discussion Site Plan
Location: 47.11-1-15; 1102 Gambelli Drive
Contact: TJ Engineering, LLC
Description: Proposed residence on the last subdivision lot in the Lakeview Estates subdivision.
5. **Staples Plaza Battery Energy Storage System Expansion**
Discussion Special Use Permit
Location: 36.06-2-76; 3333 Crompond Road
Contact: Mayflower Energy Engineering
Description: Proposed installation of 3 additional Tesla megapack units with a total energy capacity of 9,438 kWh, to be connected to the main utility grid and assist with electrical demand.
6. **Town Board Referral**
Arroyo Stormwater Permit
Location: 27.09-2-45; 2823 Hickory Street
Contact: Westchester Modular Homes
Description: Request for stormwater permit for proposed residence. Existing home will be demolished.
7. **Town Board Referral**
LaCalamito Stormwater Permit
Location: 17.11-1-7; 3628 Flanders Drive
Contact: Westchester Modular Homes
Description: Request for stormwater permit for proposed residence. Original home already has been demolished.

8. Pied Piper Preschool

Discussion Parking

Location: 37.14-2-8; 2090 Crompond Road

Contact: Site Design Consultants

Description: Proposed modification to a row of parking to accommodate existing play area.

9. Dorchester Glen Subdivision

Discussion Subdivision

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 4 lot subdivision on 24.26 acres in the R1-20 zone.

10. Underhill Farm

Discussion Site Plan

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed mixed use development of 148 residential units, 11,000 SF retail, and recreational amenities. Original main structure to remain and to be used for a mix of uses. Development is proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board.

Last revised: May 6, 2022

Correspondence

Christopher Taormina, RA
Chairman

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

To: Steven Fraietta, Assistant Building Inspector
From: ABACA
Date: May 4, 2022
Subject: Taco Bell Crompond– Sign Application
36.05-1-16; 3605 Crompond Road

RECEIVED
PLANNING DEPARTMENT
MAY 4 2022
TOWN OF YORKTOWN

Documents Reviewed:

| Title: | Date: | Produced By: |
|--|--------|------------------------------|
| Signs Ink – Sign application with associated materials | 4/7/22 | Building Department Referral |

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, April 19, 2022. According to the memo from the Building Department dated 4/7/22, the proposal meets the quantitative requirements of the Zoning Ordinance. James Polinsky of Signs Ink was present.

The proposal is to install a custom monument sign with two feature panels as shown in the rendering submitted and attached. Details for the monument sign is as follows:

- The overall size of the monument sign is 16’ in height by 5’9” in width with a cement base planter.
- The first panel (sign area is to be 3’ in height by 5’9” in width) will include a bell logo with the words TACO BELL and the words BREAKFAST below. Only the logo and lettering are to illuminate. The TACO BELL black letters are to illuminate white and the Bell logo will illuminate purple on a white opaque background. The BREAKFAST letters and line around are to illuminate white on a black opaque background.
- The second panel (sign area is to be 1’4” in height by 5’ 9” in width) is vacant as there is no tenant proposed at this time. The future tenant sign will have an opaque background with only the lettering and logo to illuminate. Once a tenant becomes available, the applicant will submit an application for review.

The ABACA has no objections to the sign application based on the renderings submitted and attached.

Christopher Taormina
Christopher Taormina, RA
Chairman

/nc
Attachments
cc: Applicant
Planning Department
Planning Board

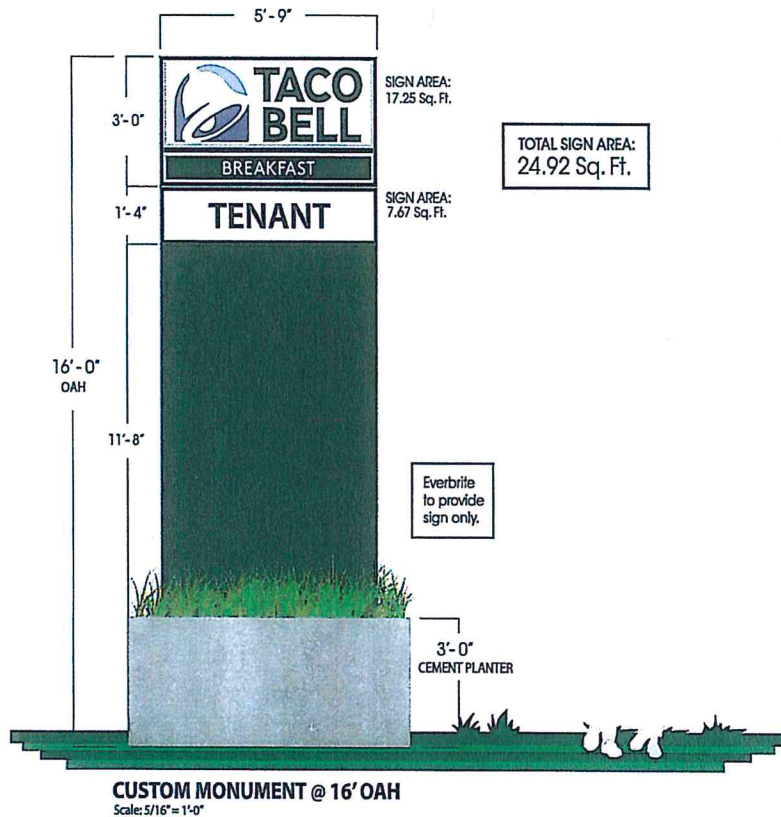
TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

ABACA Memo – Taco Bell Crompond
May 4, 2022
Page 2 of 3

Proposed Monument Sign



| | | | |
|--------------------------------|------------------|---|------------|
| | | <small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For vendor requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. © 2022 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.</small> | |
| Customer: TACO: Taco Bell | | Description: Custom Monument @ 16' OAH | |
| Project No: 465610-2 | Scale: As Noted | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. | |
| Date: 03/14/2022 | Drawn By: KW | | |
| Location: Yorktown Heights, NY | Site No: TB37075 | | |
| | Revised: 3/22/22 | CUSTOMER SIGNATURE _____ | DATE _____ |
| | Revised: 4/05/22 | LANDLORD SIGNATURE _____ | DATE _____ |

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

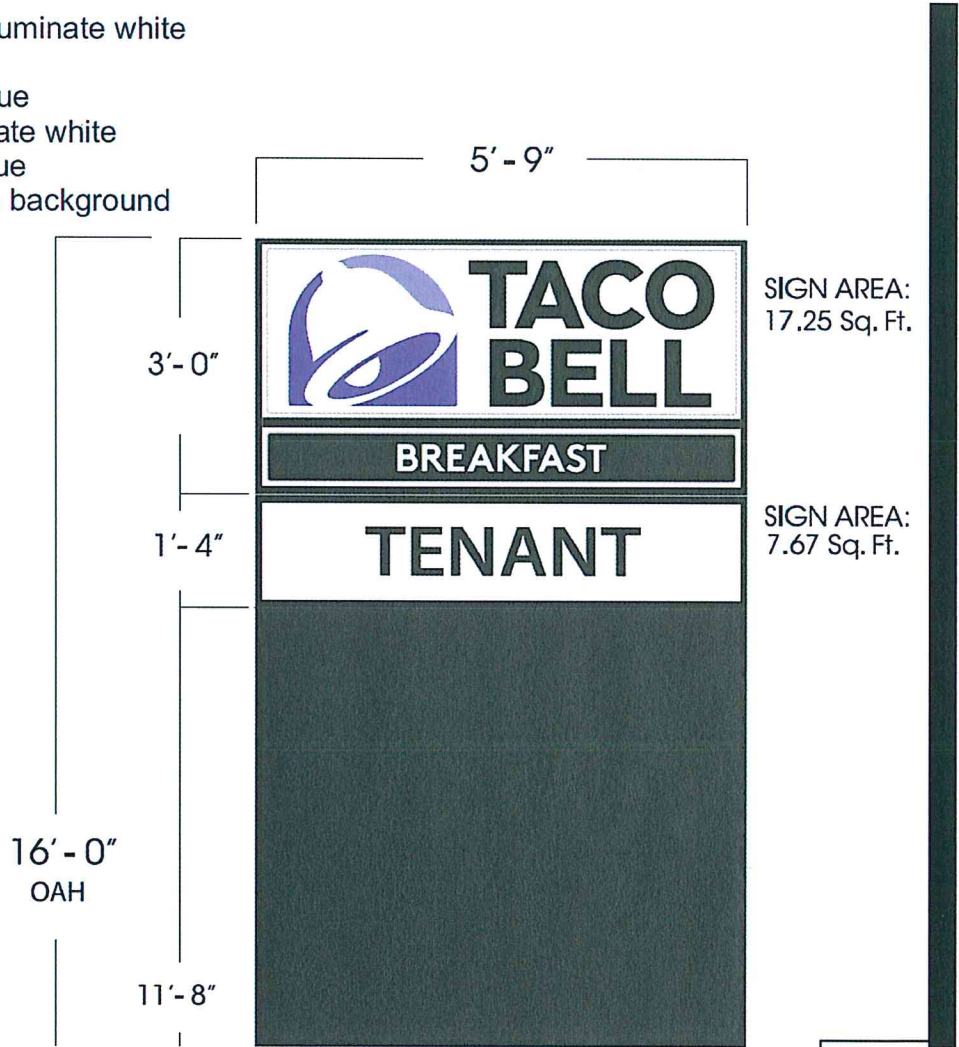
ABACA Memo – Taco Bell Crompond

May 4, 2022

Page 3 of 3

Proposed Monument Sign Details

TACO BELL Black letters to illuminate white
Bell Logo to illuminate Purple
White Background to be opaque
BREAKFAST letters to illuminate white
Black Background to be opaque
Future Tenant to have opaque background



MAY 3 2022

TOWN OF YORKTOWN



May 3, 2022

Rohit T. Aggarwala
Commissioner

Mr. Joseph C. Riina, P.E.
Site Design Consultants
251-F Underhill Avenue,
Yorktown Heights, NY- 10598

Via Email: jriina@sitedesignconsultants.com

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

Re: Proposed CVS Pharmacy - Stormwater Pollution Prevention Plan
3320 Crompond Road (NYS Rte.35/202)
Yorktown Heights, NY
Tax Map# 26.18-1-23, 25 & 26
Log # 2015-CNC-0144-SP.1

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Dear Mr. Riina:

New York City Department of Environmental Protection (DEP) has reviewed your latest submission received on March 14, 2022. DEP had arranged a Teams meeting with Tom Kerrigan from your office on April 18, 2022, to discuss some of the design issues and the comments below must be addressed satisfactorily.

A. Report, Plans & Hydrology

1. Show the soil boundaries along with the hydrologic soil groups on the plan to verify the area and ground cover listed on the report.
2. Please include a table comparing existing and proposed total runoff rates and volumes for each sub watersheds/ design point.
3. Include in the report, a list of all thresholds met to require a SWPPP as per Watershed Regulations 18-39(b)(4). This project meets the following thresholds: 18-39(b)(4)(iv) & 18-39(b)(4)(x). Please note that this was not addressed in the latest submission.
4. The drainage areas for the existing and proposed conditions must be labeled on the respective drainage area maps to be consistent with the routing diagram.
5. Label the different flow paths and flows lengths of the respective longest hydrologic lines used for CN computations in the existing and proposed conditions. Some of the flow lengths used in Hydrocad seems to be not consistent with the information presented on the drainage area

map.

6. Provide a description for each of the permanent stormwater practices proposed for the respective drainage areas along with references to its sizing calculations in the report. No such information is found on the report.
7. It appears that porous asphalt design is not in conformance with the NYS DM. Where post-construction stormwater management practices are not designed in conformance with the performance criteria in the technical standard, you must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standard. Include a detail on the plan.
8. Show spot elevations for the northern entrance part of the driveway with porous asphalt to clearly show that the entire surface flow is being collected to the catch basin.
9. Provide drainage profiles.
10. The deep test pit log dates and several test pit descriptions are not consistent with DEP's records. Please review and revise for consistency.
11. Provide a table showing the WQv comparison using the 90% storm and 1yr storm for each of the drainage areas.
12. Hydrographs, peak discharge rates and total runoff volumes from the project area for existing conditions for the 10-year, and 100-year 24-hour storm events are missing from the report. Note this is an incomplete item considering the change in design and Engineer.
13. The hydrographs used to evaluate post-construction volume and rate of stormwater runoff for the 10-year, and 100-year 24-hour storm events are also missing from the report. Note this is an incomplete item considering the change in design and Engineer.
14. Some grading is proposed in Drainage area D, and some are out of the property line in the ROW as shown on the plan. It is recommended that all the disturbances are captured and treated to the best practical extent possible. Consider designating areas of filter strips for the disturbed areas.

B. Stormwater/RRv Practices

1. Based on the Hydrocad model for infiltration chambers, the full WQv from Drainage Area C (DA C) is not stored in the system. Although this was discussed at the meeting about splitting a small portion of the WQv into sand filters, provide a detailed response in the description section of stormwater practices of why this happens and how it is fully captured.
2. Per Chapter 4 of the NYS DM, runoff reduction must be provided for each drainage area to each standard practice, not to a design point. Explain how this requirement is met.
3. The volume provided in the RRv calculation for infiltrators (7551 cf), system volume (7560CF) on the plan detail, and (7462CF) in the Hydrocad does not match. Please correct.
4. As per the NYSDM, the infiltration system must be designed to fully dewater the full WQv within 48 hrs after the storm event. Provide the documentation showing that this requirement is met.
5. Provide a table showing that the vertical limiting conditions such as groundwater, bedrock clearance is met for each of the permanent stormwater practices proposed per the NYSDM.
6. According to Appendix D of the Design Manual, the test pits are to be excavated to a minimum depth of 4 feet below the proposed facility bottom elevation, while for infiltration testing, the casing must be installed to 24-inches below the proposed SMP bottom. Include a table on the plan for each standard practice proposed with this information that the test pits depths support the design, as proposed.
7. Show that the exit velocities from infiltration pretreatment chamber is non erosive in the 1yr storm i.e., less than 3fps per the NYSDM.
8. Per Chapter 4 of the NYS DM, demonstrate how the 24-hour extended detention for the channel protection Volume (CPv) is achieved in the sand filter. The time lag shown between the inflow and outflow hydrographs based on the Hydrocad model is 3.3min.
9. Provide the sizing calculations on how the length of pipe is determined to

detain the 10 and 100yr storm volume. Since the center of mass detention time is too quick, it is recommended to provide an outlet structure/ orifices for the system for the slow release of flow.

10. Explain how the attenuation of higher storms is occurring in the proposed detention pipes. This should be described in detail in the report.
11. Provide adequate information such as inlet elevation, exact lengths of pipe, outlet elevations, orifices etc. on the detention chamber detail.
12. The pretreatment and sand filter sections are not clearly marked on the detail provided. As discussed, explain, or show how the various sections are arranged and show a full-size detail on the plan. Show that the groundwater clearance is met as per the NYS DM. Based on the testing witnessed, groundwater seems to be very high in the proposed sand filter area, therefore demonstrate how the sand filter section will be watertight such as in the joints and inlet/outlet areas of pipes and that the filter will function properly.
13. Provide the buoyancy calculations for both the sand filter and the detention pipe system due to high groundwater and to avoid the floating of these systems itself.
14. Call out the type of sand filter used on the plan per the NYS DM. Provide the elevations of temporary ponding, permanent pool filter bed clear well, underdrain and overflow elevations etc. that matches the diagram provided in the NYS DM. It is recommended to consider the winter freezing considerations from the NYS DM for the underdrain and gravel depth.
15. Provide backup documentation of the stage storage elevations in the various sections of sand filter.
16. Include the sump elevation for all three bypasses in the detail.
17. Provide the manufacturers specifications and brochure for the model of Jellyfish Filter proposed for the project.
18. Per the drainage structure schedule provided, some of the lengths provided in the table does not match with the Hydrocad associated with bypass structures and stormwater practices. Please revise for consistency.
19. Please include pipe velocity calculations on the drainage schedule, showing that flow into and out of SMPs are non-erosive.

20. Several sections of drainage piping are with very low slope (approximately 0.5% to 1.5%) and long runs (greater than 50 feet). The combination of these two factors can make construction of the sections of pipe difficult and may lead to negative slope drainage. Consider reducing the pipe lengths by adding manholes or increasing the slopes to mitigate this.

C. Erosion Control Plan

1. It must be added in the beginning of the sequence to isolate the areas of infiltration and filtering practices before commencement of construction. These areas must be kept free of construction equipment and traffic to prevent any compaction to the proposed area.
2. The sediment basin shown on the plans doesn't have an outlet structure. Provide a temporary outlet structure and include its detail on the plans.
3. Indicate on the report whether the diversion swale is sized for the 10 yr. storm event.
4. The maintenance of all the proposed stormwater practices/RRV practices/ pretreatment units/outlet control structures, drainage structures etc. must be added to the long-term maintenance table on sheet 11. The table provided still shows the old design features and needs to be updated with a detailed inspection and maintenance criteria in addition to the specific criteria and frequency of intervals to follow. Also, this table must be shown on the plans as well as provided as an attachment to the maintenance agreement. Likewise, a table for the inspection and maintenance of temporary practices be included.

D. Landscaping Plan

1. The Tree Planting diagram suggest only partially removing burlap from the root ball. Partial burlap removal is no longer recommended by arborists. To provide ideal root development conditions, it is recommended that the plan is revised to recommend that ALL burlap is removed upon planting.
2. The use of native plants helps support the local ecosystem and the natural heritage of the Hudson Valley region. Consider replacing the non-native species with the following native species that are commercially available and suitable to the parking lot landscape:
 - *Spiraea japonica* "Little Princess" is an aggressive spreader and while not yet considered invasive in NYS, it listed as an invasive species in several mid-Atlantic

states. <https://www.invasive.org/alien/pubs/midatlantic/spja.htm>
Consider replacing with white meadowsweet (*Spiraea alba*) or
ninebark (*Physocarpus opulifolius*), two attractive shrubs that are
similar in form and habit.

- All parts of the non-native plant *Taxus x media* "Densiflora" are
poisonous, including the red berries which are attractive to children
and wildlife. American holly (*Ilex opaca*) is an attractive native tree
that performs well in the parking lots. For a smaller, shrubby
alternative, consider bayberry (*Morella caroliniensis*).
- *Pyracantha coccinea* is a European plant that is considered invasive
in several states. Consider replacing with a native shrub that is
similar in form and function, for example New Jersey tea (*Ceanothus
americanus*).

Should you have any questions regarding this letter, please call the undersigned at
(914)749-5357 or mzachariah@dep.nyc.gov.

Sincerely,



Mariyam Zachariah
Associate Project Manager
EOH Project Review Group
Regulatory & Engineering Programs

Cc: Town of Yorktown Planning Board, planning@yorktownny.org
Dan Ciarca, P.E., Town Engineer, dciarcia@yorktownny.org
James Nazzaro, Owner, jim@jinnazzaro.com
Tony Giuliani, tgiuliani@phronesisengineering.com
Anthony Stancanelli, astancanelli@phronesisengineering.com

APR 27 2022

TOWN OF YORKTOWN



**NEGATIVE DECLARATION
Determination of Non-Significance**

April 26, 2022

Replacement of Baptist Church Road Bridge

CEQR No. 22DEP002U

Rohit T. Aggarwala
Commissioner

Angela Licata
*Deputy Commissioner of
Sustainability*

59-17 Junction Blvd.
Flushing, New York 11373

This Negative Declaration has been prepared in compliance with the requirements of the City Environmental Quality Review (CEQR) as set forth in 62 RCNY Chapter 5 and Executive Order 91 of 1977 and amendments, and Article 8 of the Environmental Conservation Law establishing the State Environmental Quality Review Act (SEQRA) and its regulations as set forth in 6NYCRR Part 617. The New York City Department of Environmental Protection (DEP) has determined that the proposed action described below would not have a significant effect on the environment and is herein publishing a Negative Declaration. The Environmental Assessment Form and Environmental Assessment for this action was issued on August 3, 2021.

PROJECT DESCRIPTION

The New York City Department of Environment Protection (DEP) New York City Department of Environmental Protection (DEP) proposes to replace the two-lane Baptist Church Road Bridge (the Bridge) over the Hunter Brook within the Town of Yorktown in Westchester County, New York. The scope of this project includes the removal of selected portions of the existing approach roadway, entire bridge structure, approach guiderail, and selected trees under clearing and grubbing; reconstruction of a new bridge with proposed twelve (12) ft travel lanes and two (2) ft shoulders on both sides; and earthwork and landscaping. The new replacement structure would consist of a single-span precast reinforced concrete arch, with splayed wing walls supported on spread footings founded on bedrock. The replacement of the Bridge is necessary due to severe deterioration of the structure. In addition, roadway drainage is proposed to be improved and lead based materials would be removed.

POTENTIAL IMPACT ASSESSMENT

As presented in the August 2021 EAF and EA and the additional project information above, the proposed project would not result in the potential for significant adverse environmental impacts. The project incorporated specific measures to minimize potential impacts as discussed for the impact categories below.

Historic and Cultural Resources

- The New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS) database identifies the Baptist Church Road Bridge as Not Eligible to be listed on the National Register of Historic Places. Based on the response letter dated June 25, 2020 from SHPO, no historic properties or historic resources would be affected by this project.

Construction – Transportation

- During construction, Baptist Church Road would be closed at the bridge location. Two (2) detour routes would be available for the public to get around Baptist Church Road during construction. The preferred detour would take approximately nine (9) minutes.
- Construction signs and road closure barricades would be installed prior to construction activities. Permanent concrete barriers would be installed at the bridge approaches as safety measures.

Natural Resources – Water Resources and Water Quality

- Stockpiles would be covered with plastic covers to prevent the erosion of the stockpile.
- Turbidity curtains would be installed in the waterway in the area of the existing substructure to control the disturbance caused by construction activities.
- Stabilized construction entrances would be established at any point where construction equipment would be entering or leaving the construction site.
- Rip rap swales would be placed behind the wingwalls and at low points for drainage and blaze orange safety fence will be used to define the project site.
- Cofferdams would be used to facilitate abutment footing construction below the waterline by pumping out the water and dewatering.
- Sediment filter bags & hay bales would be used to remove silt, sand & other debris from the dewatering operations. All stormwater controls would be inspected daily.
- Any waterway equipment would be steam cleaned prior to entering the Hunter Brook and New Croton Reservoir to prevent the spread of invasive aquatic plants and animals, e.g., zebra mussel.

Natural Resources – Endangered or Threatened Species

- Based on determinations provided by DEP biologists and the United States Fish and Wildlife Service (USFWS), the nearest known Indiana Bat P4 hibernaculum is approximately 11.4 miles away. The proposed removal of the selected trees would not take place between April 1st and September 30th. This is in place of the timeframe stated in the Environmental Assessment (EA) issued on August 3, 2021: April 1st and October 31st.

STATEMENT OF NO SIGNIFICANT EFFECT

DEP has determined that the proposed action would not result in any significant adverse impacts on the environment. No potential significant adverse impact on water quality, natural resources, historic

and archeological resources, energy, public health, traffic, noise, or air quality, or other impact categories would occur as a result of the proposed action. These conclusions are based on the analyses and determinations provided within the EA dated August 3, 2021.

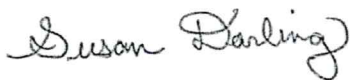
Supporting Statements

The above determination is based on the EA dated August 3, 2021 which find that the project, as proposed, would not result in significant effects on the environment which would require the preparation of an Environmental Impact Statement (EIS).

For further information, please contact:

David Lee
Project Manager, Office of Water Supply Infrastructure and Watershed Assessment
NYC Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, New York 11373
Phone (718) 595-6066

Sincerely,



Susan Darling
Acting Director, Office of Water Supply Infrastructure and Watershed Assessment
Bureau of Environmental Planning & Analysis

- cc: Dan Ciarca, P.E., Town Engineer, Town of Yorktown
- John Tegeder, Director of Planning, Town of Yorktown
- Matthew J. Slater, Town Supervisor, Town of Yorktown
- John Petronella, Regional Permit Administrator, NYSDEC
- Alexandra Ryan, USACE
- Daniel Michaud, DEP
- Edward A. Sprague, DEP
- Cynthia D. Garcia, DEP
- Paul Costa, DEP
- Jeffrey A. Busse, DEP
- Spencer Salzberg, DEP
- Pinar Balci, DEP
- Kathryn Kelly, DEP
- David Lee, DEP

APR 28 2022

TOWN OF YORKTOWN

From: Maureen Milazzo <maureen.milazzo@gmail.com>
Sent: Thursday, April 28, 2022 10:59 AM
To: Planning Department <planning@yorktownny.org>
Subject: Grishaj Major subdivision to connect HighPoint Drive and Shelley Street.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Maureen Milazzo and I live at 1315 Lydia Ct, Mohegan Lake, and I totally agree with Joe Castelli (in the attached email) who has expressed his objection to the Grishaj Major request to connect High Point Drive and Shelly Street. As residents and taxpayers in Yorktown, we have not even been given the opportunity to express our objections at your public meetings.

Additionally, if the Fire and Police Departments are so concerned about getting through to the proposed new development, why can't the developer open up his development directly onto Stoney Street? It would be much faster and much more direct for Fire and Police to go into the new development should the need arise rather than going through two additional streets. I respectfully request that a meeting be held with the Fire and Police Departments representatives who made this decision and gave it to the Board, so that this item be addressed directly with our neighbors at the next meeting this Grishaj Major request comes onto the agenda.

Maureen Milazzo

----- Forwarded message -----

From: **Castelli, Joseph** <jcastelli@whiteplainsny.gov>
Date: Mon, Apr 25, 2022 at 3:22 PM
Subject: Grishaj Major subdivision to connect HighPoint Drive and Shelley Street.
To: <planning@yorktownny.org>

To the Yorktown Planning Board,

My name is Joe Castelli and I live at 1306 Lydia court. in Mohegan Lake, one of the residents that admittedly will be most impacted by this development.

I read an article in the local paper which seems to indicate a decision on the project has already been made to approve it (or at least the approval is a formality). I was at the first public meeting in august of 2021, where many residents were able to voice their concerns. At that meeting, one of the members assured us that this was in the beginning stages and there would be more opportunity for discussion. There have been a few other planning board meetings involving this development, but none where the public was allowed to comment. Now the article comes out, and also mentions there will be another public hearing, but it seems that is just window dressing to say you heard our concerns.

I also have concerns about a board member's comments in the article saying that this would promote more local access, and give options. I don't see how creating more traffic on local residential streets is ever a good thing. I ask you all to consider your own neighborhoods where you live and if you would be accepting of more traffic (as well as new houses, streets, etc.) in similar situations.

I also continue to echo my many neighbors' concerns about the wetlands issue, and is the town required to verify the report presented by the developer's representative.

The value of our homes, real and quality of life related, will go down. The peace and quietude, which drew many of us to this neighborhood, combined with a small patch of nature, will be diminished. The safety of all, adults and children, may be affected by the increased vehicular traffic.

I ask that you truly and honestly take into account the concerns of our community, who have lived, raised our children, and paid taxes in Yorktown over the years over the wishes of a developer to take away our green space and peace of mind.

Respectfully,
Joe Castelli

To the Members of the Town of Yorktown Planning Board,

April 26, 2022

Watching last night's Planning Board Meeting (April 25th, 2022) on the live feed, I couldn't help but notice how effective Michael Grace's approach was in his efforts to raise concerns about the massive solar project proposed for the Granite Knolls town park area. He was effective, I believe, for two main reasons. The first reason was related to his 'why' – the fact that Mr. Grace has strong feelings about the creation of the park since he was instrumental in advocating for it in the first place. He has "skin in the game", so-to-speak, which comes in the shape of a motive to keep the property park-like and beautiful, as it is part of his legacy, in addition to being a benefit to all of the town residents who seek recreation opportunities at the highest peak in the area. The other reason Mr. Grace's plea was effective had to do with his delivery. He told the story. While some may lose patience during long-winded board meetings, the story is, in fact, extremely important. As town residents, and stewards of this land for future generations to come, we must never lose sight of the story. We can't allow the desire to make a few dollars now become reason to abandon our ideals, forget our history and to decimate our natural spaces for the future. At the meeting last night, many began to ask *who let this happen*.

The same logic applies to the Underhill Farm proposal on the former Soundview School Property. The story matters. It is imperative that the members of the Yorktown Planning Board reflect upon how this proposal came to be, including how the property was included in the Overlay Zoning District in the first place. Because when the entire story is told, none of it makes sense, and I can guarantee that the majority of the town residents will be wondering *how this was ever allowed to happen*.

Even a precursory look into the history of the use of the Overlay Zones in Yorktown demonstrates that they were designed to invigorate, or bring new life into, depressed or sluggish downtown or village center-type areas. No one would argue that some of our smaller hamlets, such as Shrub Oak and Jefferson Valley, would benefit from some flexibility in the requirements given the vacancies and stalled businesses. The same holds true for the center of Yorktown Heights where we have a plethora of parking lots, outdated buildings and obsolete infrastructure. However, the narrative took a sharp turn when the Town Supervisor, Matt Slater, used his authority and a pen to suddenly and seemingly arbitrarily extend the zone lines beyond Route 118 to include the historic Underhill property. Many will argue that the extension of the zone into residential property was not arbitrary at all; they point out that the person that will benefit the most, Mr. Paul Guillaro, CEO of Unicorn Development Corp. who has made the Underhill Farm application, has ties to many politicians in the area.

The common thread for both properties here is Matt Slater. In his haste to generate revenue, to bring in development, and to loosen restrictions for developers, Mr. Slater is giving away our natural resources, forever altering our views, and changing the aesthetics and character of our town forever. These projects have now landed before the Planning Board, where I urge you to take the time to learn the story. You will see that the developer has not only been allowed by Mr. Slater and the Town Board to short-cut the typical process, but he is asking you to take his word on crucial aspects of the plan and continue to fast-track this monumental proposal. He is short on factual evidence and documents, and long on pretty pictures and buzz words. *Don't let this happen!*

Regina Kaishian

Resident, Town of Yorktown

RECEIVED
PLANNING DEPARTMENT

APR 26 2022

TOWN OF YORKTOWN

Draft Minutes

Martinez Subdivision

Wetland Mitigation Plan

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

To: Planning Board

From: Yorktown Conservation Board

Date: April 21, 2022

Re: Martinez Subdivision: 1767 Jacob Road

RECEIVED
PLANNING DEPARTMENT

APR 25 2022

TOWN OF YORKTOWN

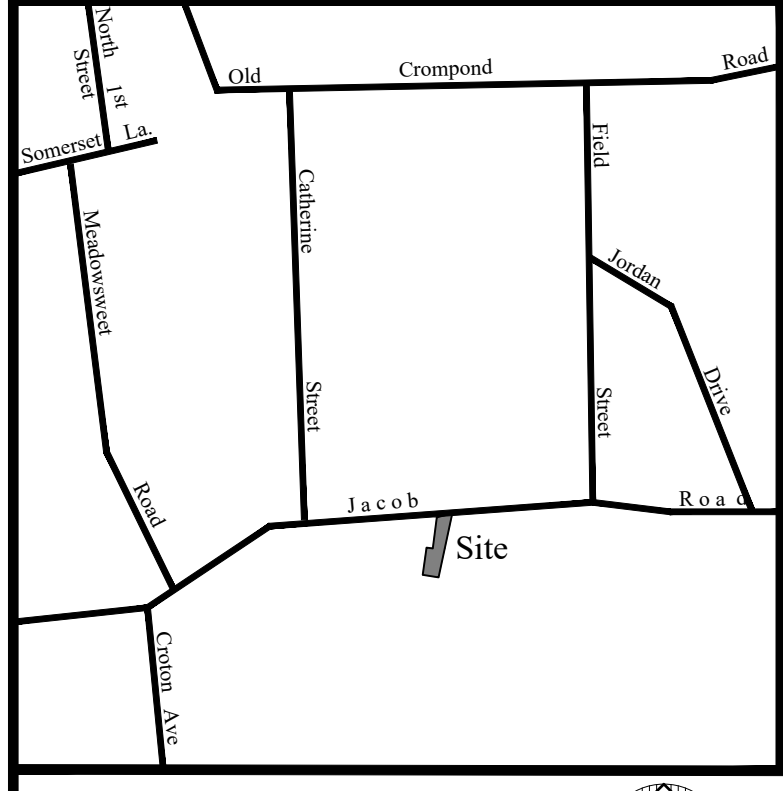
At the 4/20/2022 Conservation Board Meeting, the Board met with Joe Riina of Site Designs to discuss a proposed subdivision located at 1767 Jacob Road. The Board has the following suggestions:

- The applicant should prepare a plan with a delineated conservation easement labeled on it, and monument where applicable.
- A complete planting schedule should be submitted with sizes and names of plants.
- The applicant should use a variety of native plantings to maintain diversity.

Respectfully submitted:

Phyllis Bock

For the Conservation Board



LOCATION MAP
NOT TO SCALE

MONITORING, MAINTENANCE & REPORTING

One week after completing planting, periodic monitoring and maintenance will commence. Monitoring/maintenance will first be performed 1-month after planting are completed and annually thereafter, during the growing season April through September for a five (5) year period. Monitoring Reports must be submitted to the Town of Yorktown Wetland Biologist no later than October 15th of each of the 5 monitoring years. At a minimum, each report shall include the following:

- 1) A list of dominant plant species, along with their estimated frequency and percent areal cover in each vegetation strata (herbaceous, shrub and tree) for each cover type planted in the mitigation area;
- 2) Color photographs showing all representative areas of each cover type within the mitigation areas, taken at least once each year during the period between June 1 through August 15th;
- 3) Provide a Wetland Delineation Data Sheet for each cover type within the mitigation area;
- 4) A vegetation cover sketch, with the extent of each cover type depicted for each growing season;
- 5) Well point water table elevations within the mitigation area obtained twice a month during April through September of each monitoring year;
- 6) A remedial plan, if necessary, to provide practical steps to ensure successful vegetation growth at a minimum 85% rate of survival.

Monitoring and reporting should also include:

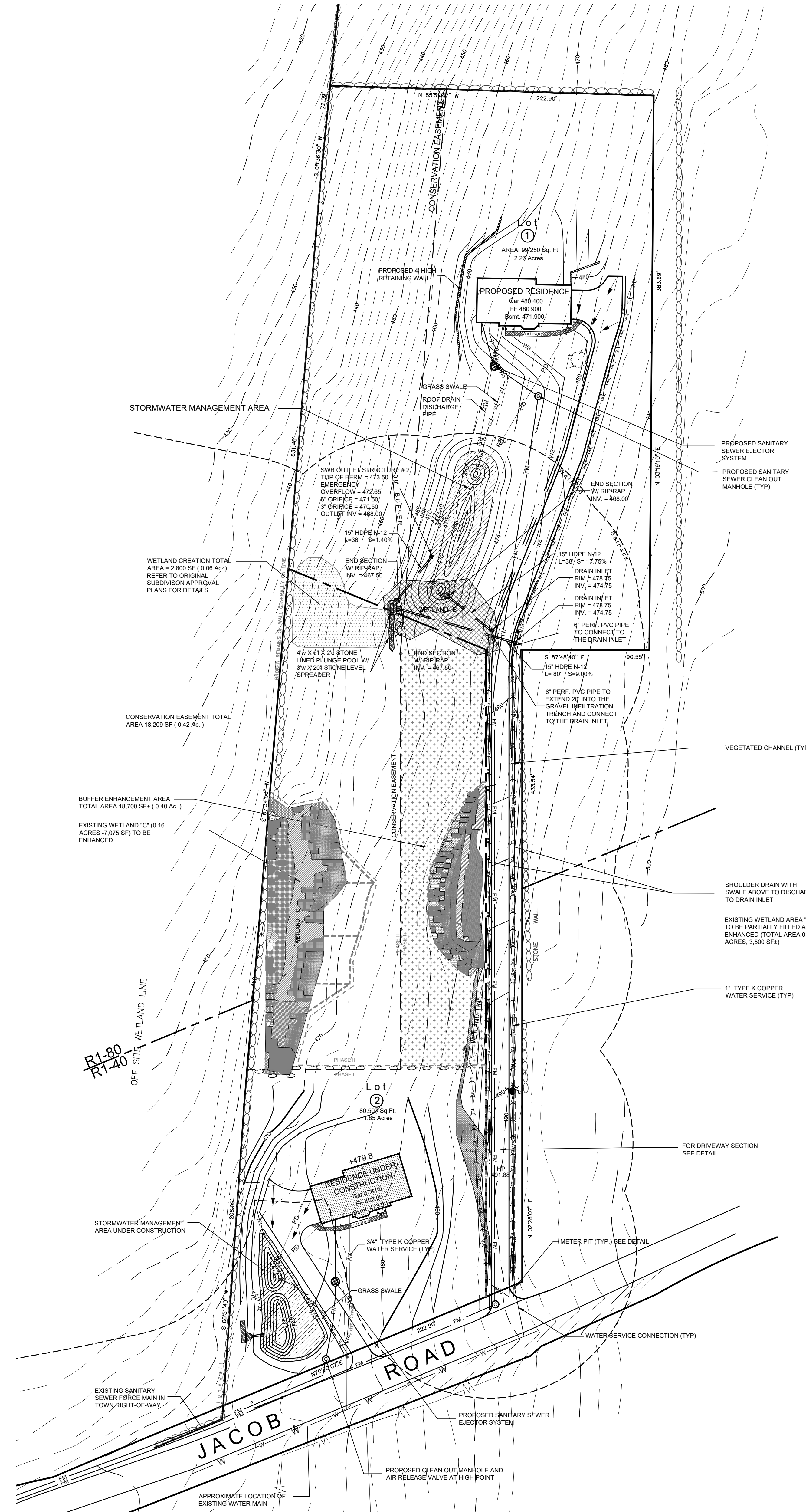
- Documentation of any elevation and/or contour changes within the mitigation area to assess sedimentation potentials over time and to determine whether or not future grade changes would be necessary to ensure the success of mitigation wetlands; spot checks of elevation grade levels will be recorded and reported on an annual basis, and after seasonal precipitation periods if possible;
- Conduct periodic observations of flow patterns and hydrologic contributions during rainfall events to determine if additional measures must be considered in the design of the mitigation area to thereby ensure proper water storage and contact with vegetation;
- Vegetative development will be monitored, at a minimum, during early and late growing seasons to determine plant cover density, survival rates, and plant vigor and vitality. Data recording approaches, such as replicate transects and/or random quadrants will be utilized in conjunction with periodic observations.
- Qualitative observations and evaluation of vegetative communities within the mitigation area, as well as recording observations and evidence of avian, herpetological, and mammalian populations, will be performed during trends of expected seasonal use by species;
- Verification and evaluation of proper root development with established vegetation along with photographic documentation.

As necessary, monitoring activities will include soil testing to determine soil chemistry as part of determining whether or not fertilizer is necessary to ensure proper plant growth. The above noted remedial plan, at a minimum, will explain how any areas void of vegetation will be prepared, and planted with a species suitable to blend with existing planted vegetation. In addition, erosion and sedimentation controls (siltation fencing) should be installed if deemed necessary to reduce erosion and/or sedimentation potentials.

Photographic documentation (Item 2 above) will depict plant density and level of survival rates over time; plant cover, plant vigor and vitality should be documented. Based on periodic infield observations, continuous determinations will be made as to whether or not additional plantings will be necessary to increase vegetative density and/or diversification.

NOTE:

1. PRIOR TO THE CONSTRUCTION OF LOT 1 THE CONDITION OF THE WETLANDS "A" AND "B" SHALL BE RE-EVALUATED AND AT SUCH TIME AN UPDTED WETLAND CREATION / MITIGATION PLAN SHALL BE PREPARED FOR REVIEW BY THE PLANNING BOARD.
2. EXCEPT FOR THE PROPOSED MITIGATION AND WETLAND CREATION MEASURES REPRESENTED ON THESE PLANS, ALL OTHER IMPROVEMENTS AS ORIGINALLY APPROVED IN THE ANTHONY C. MARTINEZ SUBDIVISION SHALL APPLY.

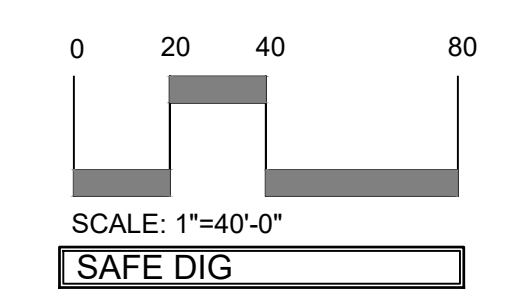
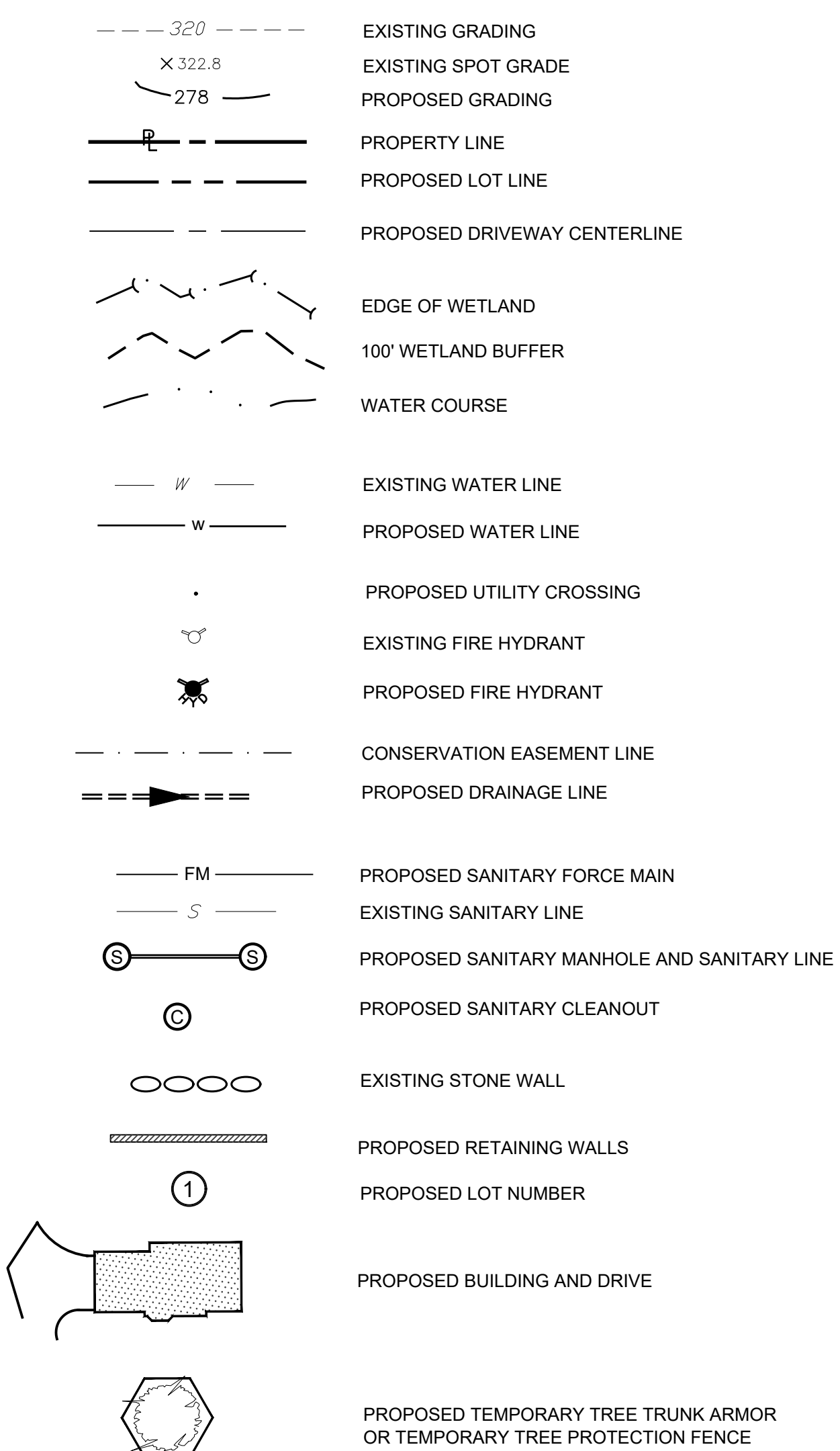


SITE DATA:

OWNER / DEVELOPER: JASON LEVY
1767 JACOB ROAD
YORKTOWN HEIGHTS, NY 10598
1767 JACOB ROAD
TOWN OF YORKTOWN, NY
R1-40 / R1-80
SECTION 35.16, BLOCK 1, LOT 2
SITE AREA : 4.12 ACRES (179,757 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

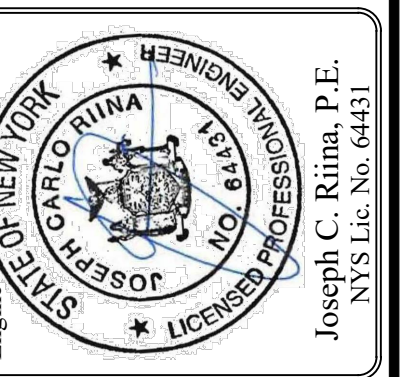
| LOT | ORIGINAL APPROVAL - ANTHONY MARTINEZ SUBDIVISION | | | | | PROPOSED AMENDMENT | | | | |
|------------|--|--------------------|------------------------------------|------------------------------|---|---------------------|--------------------|---|------------------------------|---------------------------------|
| | WETLAND DISTURBANCE | BUFFER DISTURBANCE | WETLAND A | MITIGATION WETLAND B | WETLAND C | WETLAND DISTURBANCE | BUFFER DISTURBANCE | WETLAND A | MITIGATION WETLAND B | WETLAND C |
| 1 PHASE II | 2,693 SF WTLD A 2,884 SF WTLD B | 24,665 SF | BUFFER ENHANCEMENT 18,700 SF | WETLAND CREATION 2,800 SF | | 2,693 SF WTLD B | 24,665 SF | BUFFER ENHANCEMENT 18,925 SF | WETLAND CREATION 2,800 SF | WETLAND ENHANCEMENT 7,075 SF |
| 2 PHASE I | | 22,767 SF | CONSERVATION EASEMENT 18,209 SF | | WETLAND ENHANCEMENT 6,100 SF WETLAND CREATION 6,700 SF | 486 SF WTLD A | 22,767 SF | WETLAND ENHANCEMENT 3,500 SF CONSERVATION EASEMENT 18,209 SF | | |
| TOTALS | 4,211 SF | 47,432 SF | | 52,509 SF | | | | | 52,509 SF | |

LEGEND



SCALE: 1"=40'-0"
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Before You Dig, Drill or Blast!

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(914) 962-4488 - Fax: (914) 962-7386
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| | | |
|-----|---------|----------------|
| NO. | DATE | COMMENTS |
| 1. | 4-22-22 | Planning Board |
| 2. | 4-25-22 | Planning Board |
| 3. | 3-08-22 | Planning Board |

SCALE: 1"=40'
DRAWN BY: AB
DATE: 4-12-22

OVERALL IMPROVEMENT PLAN

SITE PLAN PREPARED FOR
JASON LEVY
1767 JACOB ROAD
Yorktown, NY

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

AT THE TIME OF DEVELOPMENT OF LOT 1 THE SITE PLAN SHALL DEMONSTRATE THE MEANS OF DELINEATION OF THE CONSERVATION EASEMENT

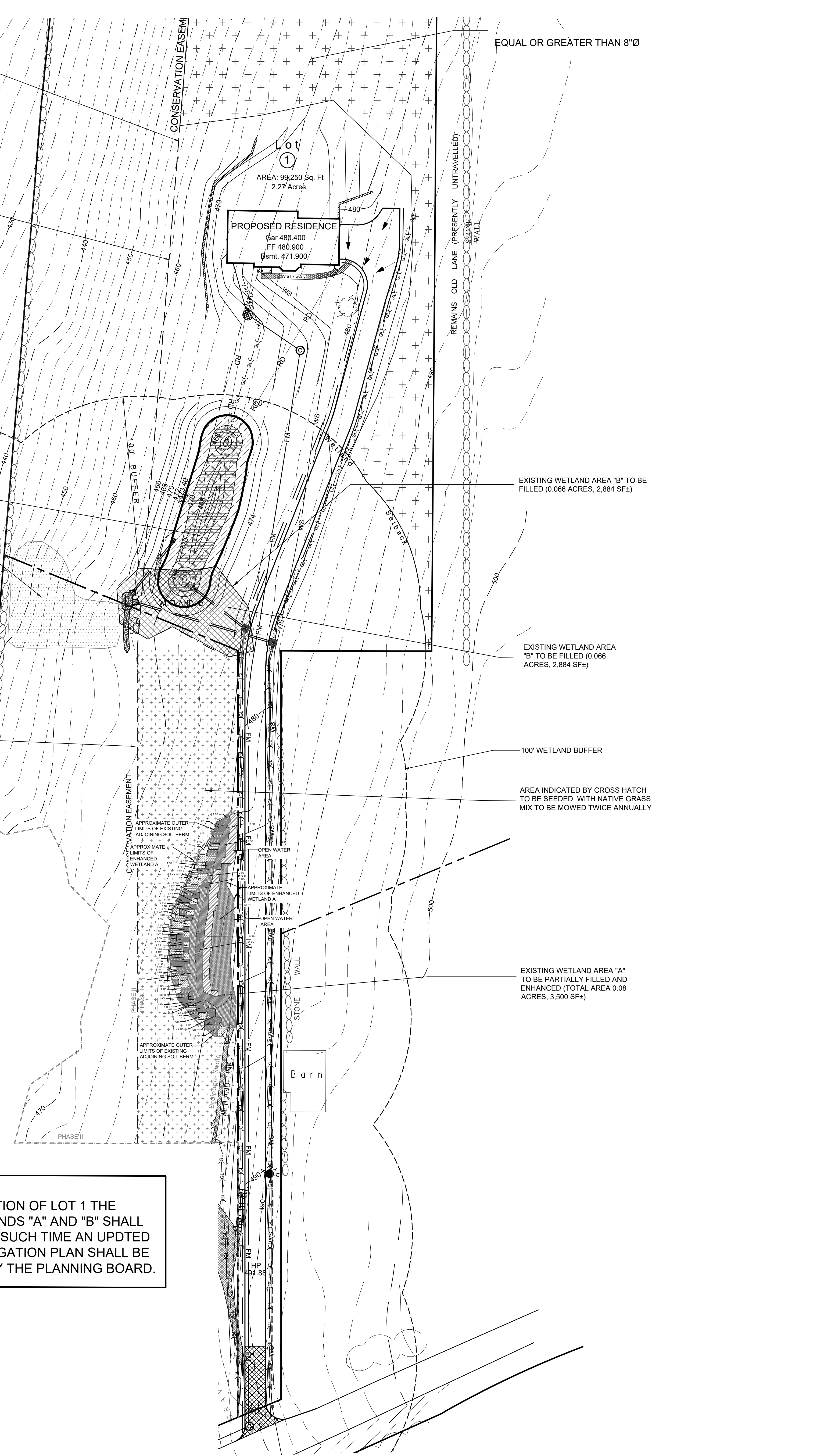
CONSERVATION EASEMENT TOTAL AREA 28,163 SF (0.65 Ac.)

STORMWATER MANAGEMENT AREA

WETLAND CREATION TOTAL AREA = 2,800 SF (0.06 Ac.) REFER TO ORIGINAL SUBDIVISION APPROVAL PLANS FOR DETAILS

CONSERVATION EASEMENT TOTAL AREA 18,209 SF (0.42 Ac.)

NOTE:
PRIOR TO THE CONSTRUCTION OF LOT 1 THE CONDITION OF THE WETLANDS "A" AND "B" SHALL BE RE-EVALUATED AND AT SUCH TIME AN UPDATED WETLAND CREATION / MITIGATION PLAN SHALL BE PREPARED FOR REVIEW BY THE PLANNING BOARD.



**CREATED WETLAND A
SITE PREPARATION & PLANTING NOTES**

Prior to commencing wetland creation within Wetland A, appropriate siltation fencing will be installed around the limits of the north, east and south boundary of the wetland and adjoining soil berm, in order to control sedimentation potentials to adjoining areas. After silt fencing is installed, the following activities will be performed: 1) during April/early May, cut all stands of *Phragmites communis* (Common Reed) 1-foot below the standing water level in open water areas; 2) obtain soil samples from within each proposed planting area for sieve analysis and permeability testing to confirm plantings conditions within the limits of each area. Samples will also be analyzed for pH/Alkalinity, Nitrogen, Phosphorus and Potassium. Application of slow-release fertilizers will be predicated on soil nutrient test results; 3) during this same time period, remove all forms of existing invasive species of trees, shrubs and herbaceous vegetation atop the earthen berm which adjoins the eastern boundary of Wetland A, rake out debris, manually apply a 2-inch organic topsoil cover atop all disturbed areas as a soil amendment, and apply the seed mix for disturbed areas as noted on this plan sheet; the purpose of this mix is to stabilize disturbed soils prior to eventual planting atop the berm; 4) during late-May and early June, manually and mechanically remove all stands of *Phragmites communis* (Common Reed) and stockpile the vegetation on plastic tarps away from Wetland A for drying and subsequent off-site disposal; prior to removal, contained water will be pumped to the south vegetated swale using a low-volume pump and 4" hose with filter socks. Herbicides may also be considered for use to ensure full eradication of *Phragmites*; 5) install 2 screened PVC water level well-points (3-foot long by 1 to 1.5-inch diameter piezometer standpipes) within the eastern limits of the proposed planting of Wetland A in order to periodically confirm and monitor surface/groundwater levels to ensure that adequate hydrology exists for selected vegetation; 6) based on water level monitoring and soil sample results, conduct the planting of herbaceous vegetation, followed by the planting of OBI and FACN trees and shrubs during late-June, July and August (and October if necessary), and apply an OBI seed mix throughout Wetland A, as noted on this plan sheet; 7) subsequently conduct the proposed planting of trees, shrubs and herbaceous vegetation atop the earthen berm which adjoins Wetland A and 8) construct of berm fencing around the perimeter of Wetland A to protect young planted vegetation.

Every effort must be made to reduce soil compaction potentials within Wetland A and atop the adjoining soil berm and ensure that soil conditions are adequate to achieve the proper moisture conditions and nutrient content necessary for yielding favorable vegetative growth rates. As necessary, a penetrometer unit (soil compaction meter) will be used to determine existing soil compaction in each planting area and to confirm that soils are not excessively compacted prior to planting. Compacted soils will be tilled with a gas-powered tiller, as necessary. All adjoining disturbed upland soil areas will be seeded and mulched with hardwood mulch no more than 1-week after disturbance, to ensure stabilized surface conditions.

Vegetation will be obtained as nursery grown herbaceous root stock, shrubs and trees acquired from qualified wetland nurseries. Efforts must be made to only use hearty species for planting stock grown by reputable nurseries. As necessary, substitute species may be selected based on seasonal availability through local nurseries.

Each planting will be placed within a manually pre-excavated hole with a depth and diameter of approximately 1 1/2 times the root container or plug dimension. Herbaceous plants (plugs) will be one per 4 square feet (24" on center); shrubs and trees will be randomly spaced at 5 to 8 feet on center, respectively, (1 to 2 plants per 30 to 40 square feet). Each planting hole will also be prepared with peat moss and organic compost to enhance root development. Hardwood mulch will be placed around each planted shrub/tree as well as across the immediate surrounding area. The planting of herbaceous root stock must be placed within moist/damp soil conditions and in a direction perpendicular to the flow of surface runoff and confirmed groundwater (water table) flow.

Slow-release fertilizer comprised of 10% Nitrogen, 6% available Phosphorus and 4% water soluble Potash will be applied to each planting, if deemed necessary by way of evaluation of soil test results, in accordance with the qualified nursery's recommendations chosen to supply the selected root stock. In considering additional fertilization, emphasis will be placed on evaluating vegetation density, species diversification and concerns for potential off-site impacts.

If necessary, Wetland A will initially be saturated with water (by way of a portable water source) at a frequency suitable to ensure the proper level of inundation recommended by recognized practices and as suggested by the nursery chosen to supply required vegetation root stock.

**Wetland A
SEED MIX APPLICATIONS FOR DISTURBED AREAS**

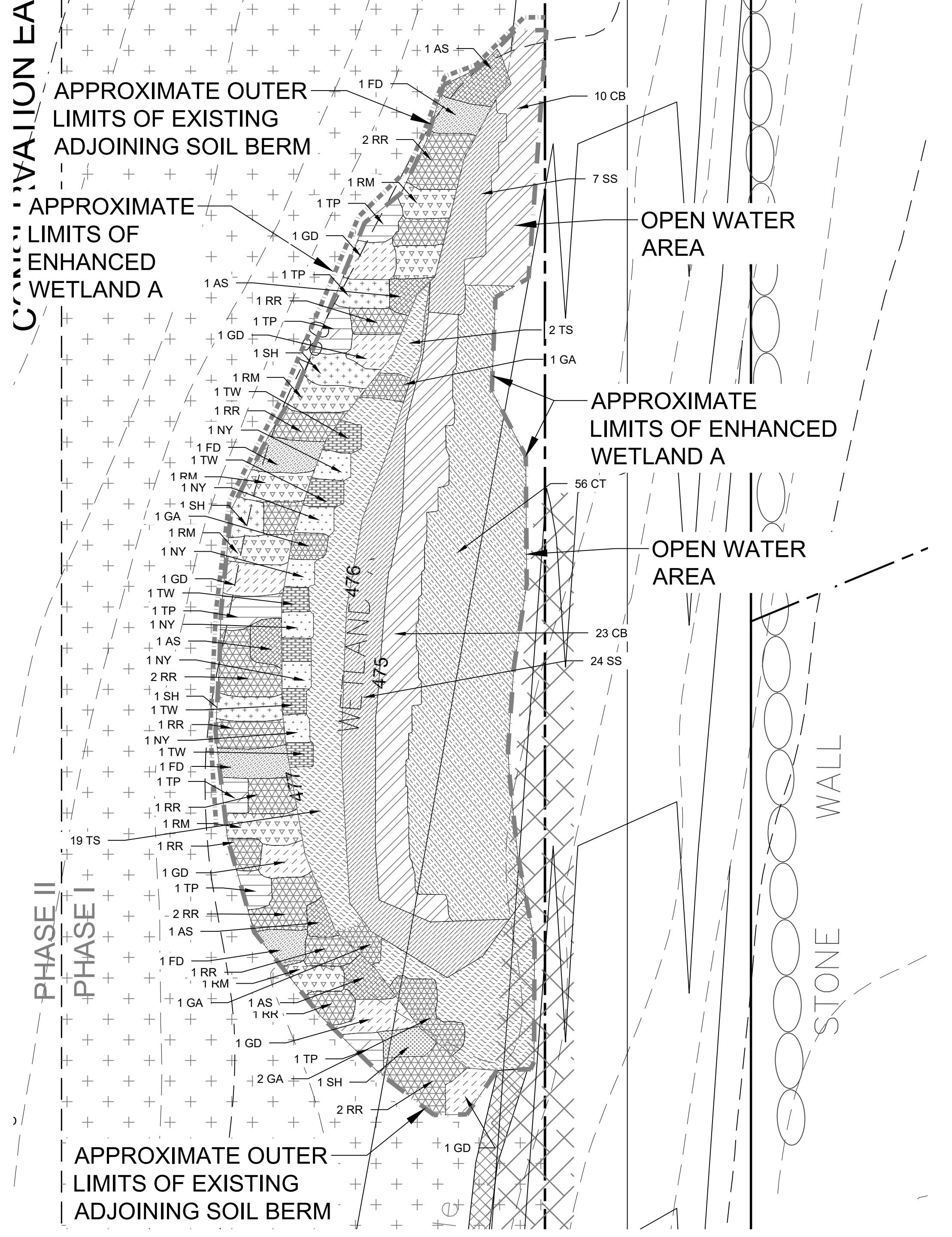
For temporary stabilization throughout all disturbed areas of the site (excluding the Wetland Creation Area), annual ryegrass (*Lolium perenne ssp. multiflorum*) will be applied at a rate of 30 lbs./acre.

For permanent stabilization throughout all disturbed areas of the site (excluding the Wetland Creation Area), a seed mix containing 30% annual ryegrass (*Lolium perenne ssp. multiflorum*) and a 70% mixture of 2 or more native grasses such as big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scaparium*), switchgrass (*Panicum virgatum*), Indiangrass (*Sorghastrum nutans*), tufted hairgrass (*Deschampsia cespitosa*), deertongue (*Dichanthium clandestinum*), Canada wild rye (*Elymus canadensis*), Virginia wild rye (*Elymus virginicus*), and/or sideoats grama (*Bouteloua curtipendula*) will be applied; this mixture must be seeded at a rate of 30 lbs./acre.

**OBLIGATE (OBI) WETLAND SEED MIX APPLICATION -
Wetland A**

The following seed mix composition must be applied within the Wetland A Mitigation Area and at a rate of 20 lbs./per acre:

- 27.0% *Carex vulpinoidea*, PA Ecotype (Fox Sedge, PA Ecotype)
- 15.0% *Carex lurida*, PA Ecotype (Lurid Sedge, PA Ecotype)
- 14.0% *Carex lupulina*, PA Ecotype (Hop Sedge, PA Ecotype)
- 12.0% *Carex scaparia*, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 5.0% *Elymus virginicus*, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
- 4.0% *Verbena hastata*, PA Ecotype (Blue Vervain, PA Ecotype)
- 3.7% *Sparganium eurycarpum*, PA Ecotype (Giant Bur Reed, PA Ecotype)
- 3.0% *Carex stipata*, PA Ecotype (Awl Sedge, PA Ecotype)
- 3.0% *Juncus effusus* (Soft Rush)
- 2.8% *Asclepias incarnata*, PA Ecotype (Swamp Milkweed, PA Ecotype)
- 2.0% *Iris versicolor* (Blueflag)
- 1.5% *Sparganium americanum* (Eastern Bur Reed)
- 1.4% *Blechnum cernuum*, PA Ecotype (Nodding Bur Marigold, PA Ecotype)
- 1.0% *Eupatorium perfoliatum*, PA Ecotype (Boneset, PA Ecotype)
- 1.0% *Helianthus autumnale*, PA Ecotype (Common Sneezeweed, PA Ecotype)
- 1.0% *Vernonia noveboracensis*, PA Ecotype (New York Ironweed, PA Ecotype)
- 0.5% *Lobelia siphilitica*, PA Ecotype (Great Blue Lobelia, PA Ecotype)
- 0.5% *Scirpus cyperinus*, PA Ecotype (Woolgrass, PA Ecotype)
- 0.4% *Aster novae-angliae*, PA Ecotype (New England Aster, PA Ecotype)
- 0.3% *Aster puniceus*, PA Ecotype (Purplestem Aster, PA Ecotype)
- 0.3% *Aster umbellatus*, PA Ecotype (Flat Topped White Aster, PA Ecotype)
- 0.3% *Eupatorium fistulosum*, PA Ecotype (Joe Pye Weed, PA Ecotype)
- 0.3% *Penthorum sedoides*, PA Ecotype (Ditch Stonecrop, PA Ecotype)



DETAIL VIEW OF WETLAND A
SCALE: 1" = 10'

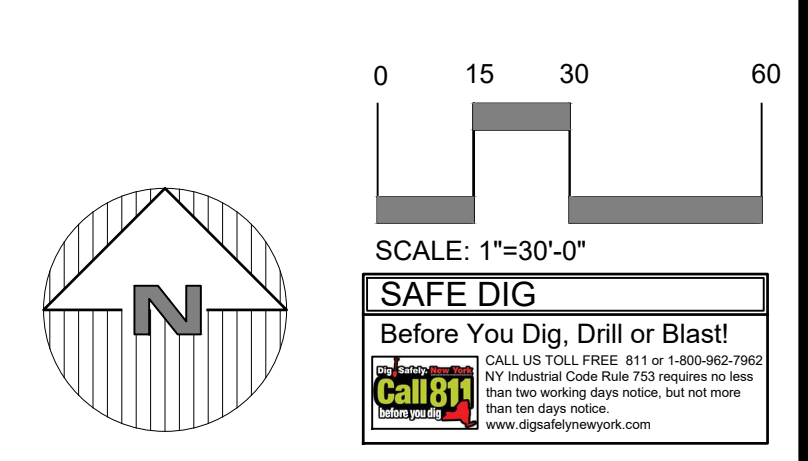
CREATED WETLAND A TREES & SHRUB PLANTINGS

| TREES* | | | | | |
|--------|--|-----------|--|---------------------------|----------|
| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING/CONTAINER | QUANTITY |
| AS | American Sycamore (<i>Platanus occidentalis</i>) | FACW | Wetland/Stream Edge in Partial or Full Sun | 4 to 6 ft./ 1 to 2-Gallon | 5 |
| GA | Green Ash (<i>Fraxinus americana</i>) | FACW | Wetland/Stream Edge in Partial or Full Sun | 4 to 6 ft./ 1 to 2-Gallon | 4 |
| RM | Red Maple (<i>Acer rubrum</i>) | FAC | Wetland/Stream Edge in Partial or Full Sun | 4 to 6 ft./ 1 to 2-Gallon | 7 |
| SH | Shagbark Hickory (<i>Carya ovata</i>) | FACU | Upland of Wetland Edge in Partial Sun | 4 to 6 ft./ 1 to 2-Gallon | 5 |
| TP | Tulip Poplar (<i>Liriodendron tulipifera</i>) | FACU | Upland of Wetland Edge in Full & Partial Sun | 4 to 6 ft./ 1 to 2-Gallon | 6 |

| ASSORTED SHRUBS* | | | | | |
|------------------|---|-----------|---------------------------------|----------------------|----------|
| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING/CONTAINER | QUANTITY |
| FD | Flowering Dogwood (<i>Cornus florida</i>) | FACU | Open/Partial Sun In Upland | 3 to 4 ft./ 1-Gallon | 4 |
| GD | Gray Dogwood (<i>Cornus racemosa</i>) | FAC | Open/Partial Sun Along Wetlands | 3 to 4 ft./ 1-Gallon | 6 |

CREATED WETLAND A HERBACEOUS PLANTINGS

| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING/CONTAINER | QUANTITY |
|--------|---|-----------|--|---------------------------|----------|
| CB | Common Broomrape (<i>Cephalanthus occidentalis</i>) | OBL | Sun & Partial Sun In Wetlands & Along Banks of Open Water | 2 to 3 ft./ 1-Gallon | 33 |
| CT | Cattail (Broadleaf) (<i>Typha latifolia</i>) | OBL | Open Sun Lighted or Partial Shade 12 to 16 inches of Water | 12 inches/ 2.5-inch plug | 56 |
| NV | New York Ironweed (<i>Vernonia noveboracensis</i>) | FACW | Sun & Partial Sun In Wet Meadow Wetlands | 2 to 3 ft./ 1-Gallon | 6 |
| RR | Red Raspberry (<i>Rubus idaeus</i>) | FACU | Sun & Partial Sun On Uplands | 18-inch cuttings | 16 |
| SS | Soft-STEM Bulrush (<i>Scheuchzeria palustris</i>) | OBL | Open Sun Lighted or Partial Shade 4 to 10 inches of Water | 12 inches/ 2.5-inch plug | 31 |
| TS | Tussock Sedge (<i>Carex stricta</i>) | OBL | Open Sun Lighted or Partial Shade 4 to 10 inches of Water | 12 to 18 inches/ 1-gallon | 36 |
| TW | Thicket Sedge (<i>Dulichium acundinacum</i>) | OBL | Open Sun Lighted or Partial Shade 4 to 10 inches of Water | 12 inches/ 2.5 inch plug | 6 |



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LOT 1 PHASING & MITIGATION PLANS & NOTES

JASON LEVY
1767 JACOB ROAD
Yorktown, NY

Project # 21-53

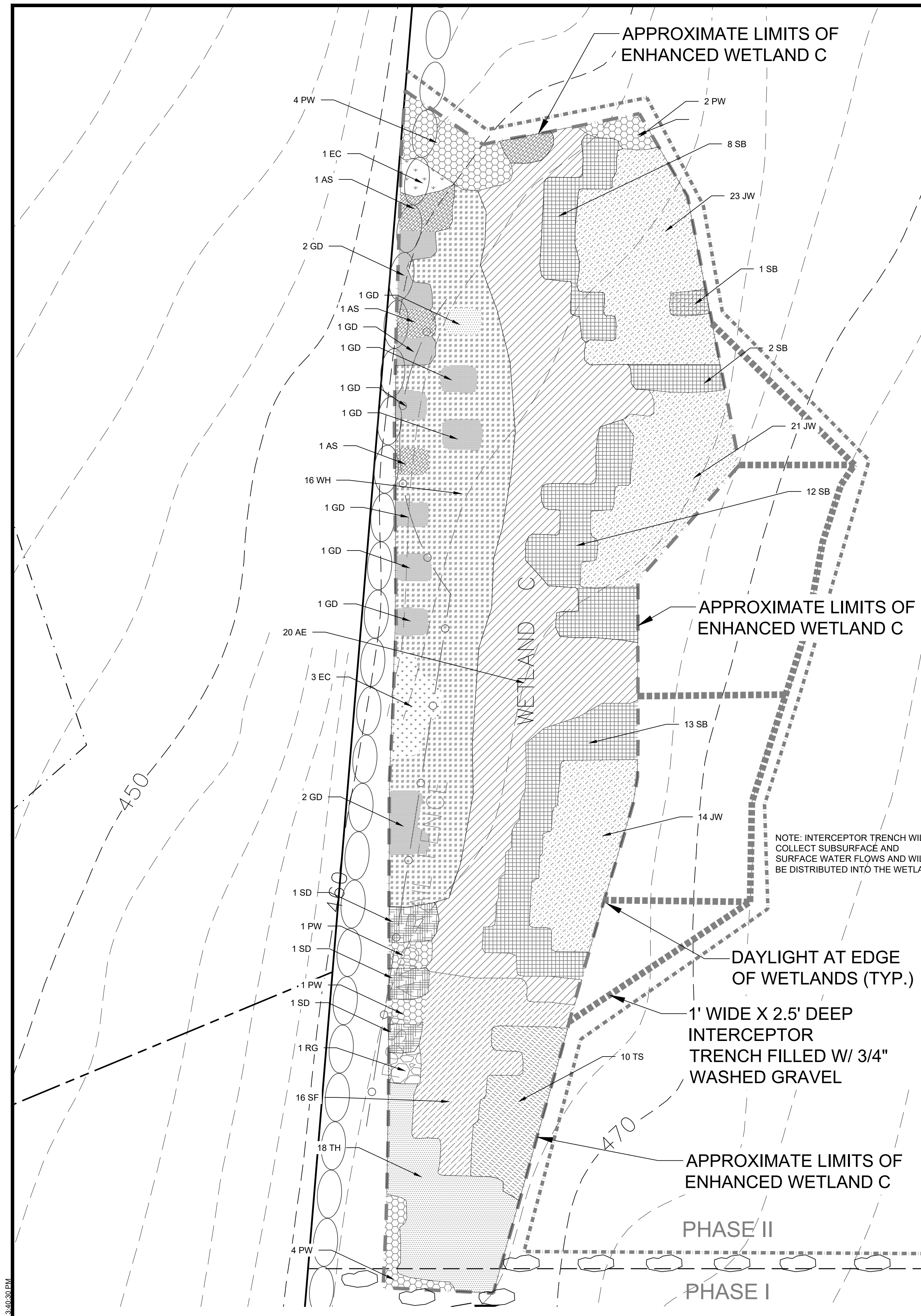
Scale: 1" = 10'

Drawn by: AB

Date: 4-12-22

Sheet 2 of 3

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



APPROXIMATE LIMITS OF ENHANCED WETLAND C

APPROXIMATE LIMITS OF ENHANCED WETLAND C

APPROXIMATE LIMITS OF ENHANCED WETLAND C

PHASE II

PHASE I

NOTE: INTERCEPTOR TRENCH WILL COLLECT SUBSURFACE AND SURFACE WATER FLOWS AND WILL BE DISTRIBUTED INTO THE WETLAND

DAYLIGHT AT EDGE OF WETLANDS (TYP.)

1' WIDE X 2.5' DEEP INTERCEPTOR TRENCH FILLED W/ 3/4" WASHED GRAVEL

ENHANCED WETLAND C TREES & SHRUB PLANTINGS

| TREES* | | | | | |
|------------------|--|-----------|--|---------------------------|----------|
| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING-CONTAINER | QUANTITY |
| AE | American Elm (<i>Quercus americana</i>) | FACW | Wetland/Stream Edge in Partial Sun | 4 to 6 ft / 1 to 2 Gallon | 20 |
| AS | American Sycamore (<i>Platanus occidentalis</i>) | FACW | Wetland/Stream Edge in Partial or Full Sun | 4 to 6 ft / 1 to 2 Gallon | 4 |
| EC | Eastern Cottonwood (<i>Populus deltoides</i>) | FAC | Wetland/Stream Edge in Partial or Full Sun | 4 to 6 ft / 1 to 2 Gallon | 5 |
| ASSORTED SHRUBS* | | | | | |
| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING-CONTAINER | QUANTITY |
| GD | Gray Dogwood (<i>Quercus coccinea</i>) | FAC | Open/Partial Sun Along Wetlands | 3 to 4 ft / 1 Gallon | 12 |
| PW | Pine Willow (<i>Salix discolor</i>) | FACW | Open/Partial Sun Within Wetlands | 3 to 4 ft / 1 Gallon | 12 |
| SB | Northern Spicebush (<i>Lindera benzoin</i>) | FACW | Forested Wetland/Edge Shade or Partial Sun | 3 to 4 ft / 1-Gallon | 36 |
| SD | Silky Dogwood (<i>Cornus amomum</i>) | FACW | Open/Partial Sun Along/Within Wetlands | 3 to 4 ft / 1 Gallon | 3 |
| WH | White Hazel (<i>Corynorhiza virginiana</i>) | FAC | Open/Partial Sun Uprgradient of Wetlands | 3 to 4 ft / 1-Gallon | 16 |

ENHANCED WETLAND C HERBACEOUS PLANTINGS

| SYMBOL | SPECIES | INDICATOR | GROWTH SETTING | SIZING-CONTAINER | QUANTITY |
|--------|--|-----------|---|----------------------------|----------|
| JW | Spotted Touch-Me-Not (<i>Impatiens capensis</i>) | FACW | Full to Partial Shade Along Streams & In Wetlands | 12 to 18 inches / 1-gallon | 58 |
| SF | Sensitive Fern (<i>Onoclea sensibilis</i>) | FACW | Sun & Partial Sun In Wetlands | 12 to 18 inches / 1-gallon | 16 |
| TH | Tufted Hairgrass (<i>Deschampsia cespitosa</i>) | FACW | Sun & Partial Sun In Wetlands | 12 to 18 inches / 1-gallon | 15 |
| TS | Tussock Sedge (<i>Carex stricta</i>) | OBL | Open Sun Lighted or Partial Shade 4 to 10 Inches of Water | 12 to 18 inches / 1-gallon | 12 |

ENHANCED WETLAND C SITE PREPARATION & PLANTING NOTES

Prior to commencing wetland enhancement activities within Wetland C, appropriate siltation fencing will be installed around the limits of the north, east and southeast boundary of the wetland in order to control sedimentation potentials to adjoining areas. After silt fencing is installed, the following activities will be performed: 1) during April/early May manually remove *Phragmites communis* (Common Reed) from proposed planting areas; 2) obtain soil samples from within each proposed planting area for sieve analysis and permeability testing to confirm plantings conditions within the limits of each area. Removed vegetation must be placed on plastic tarps away from Wetland C for drying, prior to subsequent removal at an off-site disposal area. Samples will also be analyzed for pH/Alkalinity, Nitrogen, Phosphorus and Potassium. Application of slow-release fertilizers will be predicated on soil nutrient test results. 3) based on soil sampling results, fill each planting area with a gas-powered tiller, rake-out concave shaped limits of each planting area and apply slow-release fertilizers per nursery recommendations; 3) apply 2 to 4-inches of organic silty/clay soil, as needed, within each concave area; 4) install four (4) screened PVC water level well-points (3-foot long by 1 to 1.5-inch diameter piezometer standpipes) within each planting area to periodically confirm and monitor surface/groundwater levels to ensure that adequate hydrology exists for planted vegetation; 5) construct each of four (4) "T" shaped stone lined runoff collection trenches and stone spreader; each stone spreader should be constructed first (immediately upgradient of the west boundary of the wetland), followed by construction of each trench into the adjoining Conservation Area; 6) based on water level monitoring, conduct planting of trees and shrubs followed by herbaceous vegetation during late-May and throughout June; 7) apply the type of FACW seed mix contained on this plan sheet throughout the limits of Wetland C and 8) construct of Deer fencing around the perimeter of Wetland C to protect young planted vegetation.

Every effort must be made to reduce soil compaction potentials within Wetland C and ensure that soil conditions are adequate to achieve the proper moisture conditions necessary for yielding favorable vegetative growth rates. As necessary, a penetrometer unit (soil compaction meter) will be used to determine existing soil compaction in each planting area and to confirm that soils are not excessively compacted prior to planting. Compacted spoils will be tilled, as necessary. Organic silty/clay soils imported to the site for use in each planting area will have at least a permeability of 1×10^{-6} in order to enhance soil hydrology and nutrient demands for each planted species selected. All adjoining disturbed upland soil areas will be seeded and mulched with hay no more than 1-week after disturbance, to ensure stabilized surface conditions with the disturbed area seed mix contained on this plan sheet.

Vegetation will be obtained as nursery grown herbaceous root stock, shrubs and trees acquired from qualified wetland vegetation nurseries. Efforts must be made to only use heavy species for planting stock grown by reputable nurseries. As necessary, substitute species may be selected based on seasonal availability through local nurseries.

Each planting will be placed within a manually pre-excavated hole with a depth and diameter of approximately 1 1/2 times the root container or plug dimension. Herbaceous plants (plugs) will be spaced one per 4 square feet (24" on center); shrubs and trees will be randomly spaced at 5 to 8 feet on center, respectively, (1 to 2 plants per 30 to 40 square feet). Each planting hole will also be prepared with peat moss and organic compost to enhance root development. Hardwood mulch will be placed around each planted shrub/tree as well as across the immediate surrounding area. The planting of herbaceous root stock must be placed within moist/damp soil conditions and in a direction perpendicular to the flow of surface runoff and confirmed groundwater (water table) flow. Plantings must be performed between late May to June, July and August and October (if necessary), pursuant to nursery recommendations.

Slow-release fertilizer comprised of 10% Nitrogen, 6% available Phosphorus and 4% water soluble Potash will be applied to each planting, if deemed necessary by way of evaluation of soil test results, in accordance with the qualified nursery's recommendations chosen to supply the selected root stock. In considering additional fertilization, emphasis will be placed on evaluating vegetation density, species diversification and concerns for potential off-site impacts.

If necessary, Wetland C will initially be saturated with water (by way of a portable water source) at a frequency suitable to ensure the proper level of inundation recommended by recognized practices and as suggested by the nursery chosen to supply required vegetation root stock.

WETLAND C

SEED MIX APPLICATIONS FOR DISTURBED AREAS
For temporary stabilization throughout all disturbed areas of the site (excluding the Wetland Creation Area), annual ryegrass (*Lolium perenne* ssp. *multiflorum*) will be applied at a rate of 30 lbs./acre.

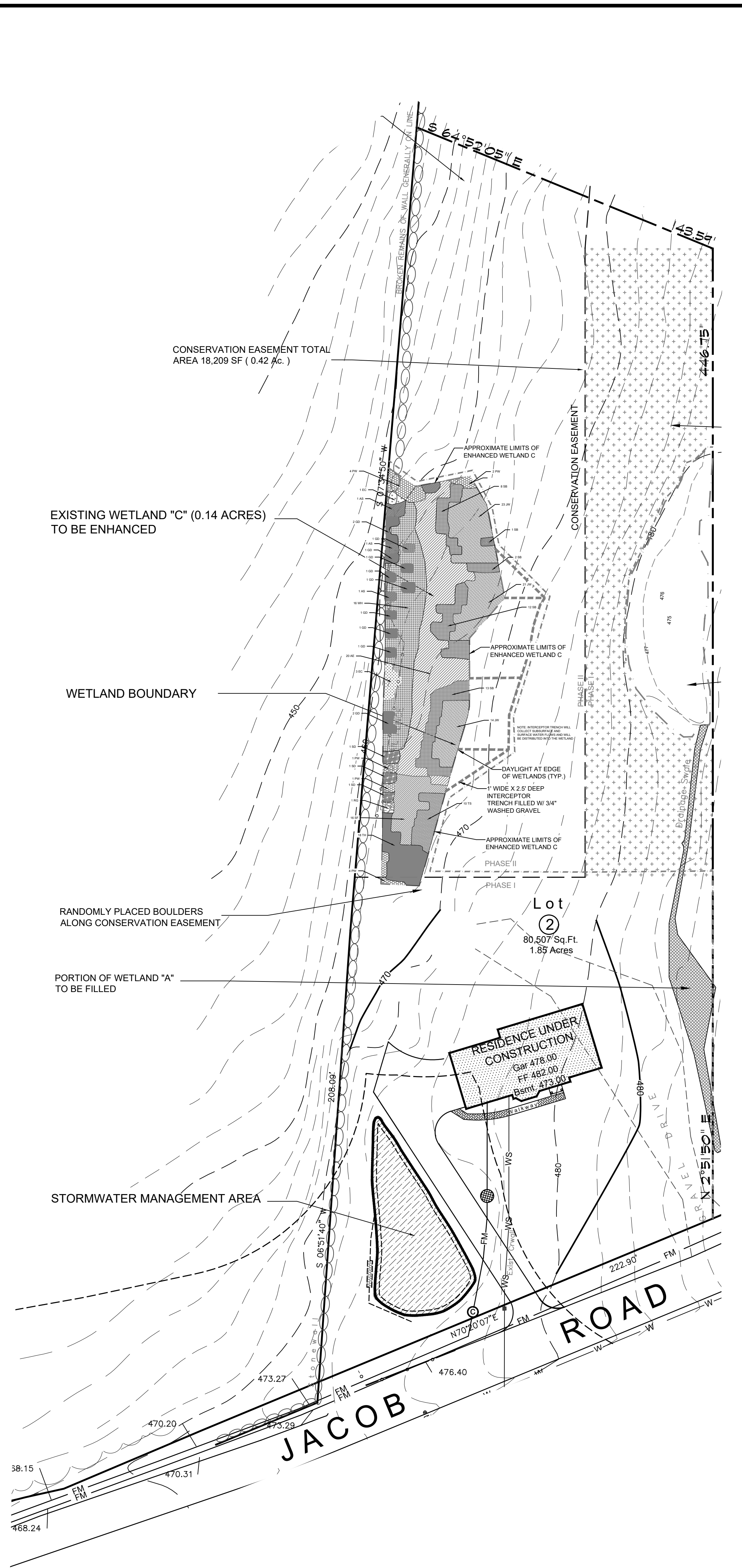
For permanent stabilization throughout all disturbed areas of the site (excluding the Wetland Creation Area), a seed mix containing 30% annual ryegrass (*Lolium perenne* ssp. *multiflorum*) and a 70% mixture of 2 or more native grasses such as big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), switchgrass (*Panicum virgatum*), Indiangrass (*Sorghastrum nutans*), tufted hairgrass (*Deschampsia cespitosa*), deertongue (*Dichanthelium clandestinum*), Canada wild rye (*Elymus canadensis*), Virginia wild rye (*Elymus virginicus*), and/or sideots grama (*Bouteloua curtipendula*) will be applied; this mixture must be seeded at a rate of 30 lbs./acre.

FACULTATIVE (FAC) & FACULTATIVE WETLAND (FACW)

SEED MIX APPLICATION - WETLAND C

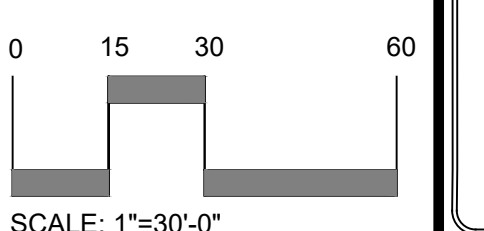
The following seed mix composition must be applied within the Wetland C Mitigation Area and at a rate of 20 lbs./per acre:

- 29.8% *Carex vulpinoidea*, PA Ecotype (Fox Sedge, PA Ecotype)
- 21.2% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
- 11.0% *Carex lupulina*, PA Ecotype (Hop Sedge, PA Ecotype)
- 11.0% *Carex scoparia*, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 8.5% *Carex lurida*, PA Ecotype (Lurid Sedge, PA Ecotype)
- 4.0% *Verbena hastata*, PA Ecotype (Blue Vervain, PA Ecotype)
- 3.0% *Juncus effusus* (Soft Rush)
- 2.0% *Asclepias incarnata*, PA Ecotype (Swamp Milkweed, PA Ecotype)
- 2.0% *Helopsis helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 1.0% *Bidens cernua*, PA Ecotype (Nodding Bur Marigold, PA Ecotype)
- 1.0% *Onoclea sensibilis* (Sensitive Fern)
- 0.8% *Eupatorium perfoliatum*, PA Ecotype (Boneset, PA Ecotype)
- 0.8% *Helenium autumnale*, PA Ecotype (Common Sneezeweed, PA Ecotype)
- 0.8% *Sisyrinchium angustifolium* (Narrowleaf Blue Eyed Grass)
- 0.7% *Zizia aurea* (Golden Alexanders)
- 0.3% *Aster novae-angliae*, PA Ecotype (New England Aster, PA Ecotype)
- 0.3% *Aster prenanthoides*, PA Ecotype (Zigzag Aster, PA Ecotype)
- 0.3% *Eupatorium fistulosum*, PA Ecotype (Joe Pye Weed, PA Ecotype)
- 0.3% *Lobelia siphilitica*, PA Ecotype (Great Blue Lobelia, PA Ecotype)
- 0.3% *Scirpus cyperinus*, PA Ecotype (Woolgrass, PA Ecotype)
- 0.2% *Aster pycnanthus*, PA Ecotype (Purplestem Aster, PA Ecotype)
- 0.2% *Aster umbellatus*, PA Ecotype (Flat Topped White Aster, PA Ecotype)
- 0.2% *Penthorum sedoides*, PA Ecotype (Ditch Stonecrop, PA Ecotype)
- 0.2% *Solidago rugosa*, PA Ecotype (Wrinkleleaf Goldenrod, PA Ecotype)
- 0.1% *Mimulus ringens*, PA Ecotype (Square Stemmed Monkeyflower, PA Ecotype)



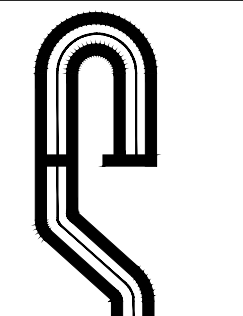
DETAIL VIEW OF WETLAND B

SCALE: 1" = 10'

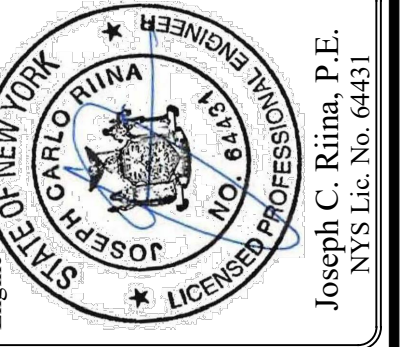


NOTE: 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com



Joseph C. Rima, P.E.
NYS Lic. No. 6451

REVISIONS:

| NO. | DATE | COMMENTS |
|-----|---------|----------------|
| 1 | 4-22-22 | Planning Sheet |
| 2 | 4-25-22 | Planting Plan |
| 3 | 3-08-22 | Finaling Plan |

SCALE: 1" = 10'

DRAWN BY: AB

DATE: 4-12-22

LOT 2 PHASING & MITIGATION PLAN & NOTES

SITE PLAN PREPARED FOR
JASON LEVY
1767 JACOB ROAD
Yorktown, NY

Sheet 3 of 3

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
A PHASED WETLAND MITIGATION PLAN
FOR THE MARTINEZ SUBDIVISION**

RESOLUTION NUMBER: #22-00

DATE:

On the motion of _____, seconded by _____, and unanimously voted in favor by Fon, LaScala, Bock, and Garrigan, the following resolution was adopted:

WHEREAS the Planning Board approved a subdivision plat and wetland mitigation plan for the Martinez Subdivision, located at 1767 Jacob Road, also known as Section 35.16 Block 1 Lot 2 & 2.1 on the Town of Yorktown Tax Map (hereinafter referred to as “the Property”) by Planning Board Resolution #05-23 on September 26, 2005; and

WHEREAS in the 17 years since the subdivision approval, the site conditions have changed in that:

- a) Wetland A is now engulfed in invasive species; and
- b) Surface water conveyances no longer feed Wetland C and it has limited diversity; and

WHEREAS Lot 2 is currently under construction and due to the site conditions and timing for the construction of Lot 2.1, the property owner has requested to modify and phase the wetland mitigation plan; and

WHEREAS the applicant has submitted the following maps in support of this request:

1. A map, Sheet 1 of 3, titled “Site Plan prepared for Jason Levy – Overall Improvement Plan,” prepared by Site Design Consultants, dated April 12, 2022 and last revised May 6, 2022;
2. A map, Sheet 2 of 3, titled “Site Plan prepared for Jason Levy – Lot 1 Phasing & Mitigation Plan & Notes,” prepared by Site Design Consultants, dated April 12, 2022 and last revised May 6, 2022;
3. A map, Sheet 3 of 3, titled “Site Plan prepared for Jason Levy – Lot 2 Phasing & Mitigation Plan & Notes,” prepared by Site Design Consultants, dated April 12, 2022 and last revised May 6, 2022;

WHEREAS the Conservation Board reviewed the proposed plan and commented in a memo dated April 25, 2022 and the applicant has incorporated these comments into the plan listed herein; and

RESOLVED the site plans shall be modified to show all references to Lot 1 changed to Lot 2.1; and

RESOLVED as shown on the site plans listed herein, 52,509 square feet of wetland mitigation will still be implemented and is approved as detailed and phased for the separate construction of Lots 2 and 2.1; and

RESOLVED the Conservation Easement shall be physically delineated by a line of boulders on Lot 2; and

RESOLVED a Certificate of Occupancy may not be issued for Section 35.16, Block 1, Lot 2 until the mitigation for Phase 1, which consists of enhancement of Wetland C by amending the soils and installation of a trench system to provide water to Wetland C, is complete; and

RESOLVED prior to issuance of a Building Permit for Section 35.16, Block 1, Lot 2.1, the applicant must propose a physical delineation of the Conservation Easement on this lot to the satisfaction of the Planning Board; and

RESOLVED a Certificate of Occupancy may not be issued for Section 35.16, Block 1, Lot 2.1 until the mitigation for Phase 2, which consists of removal of invasive species, planting of native species, revegetating of the berm, and amending of the soils to create Wetland A and creating additional wetlands next to Wetland B, is complete.

Lakeview Estates

Lot #6

Staples Battery Storage Expansion



Mayflower Energy Engineering PLLC

485 St Johns Place, Suite 2A
Brooklyn, NY 11238
www.mayflowerpllc.com

Telephone: (917) 600.0400
Fax: (718) 228.8749
Email: info@mayflowerpllc.com

TO: JOHN TEGEDER, DIRECTOR OF PLANNING
ROBYN A. STEINBERG, TOWN PLANNER
TOWN OF YORKTOWN PLANNING DEPARTMENT
1974 COMMERCE STREET
YORKTOWN HEIGHTS, NY, 10598

FROM: BERNARDO BORGES, PE

SUBJECT: STAPLES PLAZA BESS PROJECT PHASE II, REQUEST FOR SPECIAL PERMIT APPROVAL

REFERENCE: THE STAPLES PLAZA SHOPPING CENTER
3333 CROMPOND ROAD, YORKTOWN HEIGHTS, NY, 10598

DATE: 24 MARCH 2022

Dear Mr. Tegeder:

Our firm, Mayflower Energy Engineering PLLC, represents IPPSolar Integration LLC (the “Applicant”) with reference to the abovementioned proposed project and application. The proposed project site is known as The Staples Plaza Shopping Center located at 3333 Crompond Road in Yorktown Heights, NY (the “Site”).

On behalf of the Applicant and in accordance with the requirements of the Town of Yorktown Town Code §300-81.5 “Battery energy storage systems”, we respectfully request that the Planning Department accept the Special Permit application for the use of approximately 1,300 square feet of space for the installation of an additional Battery Energy Storage System (“BESS”) at the project site as sufficiently complete.

THE APPLICANT: IPPSolar Integration LLC is the project developer and applicant of record for the proposed BESS project at the Staples Plaza. The Applicant is an independent solar power company that develops, finances, builds, owns and operates solar power plants to supply energy to electric vehicles, commercial, industrial, and nonprofit customers.

The Applicant was recently in the news for having completed the first “Community Solar Plus Energy Storage Project” in New York State. This milestone project was estimated to reduce the energy costs for approximately 150 households in Westchester County and New York City as well as provide power to 12 Tesla electric vehicle supercharging stations. The project was part of the Governor’s goal to install 3,000 MWatts of energy storage by 2030. The New York State Energy Research and Development Authority (NYSERDA) organized a ribbon cutting for this project which included Lieutenant Governor Kathy Hochul and other state officials. The project featured a 2 MWh energy storage combined with a 577 kW solar system in Yorktown Heights, NY.



Other projects installed, owned and managed by the Applicant include (75) Solar PV projects throughout the Tri-State area with a combined total output capacity of approximately 10 MW of production.

IPPSolar Integration is headquartered in New York and is 100% owned by its founding members and employees.

THE PROPERTY: The Staples Plaza is a commercial shopping center located on parcel 36.06-2-76 with a total lot size of approximately 15.95 acres. The site is classified within the Town's C-1 Zoning District. The property is currently owned by UB Yorktown LLC.

THE PROJECT: The Applicant currently owns and operates a 577 kW PV Solar system connected to a 2,000 kWh Battery Energy Storage System (BESS) in the same facility, The Staples Plaza Shopping Center. The existing PV + BESS installations were permitted and approved under Planning Board Resolution #19-31 back in 2019. The existing installations have been operating safely since then.

The proposed BESS Phase II project at The Staples Plaza includes the installation of the (3) additional Tesla Megapack units, with a total energy capacity of 9,438 kWh, in the existing rear lot area as shown in the attached drawings. The BESS will be connected to the main utility grid and assist with electrical demand, a benefit to the local community. The project has been submitted for Con Edison interconnection approval. The project will meet all applicable code and town requirements. The proposed BESS installation does not require any changes to the building usage or structures on site. The proposed BESS installation requires minimal changes to the existing lot area on the property to accommodate the installation.

Increased electric peaking capacity thru the use of energy storage projects provides an important value to the electric grid by helping to avoid summer & winter season blackouts. As heating and transportation are increasingly electrified to meet climate goals, winter peak energy needs will grow; and as fossil-fueled generators are phased out due to emissions caps, new, clean sources of winter peaking capacity will need to be found. Additional benefits for the project include:

- Improved grid resiliency
- Less energy congestion during peak times
- Reduced infrastructure upgrades from increased electricity demand (EV charging stations)
- Reduced need for new substations and/or power plants
- Savings in electricity directly going to the local community

SPECIAL PERMIT USE REVIEW: The Town of Yorktown recently adopted amended regulations under Chapter §300-81.5. "Battery energy storage systems". This application complies with each applicable standard as set forth herein. Accordingly, on behalf of the Applicant, to support this request, we are providing the following documentation separately attached this email:

1. Town of Yorktown, Town Board's Application for Site Plan Approval
2. Town of Yorktown, Planning Board's Special Use Permit Application
3. Town of Yorktown, Planning Board's Tier 2 BESS Special Permit Application Addendum
4. Short Environmental Assessment Form



Mayflower Energy Engineering PLLC

485 St Johns Place, Suite 2A
Brooklyn, NY 11238
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Email: info@mayflowerpllc.com

5. Attachment A: NYSEDA Retail Energy Storage Incentive Program
6. Attachment B: BESS Decommissioning Plan
7. Attachment C: BESS Operations Manual
8. Attachment D: BESS Hazard Mitigation Analysis
9. Attachment E: BESS Site Plan Drawings, (24" x 36" size, under separate file attachment)
10. Attachment F: BESS Emergency Plan, (11" x 17" size, under separate file attachment)

We trust that this information is sufficient for you to complete your review of this Application. If you have any questions or require additional information regarding this Application, please do not hesitate to contact our office at 917.600.0400. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernardo Borges", is written over a horizontal line.

Bernardo Borges, P.E.
Mayflower Energy Engineering
485 St Johns Place, Suite 2A
Brooklyn, NY, 11238

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 03/22/2022

1. Tax Map Designation (Section, Block, Lot) 36.06-2-76

2. Property Address 3333 Crompond Road

3. Zone: C-1 Total Acreage: 15.95

4. Indicate requested special use permit:

- | | | |
|-------------------------------------|------------------|---|
| <input type="checkbox"/> | §300-21(8)(a)[1] | Outdoor service in commercial districts. |
| <input type="checkbox"/> | §300-40 | Bus passenger shelters. |
| <input type="checkbox"/> | §300-54 | Religious institutions, social, cultural, charitable and recreational nonprofit uses. |
| <input type="checkbox"/> | §300-55 | Parochial, private elementary and high schools, colleges and seminaries. |
| <input type="checkbox"/> | §300-69 | Valet parking at banquet halls. |
| <input type="checkbox"/> | §300-71 | New and/or used car automobile sales. |
| <input type="checkbox"/> | §300-73.1(A)(2) | Permanent seasonal outdoor sales in commercial districts. |
| <input type="checkbox"/> | §300-75 | Warehouse or storage in retail shopping centers. |
| <input type="checkbox"/> | §300-78 | Cemeteries. |
| <input type="checkbox"/> | §300-79 | Self-storage centers. |
| <input type="checkbox"/> | §300-80 | Sidewalk cafes. (outdoor dining for more than 12 seats) |
| <input type="checkbox"/> | §300-81.1 | Helistops. |
| <input type="checkbox"/> | §300-81.2 | Accessory recycling facilities. |
| <input type="checkbox"/> | §300-81.4 | Large-Scale Solar Power Generation Systems and Facilities |
| <input checked="" type="checkbox"/> | §300-81.5 | Tier 2 Battery Energy Storage Systems |
| <input type="checkbox"/> | §300-238.1 | Multifamily dwelling units in the Country Commercial Zone. |

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

The Applicant proposes the installation of an additional Battery Energy Storage System (BESS) on the site, thus adding capacity to their existing BESS installation which was approved and installed back in 2019.

6. Applicant

Name Maziar Dalaeli

Firm IPPSolar Integration LLC

Address 38 West 32nd St, Suite 1004, New York, NY, 10001

Phone 646.765.4583

Email mda@ippsolar.com

7. Owner of Record

Name Andrew Albrecht

Firm UB Yorktown LLC

Address 321 Railroad Avenue, Greenwich, CT, 06830

Phone 203.863.8223

Email info@ubproperties.com

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

Applicant


SIGNATURE

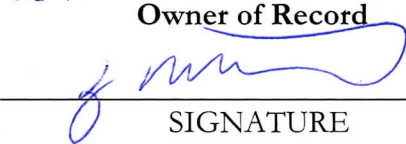
Maziar Dalaeli

PRINT NAME

3/23/2022

DATE

UB Yorktown, LLC By: Urstadt Biddle Properties Inc., its sole member

Owner of Record


SIGNATURE

Andrew Albrecht

PRINT NAME

3/22/22

DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

Tier 2 Battery Energy Storage Systems Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: The Staples Plaza BESS Project, Phase II
Section, Block, Lot: 36.06-2-76
Existing Site Use: Residential Commercial Zone: C-1

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

Total System Capacity Rating: 9,241.2 kWh Power Rating 2,831.4 kW (Select One) AC or DC

SELECT SYSTEM CONFIGURATION

AC Coupled DC Coupled Standalone

SELECT BATTERY TYPE

Lithium-ion, all types Lead-acid, all types Nickel-cadmium (Ni-Cd) Flow batteries
 Other: _____

SELECT INSTALLATION TYPE

Indoor Outdoor
 Attached/Detached/Open Garage Rooftop Dedicated Use Building

PROPOSED BATTERY ENERGY STORAGE SYSTEM INSTALLATION CONTRACTOR INFORMATION

Contractor

Contact Name Steve Burke
Business Name Burke Electric
Address 73 Route 9, Fishkill, NY, 12524
Phone 914.804.7733
Email steve@burkeny.com
License #(s) HIC #1228

Electrician

Contact Name _____
Business Name _____
Address _____
Phone _____
Email _____
License #(s) _____

PROPOSED OWNER AND/OR OPERATOR

Name Maziar Dalaeli
Firm IPPSolar Integration LLC
Address 38 West 32nd St, Suite 1004, New York, NY, 10001
Phone 646.765.4583
Email mda@ippsolar.com

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new battery energy storage system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Tier 2 Battery Energy Storage System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) All site plan application requirements pursuant to Section 300-85.1(I) of the Town of Yorktown Town Code.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Name of Action or Project: The Staples Plaza BESS Project, Phase II | | | |
| Project Location (describe, and attach a location map): 3333 Crompond Road, Yorktown Heights, NY | | | |
| Brief Description of Proposed Action: The Applicant proposes the installation of an additional Battery Energy Storage System (BESS) on the site, thus adding capacity to their existing BESS installation which was approved and installed back in 2019. | | | |
| Name of Applicant or Sponsor: IPPSolar Integration LLC | | Telephone: 646.765.4583 E-Mail: mda@ippsolar.com | |
| Address: 38 West 32nd St, Suite 1004 | | | |
| City/PO: New York | | State: NY | Zip Code: 10001 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSERDA & Yorktown Building Department | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | _____ 15.95 acres | |
| b. Total acreage to be physically disturbed? | | _____ 0.01 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 15.95 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|--|---|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 12. a. 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? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <input type="checkbox"/> | |

| | | |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Maziar Dalaeli</u> Date: <u>03/22/2022</u> Signature: <u></u> Title: <u>Partner</u> | | |

ATTACHMENT A

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM, PHASE II

3333 CROMPOND ROAD,
YORKTOWN HEIGHTS, NY, 10598

Retail Energy Storage Incentive Program

Program Manual

July 2021



Summary

The New York State Energy Research and Development Authority's (NYSERDA) Retail Energy Storage Incentive Program provides financial support for new grid-connected energy storage systems:

- That are up to five megawatts (MW) of alternating current (AC) power
- Whose value is monetized under an Investor Owned Utility (IOU) or [Long Island Power Authority \(LIPA/PSEG LI\)](#) tariff in the form of bill savings or credits, including delivery charges or the Value of Distributed Energy Resources (VDER or Value Stack) tariffs
- That are either interconnected behind a customer's electric meter, or directly into the distribution system

Incentive funds will be deployed through a NYSERDA-administered declining megawatt hour (MWh) block model. The incentive structure is designed to provide certainty and transparency around incentive levels and enable a self-sustaining market in the State through the phase-out of cash incentives as costs decline and project economics improve. **Incentives are offered on a first-come, first-served basis, and calculated based on the usable installed energy storage capacity in kilowatt hours (kWh) measured in AC power.** This capacity will be verified through NYSERDA's Quality Assurance inspection process. Incentives will be awarded to approved applications based on the block in effect at the time of application submission. As each block is fully subscribed, the incentive level will step down in subsequent blocks.

The NYSERDA Energy Storage website will include a dashboard with the incentive levels for each block, MWh committed, and the remaining block sizes. Through this dashboard, the market can monitor block status, current incentive levels, and have real-time access to information regarding likely timing for incentive changes.

Eligible energy storage systems are chemical, thermal, or mechanical storage systems that may be installed alone or paired with another distributed energy resource technology such as a solar photovoltaic (PV) system, fuel cell, or combined heat and power system. Eligibility requirements contained in this program manual are intended to cover each of these types. However, certain requirements, such as inverter sizing, will not be applicable to thermal storage systems. These exceptions are noted, and any questions should be directed to energystorage@nyserda.ny.gov.

1 Project Eligibility

In order to receive incentive funding in any of the Investor Owned Utility (IOU) service territories, the customer must contribute to the System Benefits Charge (SBC) as evidenced by a recent utility bill.

New projects that are neither installed nor interconnected prior to March 11, 2019 and that also meet the minimum project maturity requirements described in this program manual are eligible to apply for incentives. Projects previously selected under an IOU Non-Wires Alternative and projects that submitted a proposal to an open NWA before March 11, 2019 and pending decision or negotiation are not eligible for incentive funding. New projects to an IOU's future NWA solicitation may seek incentive funding.

Eligible projects include:

- Retail, demand metered customers that install energy storage alone, or storage paired with on-site generation such as solar PV behind the customer's electric meter (BTM)
- Standalone energy storage or storage paired with an eligible generation source such as solar PV, connected directly into the distribution system and compensated under the VDER Value Stack tariff

Incentives for energy storage systems, except for single-family residential projects, are available through the Retail Energy Storage Incentive Program. If a project is pairing a solar system with an energy storage system, that contractor must be approved in both the NY-Sun Program and Retail Energy Storage Incentive Program. The contractor should submit the NY-Sun project application first and identify the accompanying 10-digit NY-Sun project application number when submitting the Retail Energy Storage project application. Single family residential incentives are currently available only on Long Island for storage paired with a solar PV system and applications are submitted through the [NY-Sun Program](#).

Projects that receive NYSERDA incentives under this Retail Storage Incentive Program may also receive payments under a utility or New York Independent System Operator (NYISO) program. Participating contractors seeking incentives or payment from a utility in addition to the Retail Storage Incentive Program will be responsible for ensuring that their projects comply with utility program rules on receiving incentives from outside the utility program.

For customer-sited standalone energy storage systems only, the customer must be enrolled and participate in one of the following: distribution utility demand response, an NWA contract, a more granular delivery rate (this is currently satisfied by service under an IOU's Standby tariff, Con Edison's Rider Q, or LIPA's time of use/multiple rate period delivery tariff), or the VDER Value Stack tariff. NYSERDA will verify the customer is enrolled in one of these programs or tariffs for five years. If it is identified during measurement and verification (M&V) that the customer failed to participate in one of these programs or tariffs for a minimum of five years, the participating contractor may be suspended or terminated from the NYSERDA Retail Storage Incentive Program.

Projects must also meet the following requirements:

- The energy storage system must be a new, permanent, stationary system designed and installed by a participating contractor. Incentives will be provided directly to the participating contractor of record for the project or their payee assignee. The storage system may, with prior written approval from NYSERDA, be relocated; however, such approval will be granted at NYSERDA's sole discretion in extremely limited circumstances. Any relocation must conform to the program rules, including that the system remains in New York for its entire life.
- The storage system must be electric grid-connected chemical, thermal, or mechanical storage and operated primarily for electric load management or shifting electric generation to more beneficial time periods while operating in parallel with the utility grid. The system may also provide other customer benefits such as backup power during a grid outage or power quality.
- The storage equipment must consist of commercial products carrying at least a 10-year manufacturer's warranty. The warranty must cover the entire energy storage system, including ancillary equipment, pumps, thermal management, and power electronics. Experimental, beta, or prototype equipment is not eligible. The terms of the warranty are negotiated between the participating contractor/manufacturer and customer.
- The storage system must be certified to meet minimum safety requirements by a Nationally Recognized Testing Laboratory as evidenced by applicable UL listings described in Section IX. These UL listings must be received by the time the system enters commercial operation.
- The system must be designed to maintain a minimum round-trip efficiency defined in Section IX and installed in accordance with the design and system components submitted in the project application and approved by NYSERDA.
- Energy storage systems and components must comply with all manufacturers' installation requirements, applicable laws, regulations, codes, licensing, and permit requirements. This includes the New York State Environmental Quality Review Act (SEQRA) (or the City Environmental Quality Review Act (CEQR)); Article 10, if applicable; the International Building Code Series as amended by the New York State Uniform Code Supplement; the National Electric Code; New York State's Standard Interconnection Requirements; and all applicable State, city, town, or local ordinances or permit requirements, and any additional requirements of the local AHJ.

The following projects are not eligible for the Retail Energy Storage Incentive Program:

- Projects that have been installed prior to NYSERDA's approval of the project application.
- Projects that have received permission to operate (PTO) from a utility prior to March 11, 2019.
- Projects previously selected under an IOU Non-Wires Alternative, and projects that submitted a proposal to an open NWA prior to March 11, 2019 and are pending decision or negotiation.
- Projects owned by IOUs, electric utilities, or the New York Power Authority.
- Projects in which the energy storage is compensated under the Clean Energy Standard through a NYSERDA-awarded Renewable Energy Certificate (REC) for a paired renewable and storage system.
- Projects that receive a NYSERDA Bulk Storage Incentive or are awarded an IOU Bulk Dispatch Rights contract.

3 Incentive Structure

The MWh block approach allocates megawatt hour blocks to specific regions of the State and assigns incentives per block.

Incentives are available on a first-come, first-served basis, and are reserved and awarded at the incentive level in effect at time of application submission. Once the block is fully subscribed, the incentive rate is no longer available. NYSERDA will monitor market conditions and incentive subscription and adjust accordingly. NYSERDA will notify stakeholders in advance of any planned changes. NYSERDA will only accept applications for storage projects located at one meter, on one site.

Incentives will be offered at a fixed amount per usable kWh of installed energy storage capacity measured in AC at Commercial Operation Date (COD). During NYSERDA's QA inspection, the usable capacity will be verified based upon the total capacity measured during a complete discharge from a 100% usable state of charge, performed in accordance with the storage manufacturer's specifications. These specifications will include C rates, resting state, maximum depth of discharge, and ambient temperature ranges.

Once the project is approved, the participating contractor will be notified of the approved incentive amount. The incentive will be provided at the stated incentive level based on the system's total MWh in the first four hours of duration and decline to 25% of the stated incentive level for hours five and six, with no incentive for any duration beyond six hours. The maximum incentive payment a project may receive is 15 MWh.

For thermal storage systems, the capacity will be verified during the inspection by witnessing a full system cycle. The incentive for thermal storage systems offsetting electric chiller load will be calculated as follows:

- $[\text{System capacity (ton-hours)}] / [\text{designed operating period (hours)}] = \text{average discharge rate (tons)}$
- $\text{Average discharge rate (tons)} \times \text{the baseline efficiency value provided in the current version of the [Utilities Technical Resource Manual](#) (TRM) and the current versions of the Energy Conservation Construction Code of New York State¹ and New York City Energy Conservation Code² (kW/ton)} = \text{Average discharge (kW)}$
- $\text{Incentive amount (\$)} = \text{Average discharge (kW)} \times (\text{Hours 1-4}) \times \text{Incentive (\$/kWh)} + 0.25 \times (\text{Average discharge (kW)} \times (\text{Hours 5-6}) \times (\text{Incentive \$/kWh}))$

¹ Current version as of March 11, 2019: ECCCNY 2016 (https://www.dos.ny.gov/dcea/laws_regs.html), incorporating by reference the 2015 IECC commercial provisions, Table C403.2.3(7).

² Current version as of March 11, 2019: NYCECC 2016; Table C403.2.3(7) (<https://www1.nyc.gov/site/buildings/codes/energy-conservation-code.page>).

The approved incentive amount will not change assuming the energy storage system is installed as approved, within 1% of the installed energy storage capacity approved in the project application, and within the terms and conditions of the program, including the completion deadline. The total incentive payment will be up to, and will not exceed, the approved incentive level.

Additional incentives for the expansion of a project previously completed in this program may be requested in a new application at the incentive rate available at the time the new application is submitted. The initial application must be completed in its entirety, and the new application must indicate that it is an expansion system.

Refer to the incentive dashboard on NYSERDA's web site for available incentive levels:

nyserderda.ny.gov/All-Programs/Programs/Energy-Storage/Developers-Contractors-and-Vendors/Retail-Incentive-Offer/Incentive-Dashboard

Changes to the Incentive Level:

Initial incentive levels and block sizes may be adjusted based on market factors, and NYSERDA will monitor uptake in each region and sector. Market conditions are expected to change, and adoption in individual regions and sectors may exceed or fall below projections. Cost data, project economics and adoption trends will be obtained from a NYSERDA storage cost components survey conducted in the first quarter of each calendar year, storage incentive applications, aggregated data from IOU procurements, market research studies, and developers. NYSERDA will re-examine the incentive levels and structure as necessary to optimize the program's ability to achieve overall goals. Redesign may include the reallocation of funds and capacity among sectors and regions.

NYSERDA will share program information with all stakeholders regarding progress and market conditions by making data and analysis publicly available. If changes are necessary, NYSERDA will provide sufficient notice to enable a smooth transition after gathering market data, consulting with stakeholders, and guidance from DPS staff. Changes to the incentive level due to market factors will not reduce the incentive of an already awarded project that meets all requirements of this program. Any changes to this Program Manual will be posted at nyserderda.ny.gov/energystorage.

ATTACHMENT B

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM, PHASE II

3333 CROMPOND ROAD,
YORKTOWN HEIGHTS, NY, 10598

De-Commissioning Plan

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM

Building Address: 3333 Crompond Road,
Yorktown Heights, NY, 10598

Site Owner: UB Yorktown, LLC
321 Railroad Avenue, Greenwich, CT, 06830

Applicant: IPPSolar Integration LLC
38 West 32nd St, Suite 1004, NY, NY, 10001

**Prepared by: Bernardo Borges, PE, CBCP, CEM
March 21st, 2022**



Mayflower Energy Engineering PPLC
485 St Johns Place, Suite A2, Brooklyn, NY 11238
917.600.0400

1. INTRODUCTION

1.1. Decommissioning Definition:

Decommissioning (DeCx) is a systematic process that documents and assures all procedures are in place and clearly predefined in a manner which reliably and efficiently meets the end-of-life requirements for the project, including the complete physical removal of all Battery Energy Storage System (BESS) components, structures, equipment, security barriers, and transmission lines from the site, as applicable.

As with any project with a life expectancy of 20+ years, this DeCx Plan will need to be revised and kept up to date as the project evolves and team members listed below change. The responsibility to keep this DeCx Plan current and relevant to this specific project is the responsibility of the Project Developer/Owner.

1.2. Purpose of the De-Commissioning Plan

This DeCx Plan serves as a reference to the construction team, future decommissioning team, project developer and Site Owner and others, providing guidance, interpretation and direction for the full and complete removal of the project as listed below.

This DeCx Plan is intended to complement typical removal requirements as described by the manufacturer.

2. PROJECT INFORMATION

2.1. Project Team Information

| Role | Contact Person | Company Name | Phone Number and Email |
|----------------------------------|--------------------|-----------------------------------|--|
| Project Owner / Developer | Maziar Dalaeli | IPPSolar Integration LLC | 646.765.4583 mda@ippsolar.com |
| Site Owner | Andrew R. Albrecht | UB Yorktown LLC | 203.863.8200 info@ubproperties.com |
| Manufacturer | Jaime Myers | Tesla Energy Products | 650.681.6060 jmyers@tesla.com |
| Electrical Engineer | Damian deCaires | IPPSolar Integration LLC | 646.339.8069 damian@ippsolar.com |
| Electrical Contractor | Steve Burke | Burke Electric Smart Systems | 845.265.5033 steve@burkeny.com |
| Commissioning Agent | Bernardo Borges | Mayflower Energy Engineering PLLC | 917.600.0400 borges@mayflowerpllc.com |

3. DE-COMMISSIONED SYSTEMS

All general references to equipment in this document refer only to equipment that is to be de-commissioned:

1. Battery Energy Storage System (BESS) and related components, equipment and structures. System specification and capacities as detailed below and to be kept up to date as project changes:

| ITEM | DESCRIPTION |
|---------------------------------------|-----------------------|
| Manufacturer: | Tesla Energy Products |
| Battery Series: | Tesla Megapack |
| No. Units: | 03 |
| Part Number: | 1462965-XX-Y |
| Energy Capacity, per unit, kWh | 3,080.4 |
| BESS Configuration | 4-Hr |
| Shipped Weight, per unit, Lbs | 44,970F |

4. ON-SITE DE-COMMISSIONING PROCEDURES

4.1. End-of-Life BESS Removal (Standard Removal)

1. CHECK BESS STATUS: Verify BESS charge level. If not completely de-energized then discharge it to the grid. Proceed to step #2 after confirming all BESS unit(s) are completely discharged.
2. DISCONNECT BESS FROM GRID: Disconnect AC switch located next to transformer, padlocked in OFF position.
3. DISCONNECT BESS CONDUCTORS: Unbolt AC conductors inside each Megapack wire cabinet.
4. REMOVING THE BESS: Completely unbolt cabinet units from the concrete pad. Place units on flatbed trailer in accordance to the manufacturers "Megapack Transportation and Storage Guidelines", attached to this DeCx Plan.
5. DISPOSAL OF WASTE: there is no disposal of solid and hazardous waste on site in a scheduled end-of-life BESS removal. The entire BESS cabinet is scheduled to be removed and transported to the manufacturer's recycling facility, where any disposal and/or recycling takes place.
6. SITE RESTORATION: A civil work contractor will be engaged to clear the site of the following remaining structures: concrete pads, fence, bollards, switchgear and transformers. The site will be repaved and restored to its original condition.
7. TOWN INSPECTION: Town inspection will take place to ensure that the site is restored to an acceptable condition. "Certificate of Completion" to be issued.

4.2. Removal of Damaged or Failed BESS (Emergency Removal)

1. **NO ENTRY ZONE:** Proper fencing to be installed to ensure that no one from the public is able to access the BESS site area and the units. “DO NOT ENTER” signs to be posted on the fencing.
2. A technician from Tesla Manufacturing will perform on-site inspection of the BESS units.
3. **CHECK BESS STATUS:** Verify BESS charge level. If not completely de-energized then discharge it to the grid. Proceed to step #2 after confirming all BESS unit(s) are completely discharged.
4. **DISCONNECT BESS FROM GRID:** Disconnect AC switch located next to transformer, padlocked in OFF position.
5. **DISCONNECT BESS CONDUCTORS:** Unbolt AC conductors inside each Megapack wire cabinet.
6. **REMOVING THE BESS:** Completely unbolt cabinet units from the concrete pad. Place units on flatbed trailer in accordance to the manufacturers “Megapack Transportation and Storage Guidelines”, attached to this DeCx Plan.
7. **DISPOSAL OF WASTE:** there is no disposal of solid and hazardous waste on site in a scheduled end-of-life BESS removal. The entire BESS cabinet is scheduled to be removed and transported to the manufacturer’s recycling facility, where any disposal and/or recycling takes place.
8. **SITE RESTORATION:** A civil work contractor will be engaged to clear the site of the following remaining structures: concrete pads, fence, bollards, switchgear and transformers. The site will be repaved to restore to its original condition.
9. **TOWN INSPECTION:** Town inspection will take place to ensure that the site is restored to an acceptable condition. “Certificate of Completion” to be issued.

5. ADDITIONAL DE-COMMISSIONING GUIDELINES & REQUIREMENTS

5.1. BESS Life Expectancy: the BESS is expected to have a useful lifetime of 20 years.

5.2. Estimated Decommissioning Costs: estimated at \$28,000. Applicant will provide a decommissioning bond.

| CONTRACTOR | TASK | EST. COST |
|---------------------------|--|-----------------|
| Electrical Contractor | De-energize units and removal of electrical gear | \$5,000 |
| Crane Operator | BESS removal from site and placement in flatbed truck | \$5,000 |
| Transportation Contractor | Transport BESS to recycling facility | \$3,000 |
| Civil Contractor | Removal of concrete pad, bollards, fence and repaving of existing site | \$10,000 |
| CONTINGENCY | | \$5,000 |
| TOTAL | | \$28,000 |

END OF DECOMMISSIONING PLAN DOCUMENTATION

ATTACHMENT C

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM, PHASE II

3333 CROMPOND ROAD,
YORKTOWN HEIGHTS, NY, 10598

OPERATIONS AND MAINTENANCE MANUAL

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM

Building Address: 3333 Crompond Road,
Yorktown Heights, NY, 10598

Site Owner: UB Yorktown, LLC
321 Railroad Avenue, Greenwich, CT, 06830

Applicant: IPPSolar Integration LLC
38 West 32nd St, Suite 1004, NY, NY, 10001

**Prepared by: Bernardo Borges, PE, CBCP, CEM
March 21st, 2022**



Mayflower Energy Engineering PPLC
485 St Johns Place, Suite A2, Brooklyn, NY 11238
917.600.0400

1. INTRODUCTION

1.1. Abstract:

In accordance to warranty terms the Tesla 24/7 NOC (Network Operations Command) actively monitors the system and in the event of component failures, active faults etc, Tesla will dispatch field service technicians automatically.

1.2. Purpose of Field Maintenance

To verify sufficiency of equipment, verifying field conditions and inspection of fitness. While the majority of major maintenance repairs is actively addressed some faults such as paint chips may go undetected where a field inspection provides an additional degree of protection. It is recommended that a field inspection be performed prior to June 15th annually before the system goes online to operate during the energy arbitrage season.

2. ACCESS

2.1. Critical door opening considerations

Before opening any door or other opening in the Megapack enclosure:

Measure and record the following information:

>Site temperature

>Relative humidity

>Call Tesla Support and provide the temperature and humidity measurements.

>Proceed only if instructed to do so by Tesla Support.

3.1 Power Shutdown

- An AC disconnect is provided adjacent to the utility transformer use this disconnect to assure no AC power is going into the unit rather than the internal AC disconnect that does not de-energize the feeder into the unit
- Lock out / Tag out AC DISCONNECT
- Lock out / Tag out DC DISCONNECT
- Combination locks are shipped with Megapack, either pre-installed on Megapack doors or delivered in the Accessory Kit. Install these locks to ensure doors are not left open unnecessarily:
- Set combination to 4585 for coordinated access with Tesla field service personnel. Tesla must have ability to unlock doors. If you choose a different combination, advise your Tesla contact in writing.

3.2 Recommendations on inspection

- Verify lights on all battery packs and green and blinking to indicate no fault conditions.
- Inspect all radiator hoses are properly attached and no leaks present
- Check Tesla Site Controller which is contained in a separate enclosure. Verify that lights are blinking green indicating no fault condition and that all wires are terminated correctly.
- Call Tesla Support and provide feedback. Proceed to re-energize system. Once Tesla Support verifies system back online and operating correctly. Proceed to leave site only if instructed to do so by Tesla Support.

END OF TESLA MEGAPACK O&M MANUAL DOCUMENTATION

ATTACHMENT D

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM, PHASE II

3333 CROMPOND ROAD,
YORKTOWN HEIGHTS, NY, 10598

Hazard Mitigation Analysis

MEGAPACK SYSTEM MONITORING

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM

Building Address: 3333 Crompond Road,
Yorktown Heights, NY, 10598

Site Owner: UB Yorktown, LLC
321 Railroad Avenue, Greenwich, CT, 06830

Applicant: IPPSolar Integration LLC
38 West 32nd St, Suite 1004, NY, NY, 10001

Prepared by: Bernardo Borges, PE, CBCP, CEM
March 21st, 2022



Mayflower Energy Engineering PPLC
485 St Johns Place, Suite A2, Brooklyn, NY 11238
917.600.0400

1. INTRODUCTION

1.1. Abstract:

Methodology/documentation related to the monitoring integrity shall be included as part of the hazard mitigation analysis.

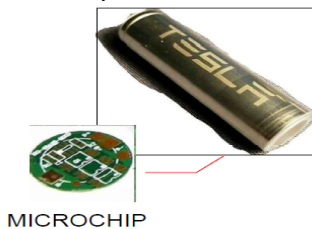
1.2. Purpose of the Evaluation

To verify sufficiency of the active and passive hazard mitigation systems for safe operation.

2. SYSTEM INFORMATION

2.1. Passive Hazard Mitigation

Cell: Contained within each battery cell is a microchip that provides overpressure, overtemperature and overcurrent protection.



Busbar: Each cell is attached with a filament wire also known as a fuse to provide additional overcurrent protection.



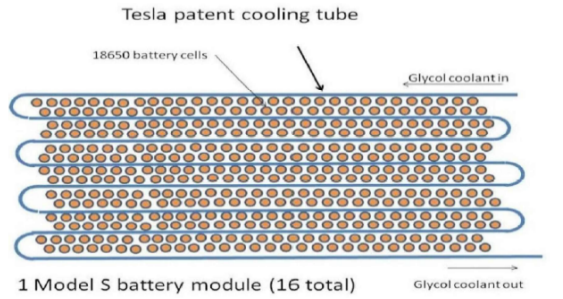
Pod: Each battery pod is hermetically sealed in steel to act as a firewall to prevent the spread of fire to adjacent pods.



2.2 Active Hazard Mitigation

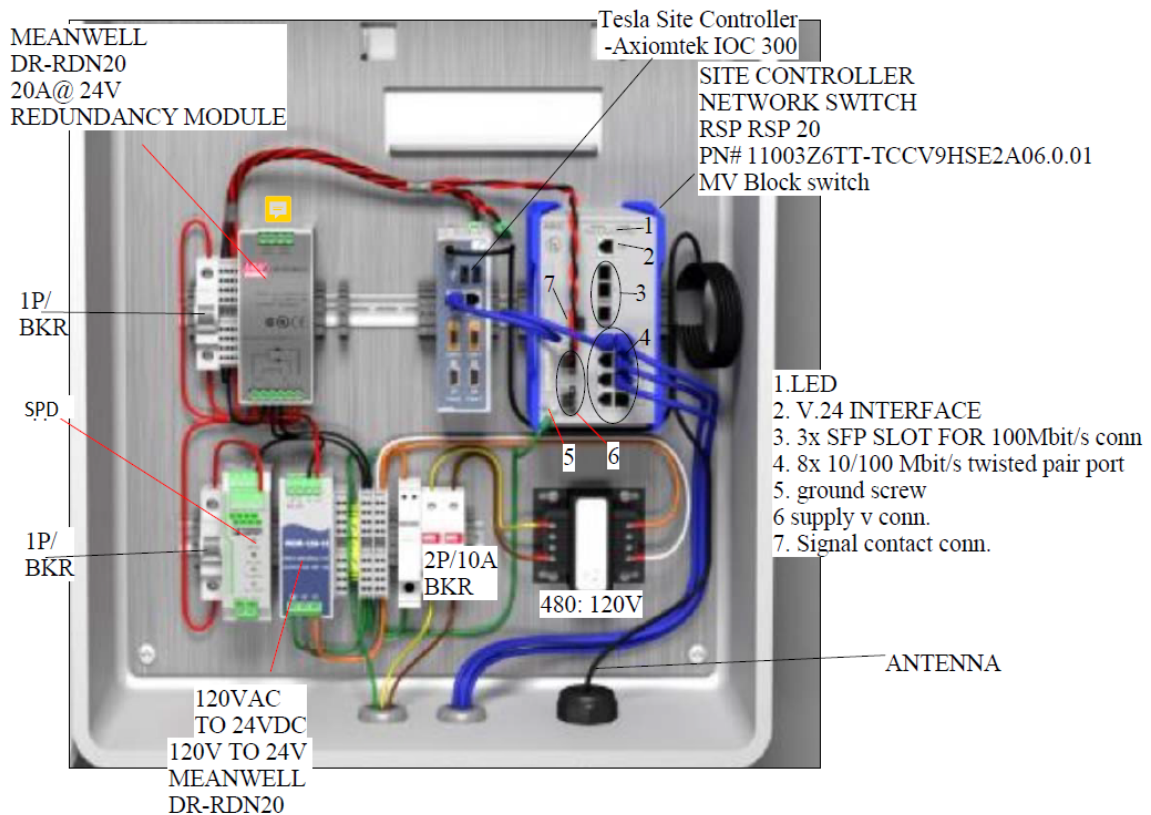
Thermal Management: One of the most important ways to take care of a battery is to limit how far it can be charged and discharged in order to prevent damage. Tesla's patented dynamic algorithm of the megapack controls heating and cooling that also

provides feedback to the charging system regarding cell temperature so that both the thermal profile and charge algorithm with in tandem to prevent thermal runaway event.



3. MONITORING INTEGRITY

3.1 Active Control Computer design.



3.2 Tesla Site Control Computer

- No additional build out is required for containment of the coolant. Two drains at opposite ends of the enclosure’s floor lead to drain ports that open when in contact with water. These prevent flooding inside the enclosure in case of a coolant leak or if there is a roof penetration.

- Tesla's Network Operating Center (NOC) gets notified if the coolant level in the system drop low enough to suggest a leak. The team will then immediately notify the Service Team and dispatch a Field Technician to remedy the issue.

3.3 Recommendations on installation of the Tesla Site Control Computer

- Tesla's control computer has a redundancy module that allows a small 22Ah backup battery to be connected so that in the event that the unit is forming a microgrid for off grid application the control computer remains energized and functional. This battery may also be installed to provide backup power redundancy.
- In accordance to 2017 National Electric Code Article 230.82(5) Emergency lighting, fire alarm systems, fire pumps, standby power, and sprinkler alarms are permitted to be connected ahead of the normal service disconnecting means only if such systems are provided with a separate disconnecting means and overcurrent protection. The purpose of this code is for example to prevent loss of power to a sprinkler pump when the power is cut off to a building during a fire event. It is therefore recommended that the site controller be connected on the supply side of the service disconnect means so that in the event that the system is shutdown for servicing the site controller does not loose power and remains connected to the Tesla 24/7 NOC (Network Operations Command). For example if a service technician is replacing a battery pod normally the NOC would loose the signal entire and not know the cause but if the service disconnect(s) <AC & DC> opened and the site controller is active then the NOC knows that it's in service mode and the cause of the alert.

END OF HAZARD MITIGATION ANALYSIS DOCUMENTATION

THE STAPLES PLAZA BATTERY ENERGY STORAGE PROJECT

DOB STAMP & SIGNATURES

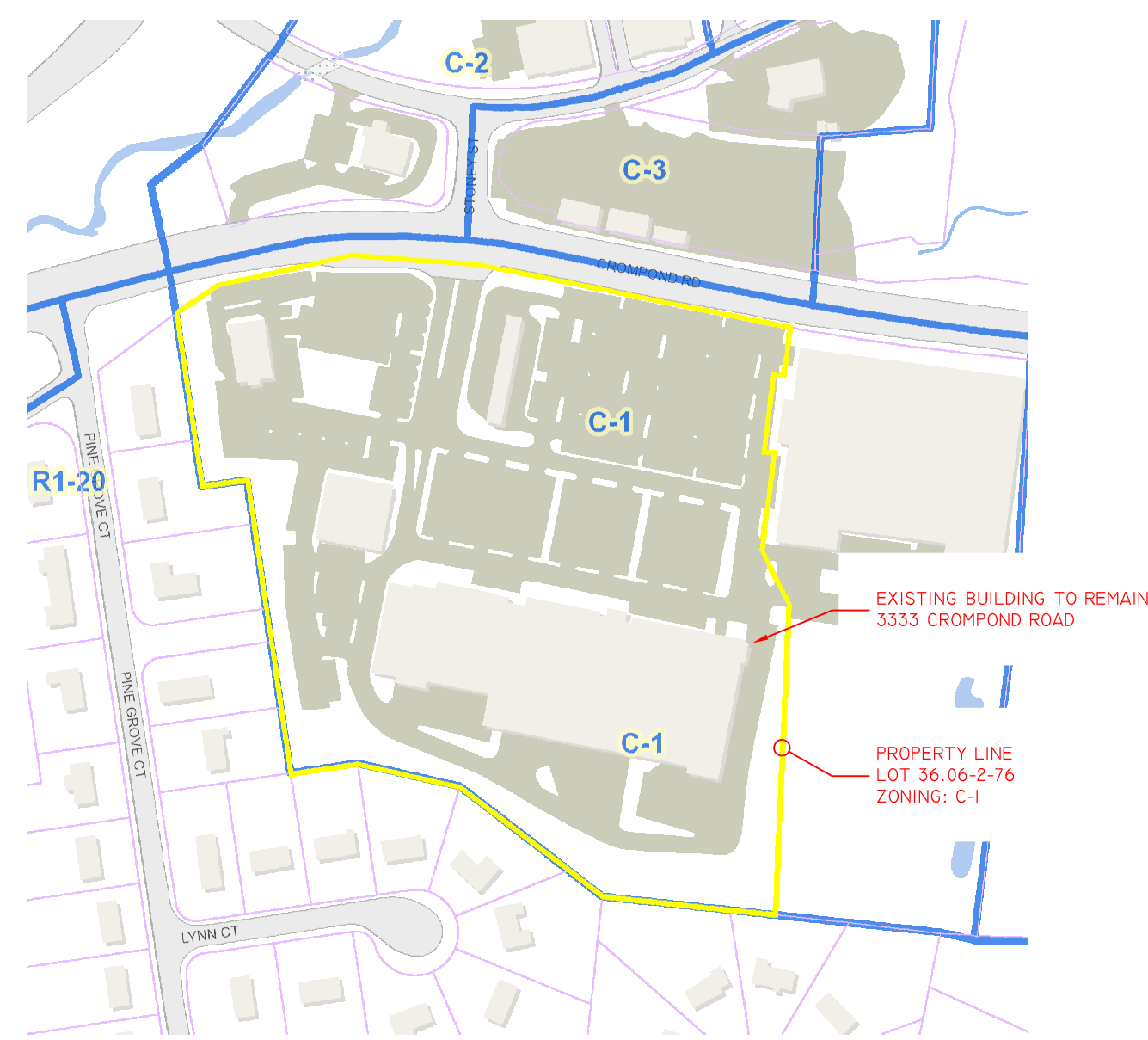
NOT FOR CONSTRUCTION

DOB SCAN

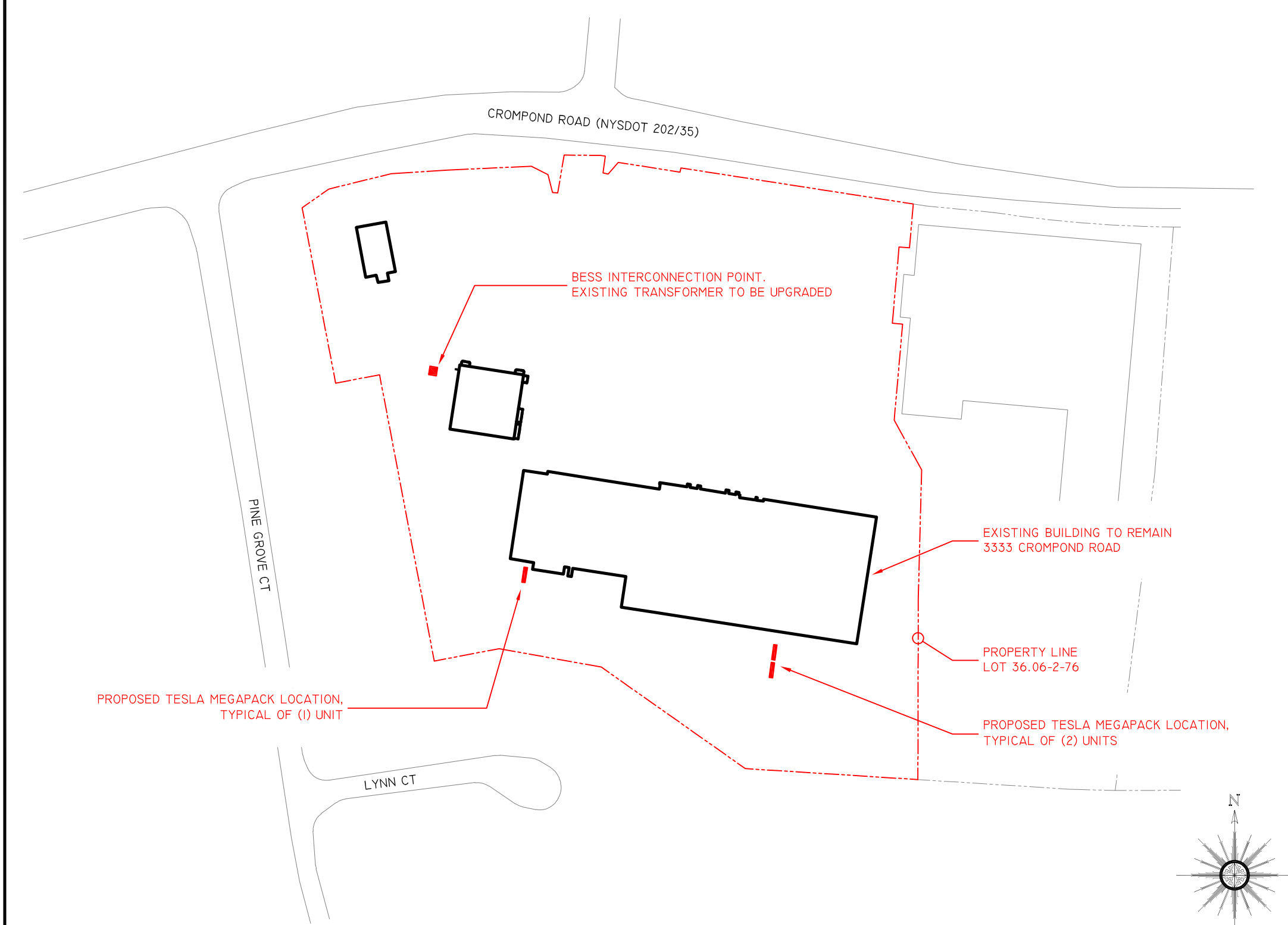
ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CRONTACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

PARTIAL ZONING MAP, YORKTOWN HEIGHTS, NY



PLOT PLAN, NOT TO SCALE



PARTIAL MAP VIEW, YORKTOWN HEIGHTS, NEW YORK



PROJECT DESCRIPTION

- THE PROJECT CONSISTS OF FURNISHING, INSTALLING, COMMISSIONING AND STARTING UP A BATTERY ENERGY STORAGE SYSTEM AT THE PROJECT SITE KNOWN AS THE STAPLES PLAZA IN YORKTOWN HEIGHTS.
- THE PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) IS TO BE THREE (3) PRE-MANUFACTURED TESLA MEGAPACK UNITS RATED FOR A TOTAL CAPACITY OF 9,241.2 KWH.
- ADDITIONALLY, PART OF THE PROPOSED SCOPE OF WORK INCLUDES THE UPGRADE OF AN EXISTING TRANSFORMER.
- THE INTENT OF THIS SET OF DOCUMENTS IS TO CONVEY TO THE TOWN BOARD AND CODE OFFICIALS AS CLEARLY AND COMPREHENSIVELY AS POSSIBLE THE SCOPE OF THE PROJECT AND TO UNDERSTAND THE REQUIREMENTS IN ORDER TO HAVE A FULLY COMPLIANT INSTALLATION.

BUILDING INFORMATION

PROPERTY ADDRESS: 3333 CROMPOND ROAD
 YORKTOWN HEIGHTS, NEW YORK
 10598

BUILDING OWNER: UB YORKTOWN, LLC
 321 RAILROAD AVE
 GREENWICH, CONNECTICUT
 06830

PARCEL ID: 36.06-2-76
 PARCEL USE CODE: 453
 PROPERTY CLASS: LARGE RETAIL OUTLETS
 ZONING: C-1, PLANNED RETAIL BUSINESS
 ACREAGE: 15.95 ACRES

PROPOSED BATTERY ENERGY STORAGE DETAILS

MANUFACTURER: TESLA
 BATTERY SERIES: MEGAPACK
 TECHNOLOGY: LITHIUM-ION CELLS
 RATED ENERGY CAP.: 9,241.2 KWH, 4-HOUR STANDARD
 AC VOLTAGE: 480 VOLTS AC, 3-PHASE
 NOMINAL FREQUENCY: 60 HZ
 INGRESS RATING: IP66/NEHA 3R - MAIN ENCLOSURE
 IP20 - THERMAL SYSTEM
 MAXIMUM WEIGHT: 56,000 LBS PER UNIT
 DIMENSIONS:
 W: 282 ± INCHES
 D: 65 ± INCHES
 H: 99 ± INCHES
 REGULATORY: NRTL LISTED TO UL 1642

PROJECT NAME:
 STAPLES PLAZA SHOPPING CENTER
 BATTERY ENERGY STORAGE PROJECT
 3333 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY
 10598

| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 03.21.2022 | ISSUED FOR TOWN'S REVIEW |

DRAWING TITLE
 PROJECT DESCRIPTION,
 BUILDING INFORMATION
 SITE PLAN AND EQUIPMENT
 SCHEDULE

SEAL & SIGNATURE

BERNARDO BRIGGS
 NYS PROFESSIONAL ENGINEER
 L.C. NO. 099940

PROJECT NO: STAPLES PLAZA BESS
 FILE: STAPLES PLAZA_BESS PROJECT.DWG
 DRAWN BY: BB
 CHECKED BY: BB
 DRAWING NO.

S-001.00

SHEET 1 OF 4

DOB STAMP & SIGNATURES

NOT FOR CONSTRUCTION

DOB SCAN

ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

PROJECT NAME:
**STAPLES PLAZA SHOPPING CENTER
 BATTERY ENERGY STORAGE PROJECT**
 3333 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY
 10598

| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 03.21.2022 | ISSUED FOR TOWN'S REVIEW |

DRAWING TITLE

**SITE PLAN,
 PROPOSED BESS
 LOCATION**

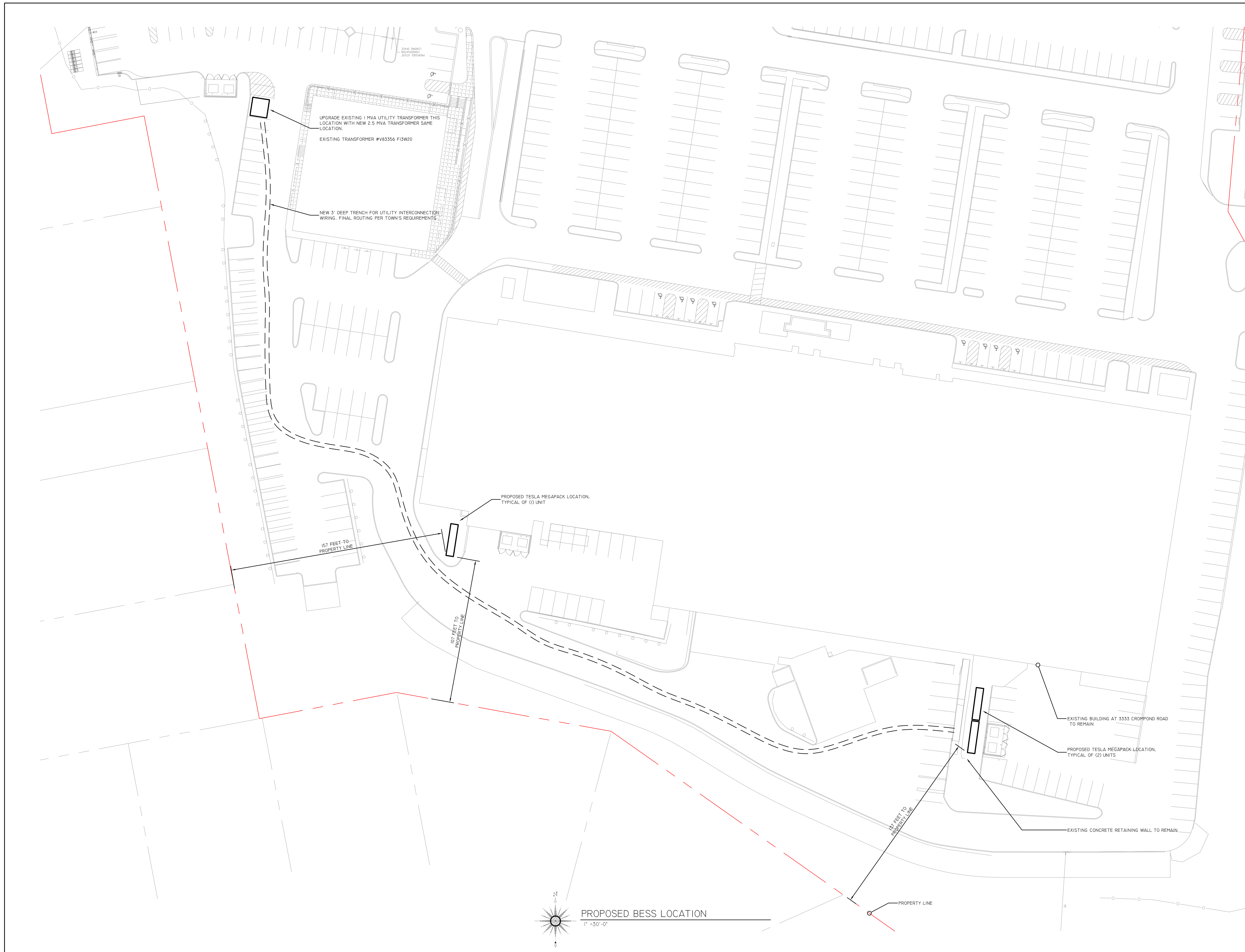
SEAL & SIGNATURE

BERNARDO BRIGES
 NYS PROFESSIONAL ENGINEER
 L.C. NO. 099940

PROJECT NO: STAPLES PLAZA BESS
 FILE: STAPLES PLAZA_BESS PROJECT.DWG
 DRAWN BY: BB
 CHECKED BY: BB
 DRAWING NO.

S-100.00

SHEET 2 OF 4



DOB STAMP & SIGNATURES

NOT FOR CONSTRUCTION

DOB SCAN

ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

PROJECT NAME:
**STAPLES PLAZA SHOPPING CENTER
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| REV | DATE | DESCRIPTION |
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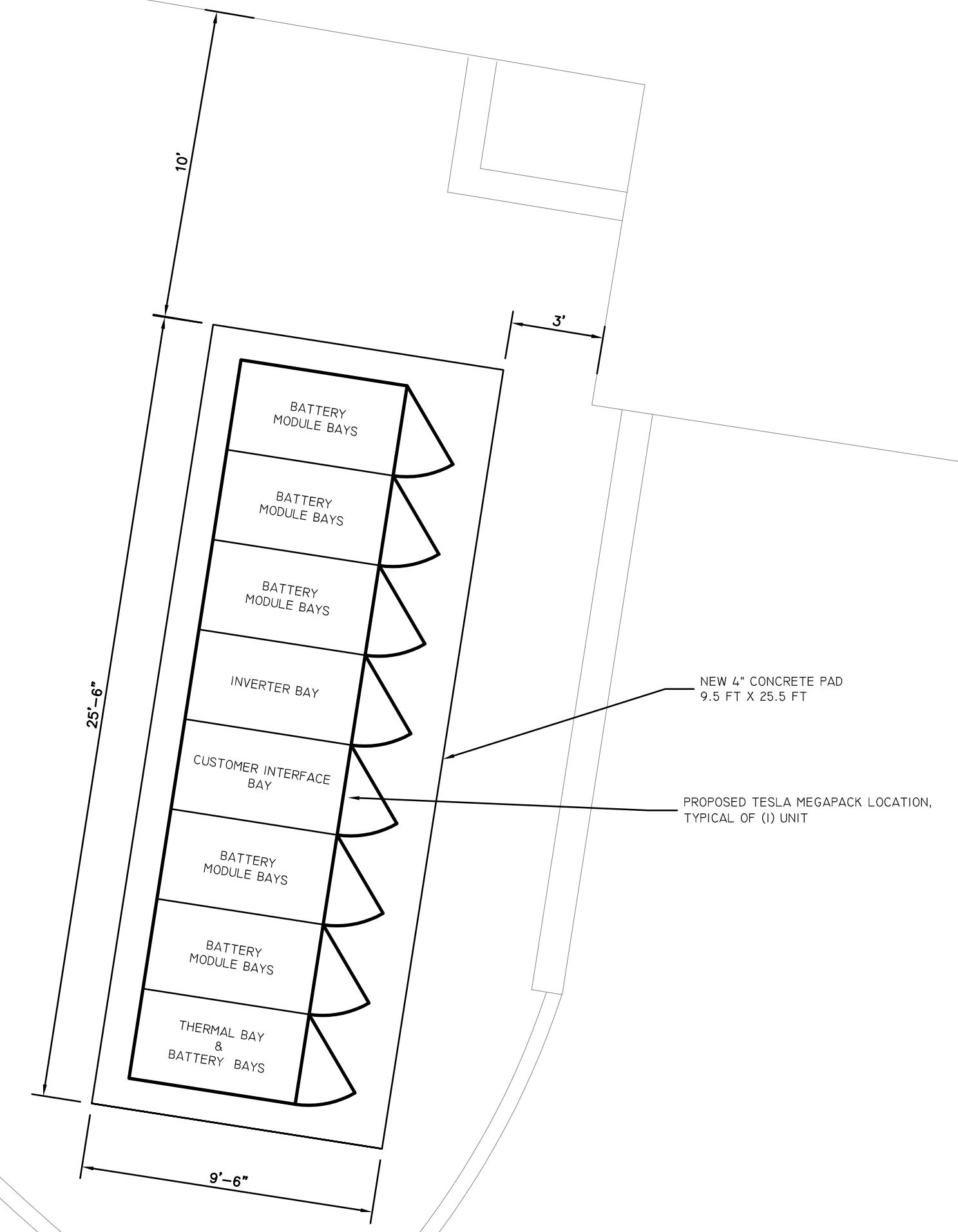
DRAWING TITLE
**PARTIAL PLANS,
 BESS PROPOSED LOCATIONS**

SEAL & SIGNATURE
 BERNARDO BRUNO
 NYS PROFESSIONAL ENGINEER
 L.C. NO. 099940

PROJECT NO: STAPLES PLAZA BESS
 FILE: STAPLES PLAZA_BESS PROJECT.DWG
 DRAWN BY: BB
 CHECKED BY: BB
 DRAWING NO.

S-101.00
 SHEET 3 OF 4

PARTIAL PLAN, BESS LOCATION #1
 1/4" = 1'-0"



PARTIAL PLAN, BESS LOCATION #2
 1/4" = 1'-0"



THE STAPLES PLAZA BATTERY ENERGY STORAGE PROJECT

DOB STAMP & SIGNATURES

NOT FOR CONSTRUCTION

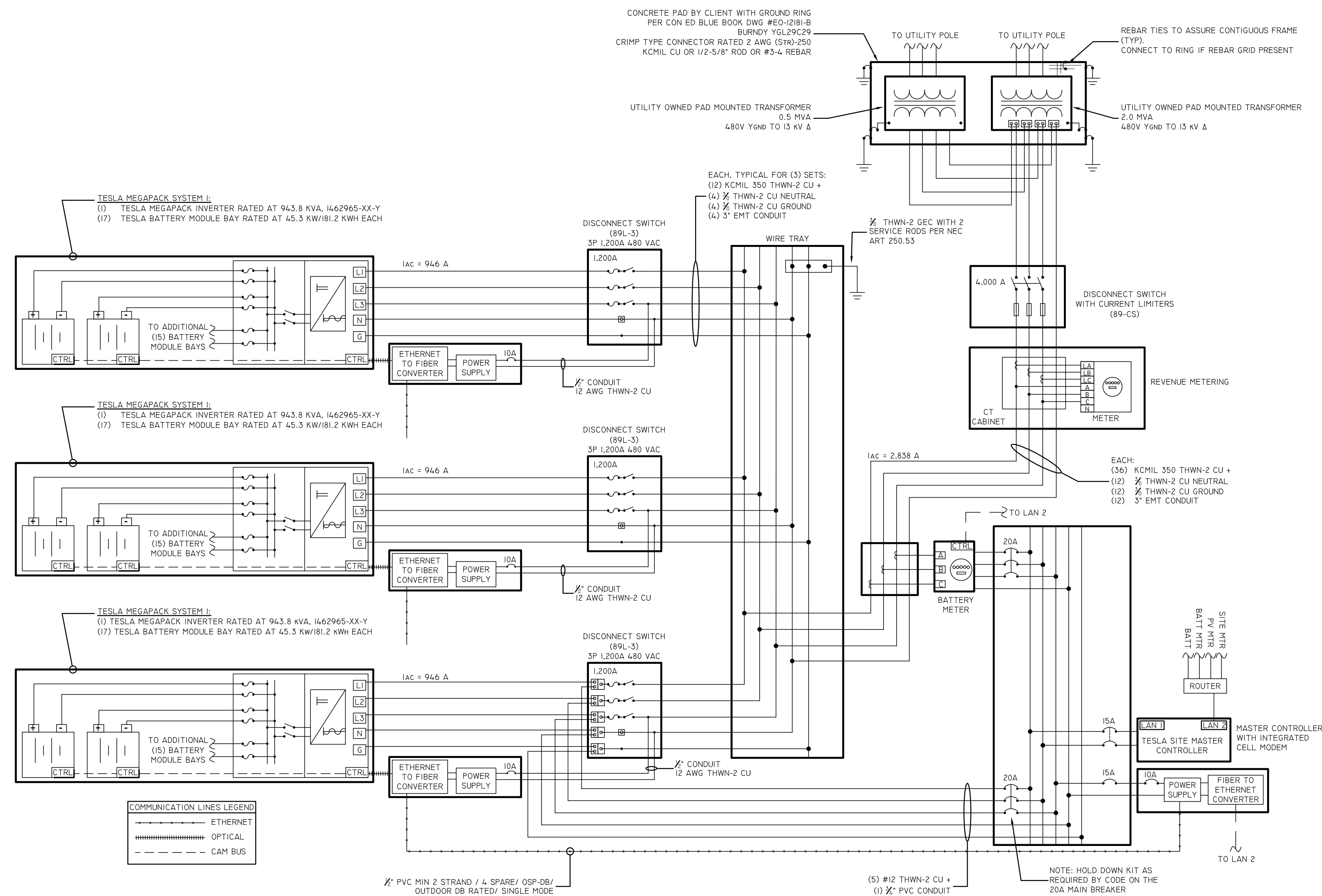
DOB SCAN

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PROJECT NAME:
**STAPLES PLAZA SHOPPING CENTER
 BATTERY ENERGY STORAGE PROJECT**
 3333 CROMFORD ROAD
 YORKTOWN HEIGHTS, NY
 10598

| PROPOSED BATTERY ENERGY STORAGE DETAILS | |
|---|--|
| MANUFACTURER: | TESLA |
| BATTERY SERIES: | MEGAPACK |
| TECHNOLOGY: | LITHIUM-ION CELLS |
| MEGAPACK RATING: | 45.3 kW / 181.2 kWh PER MEGAPACK UNIT |
| NO. BATTERY PACKS: | 17 BATTERY PACKS PER MEGAPACK UNIT |
| NO. OF INVERTERS: | 01 PER MEGAPACK UNIT |
| INVERTER MODEL: | MEGAPACK 1662865-XX-Y (C002) (11 STAGE/17 PACK) |
| SYSTEM SIZE (DC): | 770.1 kVA PER UNIT |
| SYSTEM SIZE (AC): | 786.5 kVA PER UNIT |
| AC VOLTAGE: | 480 VOLTS AC, 3-PHASE |
| RATED ENERGY CAP.: | 3,080.4 kWh, PER MEGAPACK UNIT |
| TOTAL NO. OF UNITS: | (3) MEGAPACK UNITS |
| TOTAL ENERGY CAP.: | 9,241.2 kWh |
| TOTAL CAP. (AC): | 2,831.4 kW-AC |
| TOTAL CAP. (DC): | 2,310.3 kW-DC |
| NOMINAL FREQUENCY: | 60 HZ |
| INGRESS RATING: | IP66/NEMA 3R - MAIN ENCLOSURE IP20 - THERMAL SYSTEM |
| REGULATORY: | NRTL LISTED TO UL 1642 |



COMMUNICATION LINES LEGEND

| | |
|-------|----------|
| ----- | ETHERNET |
| ----- | OPTICAL |
| ----- | CAM BUS |

BESS ELECTRICAL DIAGRAM

- N.T.S.
- GENERAL NOTES:
- THIS IS NOT A E0-10215 MODIFIED HT DESIGN.
 - 85 KIC RATED, GROUND FAULT DETECTION, SHUNT TRIP, PAD LOCKABLE.
 - ISOLATED DC GROUND IN ACCORDANCE TO NEC ART 690.35 (PV) AND ART 706.30 (ENERGY STORAGE)
 - (ENERGY STORAGE)



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 03.21.2022 | ISSUED FOR TOWN'S REVIEW |

DRAWING TITLE
**ELECTRICAL DIAGRAM,
 BATTERY ENERGY STORAGE
 SYSTEM**

SEAL & SIGNATURE

BERNARDO BRUNO
 NYS PROFESSIONAL ENGINEER
 L.C. NO. 099940

PROJECT NO: STAPLES PLAZA BESS
 FILE: STAPLES PLAZA_BESS PROJECT.DWG
 DRAWN BY: BB
 CHECKED BY: BB
 DRAWING NO.

E-001.00

CERTIFICATIONS AND COMPLIANCE

- THE TESLA BATTERY ENERGY SYSTEM IS UL 9540 CERTIFIED
- NEC 2017
- NYSERDA MODEL LAW
- THE TESLA BATTERY ENERGY SYSTEM COMPLIES WITH NY UNIFORM FIRE PREVENTION AND BUILDING CODE (THE SUPPLEMENT): 9/30/2019 EDITION

SAFETY PERSONAL CONTACT INFORMATION

- IPPSOLAR: 212.791.2100
- URSTADT BIDDLE PROPERTIES: 203.863.8200
- TESLA ENERGY PRODUCTS: 650.681.6060

INSPECTION AND TESTING OF ASSOCIATED ALARMS

- THE BESS IS MONITORED AT THE TESLA CONTROL CENTER 24/7/365
- IN AN EMERGENCY CONDITION OR SITUATION THE TESLA CONTROL CENTER WILL NOTIFY THE FIRE DEPARTMENT IMMEDIATELY.
- PART OF THE COMMISSIONING PROCEDURES IS THE VERIFICATION THAT THE BESS IS ONLINE AND CONNECTED TO THE TESLA CONTROL CENTER.

LIST OF REQUIRED PERSONAL PROTECTIVE EQUIPMENT

- 12 CAL SUIT FOR LIVE ELECTRICITY
- IN THE EVENT OF FIRE USE SCBA WITHIN 50 FEET OF ENCLOSURE
- WEAR GLOVES AND EYE PROTECTION WHEN OPERATING DISCONNECT SWITCHES

LOCAL FIRST RESPONDERS BESS TRAINING

- BESS TRAINING AVAILABILITY UPON REQUEST BASED ON FIRE DEPARTMENT SCHEDULE.

- BESS TRAINING WILL COVER THE FOLLOWING ITEMS:

- AMOUNT OF STORED ENERGY IN BATTERY PACKS
- WHAT IS THE APPLICATION FOR THE ENERGY USE
- BESS UL LISTINGS
- SIGNAGE AT THE SITE
- WATER SOURCES IN THE AREA (HYDRANTS)
- ENCLOSURE DETAIL
- DETAILS ABOUT THE SITE
- EVACUATION
- SHUT OFFS
- FIRE REMEDIATION TEAM
- RESPONDER HELP CALL INFORMATION
- HOW WILL THE FIRE REMEDIATION TEAM RESPOND TO AN EVENT
- DECOMMISSIONING STRATEGIES

- TRAINING WILL BE CONDUCTED BY:

- PAUL ROGERS, PGR GROUP LLC INSTRUCTOR
- PAULROGERS@PGRGROUPLLC.COM
- OFFICE: 718.344.9155
- MOBILE: 516.313.7941

NORMAL OPERATIONS PHASE

- BATTERY ENCLOSURES ARE LOCKED AND ARE NOT ACCESSIBLE TO NON-AUTHORIZED PERSONAL
- DO NOT SHORT CIRCUIT, PUNCTURE, INCINERATE, CRUSH, IMMERSE, FORCE DISCHARGE OR EXPOSE TO TEMPERATURES ABOVE THE DECLARED OPERATING TEMPERATURE RANGE OF THE PRODUCT
- NEVER CUT INTO A SEALED ENCLOSURE: ONLY TESLA OR TESLA APPROVED SERVICE PERSONNEL ARE ALLOWED TO OPEN THE ENCLOSURES AND PERFORM MAINTENANCE TASKS
- INSTALLER MUST INSTALL SEPARATE SMOKE AND FIRE DETECTION EQUIPMENT FOR EACH ENCLOSURE. THE EQUIPMENT MUST BE ABLE TO SEND ALERTS TO YORKTOWN HEIGHTS FIRE DEPARTMENT (UTILIZING MULTI SPECTRUM IR FLAME DETECTOR)
- IF ONE OF THE ENCLOSURES HAS BEEN VISIBLY DAMAGED, ANY ODOR, LIQUID OR SMOKE DETECTED, IMMEDIATELY REPORT TO BELOW AND CLEAR THE AREA:
 - IPPSOLAR: 212.791.2100
 - URSTADT BIDDLE PROPERTIES: 203.863.8200
 - TESLA ENERGY PRODUCTS: 650.681.6060

STEPS TO BE TAKEN IF SMOKE DETECTED

SMOKE IS ALWAYS THE FIRST SIGN OF THERMAL RUNAWAY (RAPID CELL HEATING): SMOKE IS LIKELY FLAMMABLE AND MAY IGNITE AT ANY TIME

- IF POSSIBLE, SHUT OFF THE UNIT/SYSTEM.
 - TURN OFF AC DISCONNECT: MAIN DISCONNECT SWITCH. AC DISCONNECT LOCATION TO BE DETERMINED WITH DEPARTMENT OF BUILDING.
 - TURN OFF DC DISCONNECT
- EVACUATE THE AREA, DO NOT APPROACH UNITS
- NOTIFY 911, FIRE DEPARTMENT
 - IPPSOLAR: 212.791.2100
 - URSTADT BIDDLE PROPERTIES: 203.863.8200

STEPS TO BE TAKEN IN THE EVENT OF FIRE: EMERGENCY RESPONSE

MANUFACTURER NOTICE: RIGOROUS FULL-SCALE FIRE TESTING HAS SHOWN THAT TESLA ENERGY PRODUCTS PERFORM IN A SAFE AND CONTROLLED MANNER, CONSUMING THEMSELVES SLOWLY WITHOUT EXPLOSIVE BURSTS OR UNEXPECTED HAZARDS, AND WITHOUT PROPAGATING TO NEIGHBORING ENCLOSURE UNITS.

RISK OF EXPLOSION: INFINITESIMAL. SEVERAL LAYERS OF STEEL ARE DESIGNED TO CONTAIN ANY SUCH RISK FROM THE SIDES. SUCH RISK IS DRIVEN BY GAS BUILD UP. THE VENT ON THE TOP IS DESIGNED TO EVACUATE GAS BUILD UP.

WATER WILL NOT STOP THE THERMAL RUNAWAY EVENT AS FIRE IS LOCATED BEHIND SEVERAL LAYERS OF STEEL MATERIAL, WATER ONLY DELAYS EVENTUAL COMBUSTION OF ENTIRE UNIT

SPILLAGE OF CONTAMINATED MATERIALS: IN THE EVENT OF FIRE, THERE IS NO LEAKAGE OF ELECTROLYTE. THE ONLY POTENTIAL LEAKAGE IS THE COOLANT MADE OUT OF GLYCOL. IF WATER IS SPRAYED, RISK OF SPILLAGE ON CONTAMINATED MATERIALS IS SUBSTANTIALLY INCREASED

IT MAY TAKE 24 HOURS OR LONGER FOR THE BATTERY TO CONSUME ITSELF AND COOL

APPLY DEFENSIVE FIREFIGHTING

DONT'S

- DO NOT USE ANY OTHER AGENT OTHER THAN WATER
- DO NOT SPRAY THE ENCLOSURE THAT IS BURNING WITH WATER: WATER MIXING WITH ELECTROLYTES WILL LEAD TO ELECTROLYSIS (SEPARATION OF HYDROGEN AND OXYGEN) AND WILL CONTRIBUTE TO THE FLAMMABLE GAS MIX
- DO NOT SPRAY THE VENT ON TOP OF UNIT WITH WATER
- AVOID CONTACT WITH VENTED GASES: VENTED GASES MAY IRRITATE EYES, SKIN, THROAT, BURN; VENTED GASES CAN BE VERY HOT AND MAY IGNITE WITH FLAME, SPARK, HOT SURFACE
- DO NOT APPROACH THE UNIT TO OPEN THE ENCLOSURE DOOR

DO'S

- ONLY SPRAY WATER ON THE NEIGHBORING BATTERY ENCLOSURES
- ONLY SPRAY WATER ON SURROUNDING TO CONTAIN ANY POTENTIAL FIRE
- RESPECT A DISTANCE OF 50 FT SO THE BATTERY BURNS ITSELF OUT
- USE SELF-CONTAINED BREATHING APPARATUS (SCBA) AND FIRE PROTECTIVE TURNOUT GEAR AS THE SMOKE MAY CONTAIN TOXIC MATERIALS

FIRST AID MEASURES

- ELECTRICAL SHOCK: SEEK IMMEDIATE MEDICAL ASSISTANCE
- CONTACT WITH LEAKED ELECTROLYTE: FLUSH IMMEDIATELY WITH WATER, WASH AFFECTED AREA WITH SOAP AND WATER;
- EYE CONTACT WITH LEAKED ELECTROLYTE: FLUSH WITH SIGNIFICANT AMOUNTS OF WATER FOR 15 MINUTES
- INHALATION OF ELECTROLYTE VAPORS: MOVE PERSON INTO FRESH AIR; IF NOT BREATHING, GIVE ARTIFICIAL RESPIRATION; SEEK IMMEDIATE MEDICAL ASSISTANCE
- VENT GAS INHALATION: MOVE PERSON INTO FRESH AIR; IF NOT BREATHING, GIVE ARTIFICIAL RESPIRATION; SEEK IMMEDIATE MEDICAL ASSISTANCE

STEPS TO BE TAKEN AFTER FIRE IS EXTINGUISHED

TESLA ENERGY PRODUCTS WILL SEND A TEAM TO THE SITE TO REMOVE THE REMAINS AND TO CLEAR UP. CONTACT IPPSOLAR AND TESLA TO PROCEED TO SITE CLEAR UP.



MAYFLOWER ENERGY ENGINEERING PLLC

485 ST JOHNS PLACE, SUITE 2A
BROOKLYN, NY, 11238
PH: 917.768.7906

WWW.MAYFLOWERPLLC.COM

PROJECT INFO:

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM

3333 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

DRAWING TITLE:

EMERGENCY PLAN

DRAWN BY: BB

CHECKED BY: BB

DATE: 03/21/2022

REVISION: -

DWG NO:

EM-100

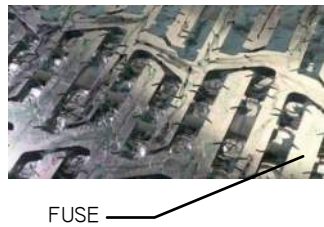
SHEET 1 OF 3

OVERVIEW: THE MEGAPACK SYSTEM IS DESIGNED WITH AN ENHANCED SAFETY ARCHITECTURE THAT INCLUDES NUMEROUS ELECTRICAL AND MECHANICAL PROTECTION MEASURES AT THE CELL, POD (MODULE), AND MEGAPACK (ENCLOSURE) LEVEL. AS DEMONSTRATED THROUGH RIGOROUS TESTING, THE MEGAPACK SYSTEM SETS THE HIGHEST BAR FOR SAFETY.



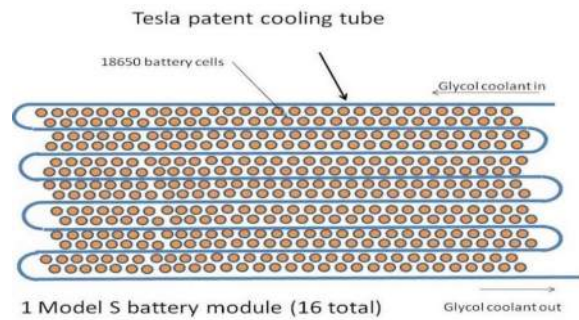
CELL

CONTAINED WITHIN EACH BATTERY CELL IS A MICROCHIP THAT PROVIDES OVERPRESSURE, OVERTEMP AND OVERCURRENT PROTECTION



BUSBAR

EACH CELL IS CONNECTED TO THE BATTERY BUSBARS USING A FUSE TO PROVIDE AN ADDITIONAL OVERCURRENT



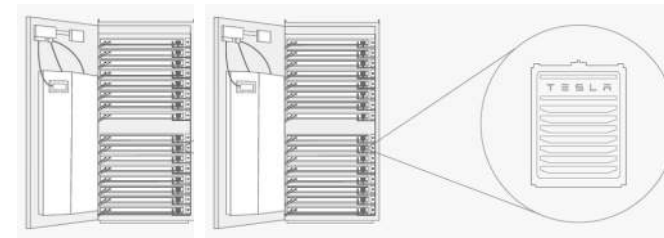
THERMAL MANAGEMENT

ONE OF THE MOST IMPORTANT WAYS TO TAKE CARE OF A BATTERY IS TO LIMIT HOW FAR IT CAN BE CHARGED AND DISCHARGED IN ORDER TO PREVENT DAMAGE. TESLA'S PATENTED DYNAMIC ALGORITHM OF THE MEGAPACK CONTROLS HEATING AND COOLING THAT ALSO PROVIDE FEEDBACK TO THE CHARGING SYSTEM REGARDING CELL TEMPERATURE SO THAT BOTH THE THERMAL PROFILE AND CHARGE ALGORITHM OPERATE ACT IN TANDEM TO PREVENT THERMAL RUNAWAY EVENT



POD

EACH BATTERY POD IS HERMETICALLY SEALED IP67 IN STEEL CASING TO CONTAIN ANY EXPLOSION HAZARD. THE BUILT IN BATTERY MANAGEMENT AND DC-DC CONVERTER INDIVIDUALLY SEPERATES THE PODS TO ASSURETHE CELLS ARE NOT OPERATED OUTSIDE OF ACCEPTABLE PARAMETERS AND IF AN EVENT WERE TO OCCUR THE POD IS ISOLATED FOR OTHER PODS IN SYSTEM.



MEGAPACK

THE MEGAPACK'S WEATHER PROOF STEEL ENCLOSURE PROVIDES ROBUST PROTECTION AGAINST EXTREME ENVIRONMENTAL, CHEMICAL AND PHYSICAL EXPOSURE A PACK ARCHITECTURE PROVIDES OPTIMIZED PERFORMANCE AND REDUNDANT SAFETY CONTROL REDUCING RISK OF CASCADING FAILURES TO ENTIRE SYSTEM

RESULTS:

TO CREATE A SIGNIFICANT FIRE IN THE MEGAPACK SYSTEM (PROPAGATING THERMAL EVENT), THE CABINETS NEED TO BE SUBJECT TO A SIGNIFICANT EXTERNAL EVENT, SUCH AS A LARGE ADJACENT FIRE OR SEVERE PHYSICAL CRASH. IN THE EVENT OF A FIRE, RIGOROUS FULL-SCALE FIRE TESTING HAS SHOWN THAT THE MEGAPACK SYSTEM PERFORMS IN AN EXTREMELY SAFE AND CONTROLLED MANNER, CONSUMING ITSELF SLOWLY WITHOUT EXPLOSIVE BURSTS OR UNEXPECTED HAZARDS. FIRES ARE EASILY MANAGED BY STANDARD FIRE SERVICE RESPONSE EQUIPMENT, AND IF SUPPRESSION IS DESIRED IT CAN BE ACCOMPLISHED WITH THE APPLICATION OF WATER. THE MEGAPACK CELLS DO NOT CONTAIN SOLID METALLIC LITHIUM AND THUS DO NOT REACT WITH WATER. TESLA IS THE ONLY COMPANY TO DATE THAT HAS PERFORMED A FULL-SCALE HAZARD ASSESSMENT AND FIRE TEST WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). PUBLICALLY AVAILABLE RESULTS SHOW THAT THE MEGAPACK CABINET BURNS IN A CONTROLLED MANNER WITH LIMITED HEAT RELEASE, LIMITING HEAT EXPOSURE TO SURROUNDING AREAS.



FIRE LANE SIGNAGE DETAIL



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PROJECT INFO:

THE STAPLES PLAZA BATTERY ENERGY STORAGE SYSTEM

3333 CROMPOUND ROAD
YORKTOWN HEIGHTS, NY 10598

DRAWING TITLE:

EMERGENCY PLAN

DRAWN BY: BB

CHECKED BY: BB

DATE: 03/21/2022

REVISION: -

DWG NO:

EM-101

SHEET 2 OF 3

FIRST RESPONDER EMERGENCY PLAN LABEL, TO BE LOCATED AT ALL SITE DISCONNECTS

EMERGENCY RESPONSE

**EVACUATE AREA CALL 911
MAINTAIN 50 FT BOUNDARY
DISCONNECT SWITCH LOCATED AT UTILITY
TRANSFORMER AWAY FROM BATTERY ENCLOSURE**

**TYPE OF BATTERY TECHNOLOGY- LITHIUM
TYPE OF FIRE SUPPRESSION SYSTEM-
NOT APPLICABLE**

> FIRST RESPONDER PROTOCOL:
 1) MAINTAIN CIVILIAN BOUNDARY 50FT
 2) MAINTAIN SCBA WITHIN BOUNDARY
 3) SHUT OFF POWER
 4) WATER CAN PREVENT PROMULGATION TO NEIGHBORING UNIT AND/OR SURROUNDING AREA BUT WILL NOT STOP THERMAL RUNAWAY EVENT AS FIRE IS LOCATED BEHIND SEVERAL LAYERS OF STEEL MATERIAL. WATER ONLY DELAYS SELF COMBUSTION OF ENTIRE UNIT. STAND BACK 20 FT
 5) ADVANCED EMERGENCY RESPONSE GUIDE AND FENCE KEY IS LOCATED IN FIRE ACCESS SYSTEM LOCKBOX

**TESLA EMERGENCY CONTACT LINE:
650 681 6060**

**HAZMAT 24HR EMERGENCY CONTACT LINE:
CHEMTEC 1 800 424 9300
Contract Number # GCN204273**

**IPP SOLAR BATTERY CONTRACTOR:
646 765 4583**

**STEVE BURKE MASTER ELECTRICIAN:
914 804 7733**

**PROPERTY OWNER
203 863 8200**



NFPA704



50 FT SCBA BOUNDARY IN EVENT OF FIRE



DANGER HIGH VOLTAGE



12 CAL PPE FOR ELECTRICAL WORK



PROTECT EYES AND HANDS WHEN OPERATING SWITCH



DANGER FIRE HAZZARD



DANGER ELECTRIC SHOCK RISK

EMERGENCY RESPONSE:

- > EVACUATE AREA
- > CALL 911
- > MAINTAIN 50 FT BOUNDARY

- > FIRST RESPONDER PROTOCOL:
 1. MAINTAIN CIVILIAN BOUNDARY 50FT
 2. MAINTAIN SCBA WITHIN BOUNDARY
 3. SHUT OFF POWER
 4. SUPERVISE SITE FOR 24 HRS AFTER FIRE HAS STOPPED

> WATER WILL NOT STOP THERMAL RUNAWAY EVENT AS FIRE IS LOCATED BEHIND SEVERAL LAYERS OF STEEL MATERIAL. WATER ONLY DELAYS SELF COMBUSTION OF ENTIRE UNIT. STAND BACK 20 FT

> ADVANCED EMERGENCY RESPONSE GUIDE AND FENCE KEY IS LOCATED IN FIRE ACCESS SYSTEM LOCKBOX

> TESLA EMERGENCY CONTACT LINE:
(650) 681-6060



Arroyo
Stormwater Permit

TOWN OF YORKTOWN TOWN BOARD

Town Clerk is referring to the appropriate agencies for their review and/or recommendation the application for a stormwater permit for premises located at 2823 Hickory Street, Yorktown, New York.

We are transmitting the following referral for your review and recommendations and ask that you respond back to the Town Clerk by Friday, May 13, 2022.

TO:

- | | |
|--|---|
| <input checked="" type="checkbox"/> File | <input checked="" type="checkbox"/> Westchester County |
| <input checked="" type="checkbox"/> Town Clerk | <input type="checkbox"/> Planning Department / Board |
| <input type="checkbox"/> ABACA | <input type="checkbox"/> Dept. of Public Works |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Dept. of Health |
| <input type="checkbox"/> Community Housing Board | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Conservation Board | <input type="checkbox"/> Environmental Facilities |
| <input type="checkbox"/> Fire: | <input type="checkbox"/> Soil & Water |
| <input type="checkbox"/> Lake Mohegan | <input type="checkbox"/> New York State |
| <input type="checkbox"/> Yorktown | <input type="checkbox"/> DEC Albany |
| <input checked="" type="checkbox"/> Highway Dept. | <input type="checkbox"/> DEC New Paltz (Region III) |
| <input type="checkbox"/> Open Space Committee | <input type="checkbox"/> DOT |
| <input checked="" type="checkbox"/> Planning Dept. / Board (6) | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Police Dept. | <input type="checkbox"/> NYC DEP |
| <input type="checkbox"/> Public Safety Committee | <input type="checkbox"/> Army Corp. of Engineers |
| <input type="checkbox"/> Recreation Commission | <input type="checkbox"/> Bordering Municipality |
| <input type="checkbox"/> School District: | <input type="checkbox"/> Town of Cortlandt |
| <input type="checkbox"/> Yorktown | <input type="checkbox"/> Town of Ossining |
| <input type="checkbox"/> Lakeland | <input type="checkbox"/> Town of Somers |
| <input checked="" type="checkbox"/> Town Attorney | <input type="checkbox"/> Town of Putnam Valley |
| <input checked="" type="checkbox"/> Town Board | <input type="checkbox"/> Yorktown Chamber of Commerce |
| <input checked="" type="checkbox"/> Town Engineer | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Tree Conservation Advisory Committee | <input type="checkbox"/> Other – Zoning Board of Appeals |
| <input type="checkbox"/> Water Department | |
| <input type="checkbox"/> Wetlands Inspector | |
| <input type="checkbox"/> Yorktown Land Trust | |

FROM: DIANA L. QUAST, YORKTOWN TOWN CLERK, CERTIFIED MUNICIPAL CLERK

SUBJECT: **We are transmitting the following:** Application and supporting documents for stormwater permit for property located at 2823 Hickory Street (Arroyo), Yorktown, NY.

DATE: May 5, 2022

- | | |
|--|--|
| <input checked="" type="checkbox"/> Application/Petition | <input type="checkbox"/> Report |
| <input checked="" type="checkbox"/> Drawings | <input type="checkbox"/> Wetlands Permit Application |
| <input checked="" type="checkbox"/> EAF | <input type="checkbox"/> SEQRA Scope |
| <input type="checkbox"/> EAF Addendum | <input type="checkbox"/> Other – Proposed Local Law |

FOR YOUR: Information Review Comment

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 27
Block 2
Lot # 45

Approval Authority: TE [] PR [] TB []
Application #: BS-PPP-017-02
Date Received: 4-29-02
Date Issued: _____
Date Expires: _____
Fee Paid: \$ 300

Job Site Address: 2823 Hickory Street
City/State/Zip: Yorktown Hts
NY 10598

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: Vincent Leto
COMPANY: Westchester Modular Homes, C.C.
ADDRESS: 1995 Rte 22
Brewster, NY ZIP 10509
PHONE: (845) 278-1700
EMAIL: vleto@westchestermodular.com

OWNER:

YOUR NAME: Henry and Lourdes Arroyo
COMPANY: _____
ADDRESS: 2823 Hickory Street
Yorktown Hts, NY ZIP 10598
PHONE: (914) 215-9991
EMAIL: blueduster@gmail.com

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

| Select One | Type | Approval Authority | Cost |
|-------------------------------------|---|---------------------------|------------|
| <input type="checkbox"/> | Wetland/Watercourse/Buffer Area Permit (Administrative) | Town Engineer | \$800.00 |
| <input type="checkbox"/> | Wetland/Watercourse/Buffer Area Permit | Town Board/Planning Board | \$1,800.00 |
| <input type="checkbox"/> | Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year) | Town Engineer | \$150.00 |
| <input checked="" type="checkbox"/> | MS4 Stormwater Management Permit (Administrative) | Town Engineer | \$300.00 |
| <input type="checkbox"/> | MS4 Stormwater Management Permit | Town Board/Planning Board | \$1,500.00 |
| <input type="checkbox"/> | Renewal of a MS4 Stormwater Management Permit (1 Year) | Town Engineer | \$150.00 |
| <input type="checkbox"/> | Tree Permit | Town Engineer | \$0.00 |

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- | | | | |
|-----------------------|-------|------------------------------------|-------|
| a. Lake/pond | _____ | Control area of lake/pond | _____ |
| b. Stream/River/Brook | _____ | Control area of stream/river/brook | _____ |
| c. Wetlands | _____ | Control area of wetlands | _____ |

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

2b. Stormwater/Excavation - Description of proposed activity:

Approximately 319 c.y. of excavation for the new foundation and the installation of (3) 330XLHD culverts to handle the water quality volume for the footprint of the new residence.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 0

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

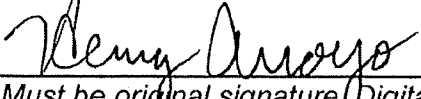
Trees marked in field (trees must be marked prior to inspection): Yes: _____ No: _____

Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the **PROPERTY OWNER is to complete, sign and date this authorization:**

I, Henry Arroyo hereby authorize Vincent Leto to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature:  Date: 4/18/22
Must be original signature. Digital signatures not accepted.

No application will be processed without the above-mentioned, required information.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- | | | | |
|-----------------------|-------|------------------------------------|-------|
| a. Lake/pond | _____ | Control area of lake/pond | _____ |
| b. Stream/River/Brook | _____ | Control area of stream/river/brook | _____ |
| c. Wetlands | _____ | Control area of wetlands | _____ |

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

2b. Stormwater/Excavation - Description of proposed activity:

3. Tree Removal:

Amount of trees and/or stumps to be removed: 0 _____

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

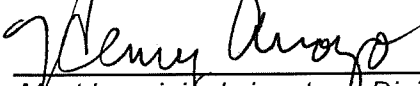
Trees marked in field (trees must be marked prior to inspection): Yes: _____ No: _____

Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the **PROPERTY OWNER is to complete, sign and date this authorization:**

I, Henry Arroyo hereby authorize Vincent Leto to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature:  Date: 3/20/22
Must be original signature. Digital signatures not accepted.

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Vincent Leto

PRINT NAME



SIGNATURE OF APPLICANT

3/21/20

DATE

Must be original signature. Digital signatures not accepted.

617.20
Appendix B
Short Environmental Assessment Form

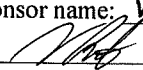
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|---|---|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: HENRY ARROYO | | | |
| Project Location (describe, and attach a location map): 2823 HICKORY ST | | | |
| Brief Description of Proposed Action: 2823 HICKORY ST YORKTOWN N.Y. CONSTRUCT A SINGLE FAMILY RESD. | | | |
| Name of Applicant or Sponsor: VINCENT LOTO | | Telephone: 845. 278-1700 | |
| Address: 1995 Rt 22 | | E-Mail: VIETOP@ESTCHSTEELMCDOR | |
| City/PO: Brewster | | State: N.Y. | Zip Code: 10509 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: State Permit | | | NO YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? 1/2 acres | | | |
| b. Total acreage to be physically disturbed? 1/10 TH. acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1/2 acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|---|--------------------------|--|-------------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>MIN. DEEP</i> | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | | <input type="checkbox"/> NO <input type="checkbox"/> YES | |

| | | |
|--|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Vincent Leto</u> | | Date: <u>3/22/22</u> |
| Signature: <u></u> | | |

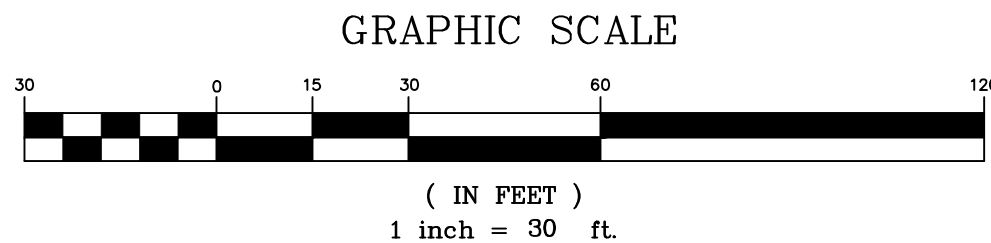
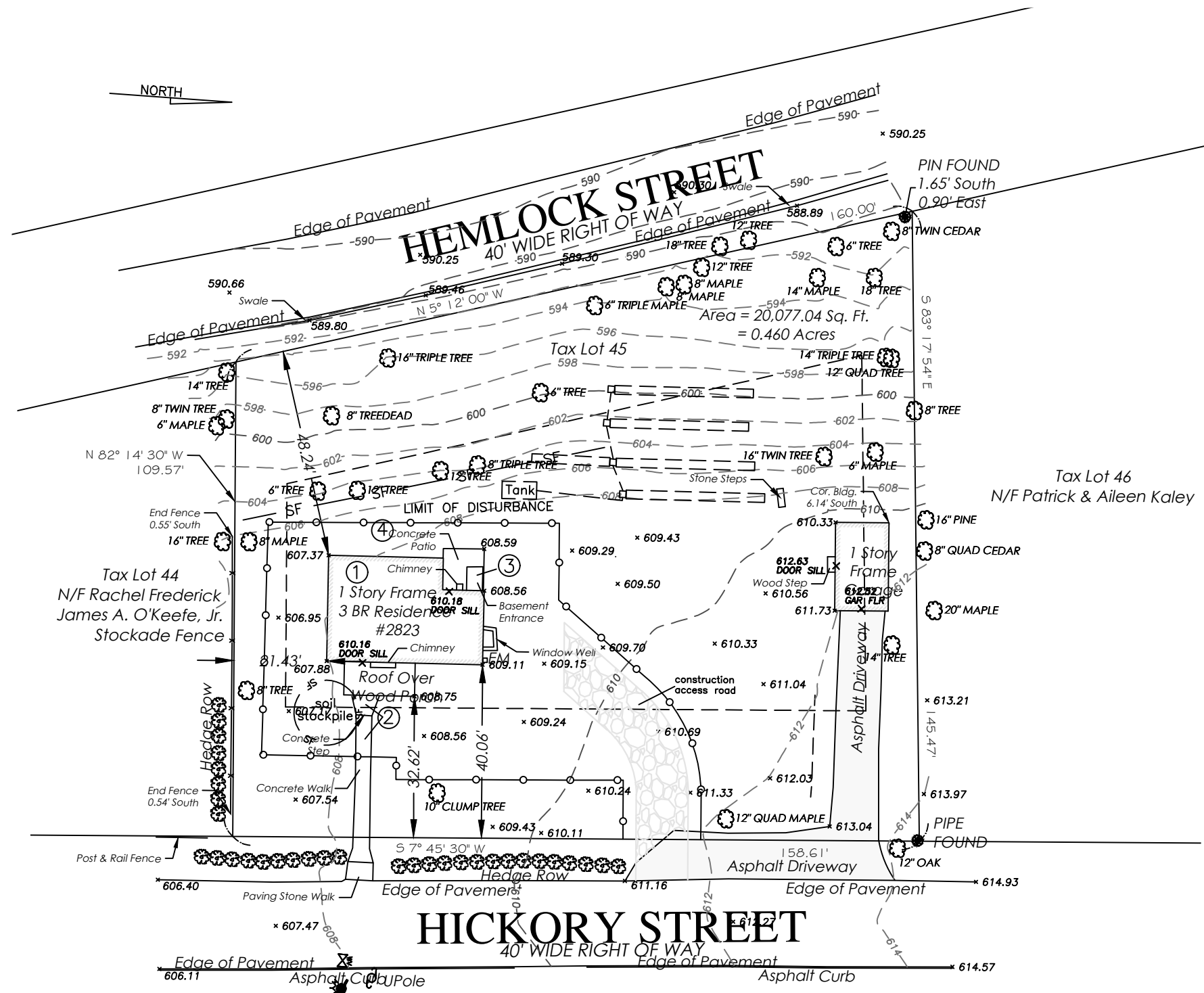
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | NO | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | NO | |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|---|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |



PROPERTY OWNERS:
Henry and Lourdes Arroyo
2823 Hickory Street
Yorktown Heights, New York 10598

Tax ID. 27-2-45

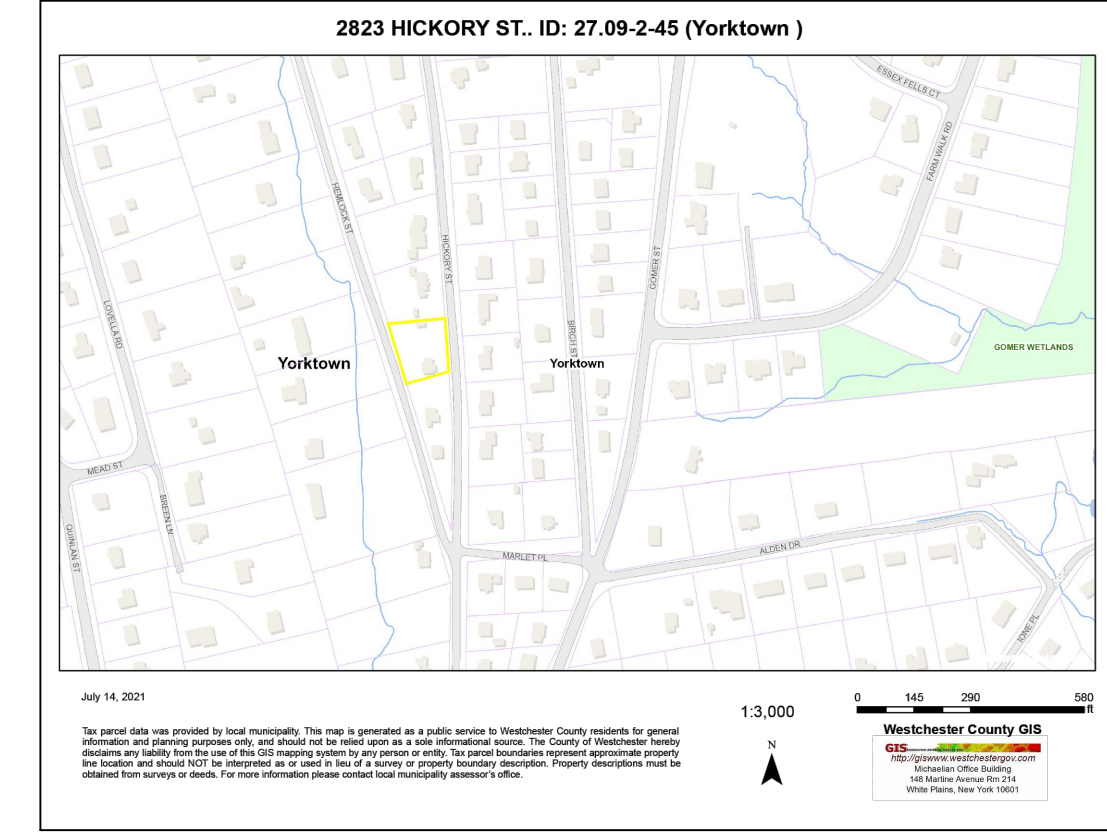
Contractor:
Westchester Modular Homes Construction Corp.
1995 Route 22
Brewster, N.Y.
(845) 278-1700

Engineer:
Anthony S. Pisarri, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive
Cortlandt Manor, N.Y. 10567
(914) 739-6580
(914) 734-9121 fax

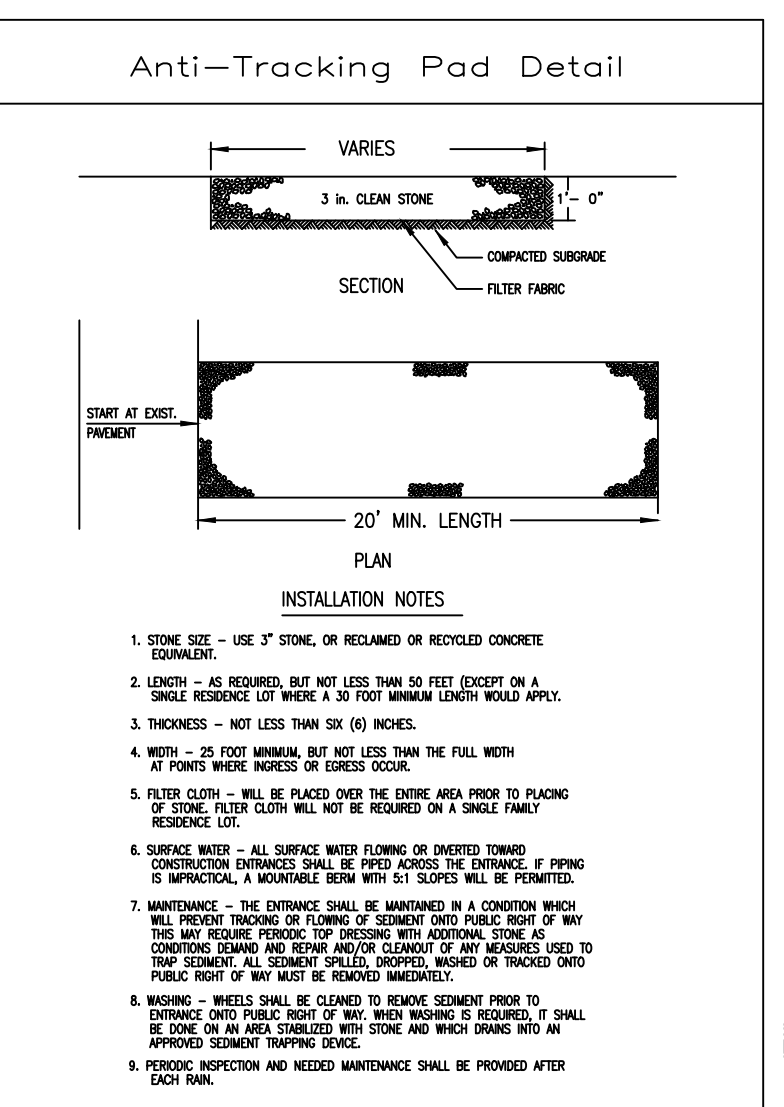
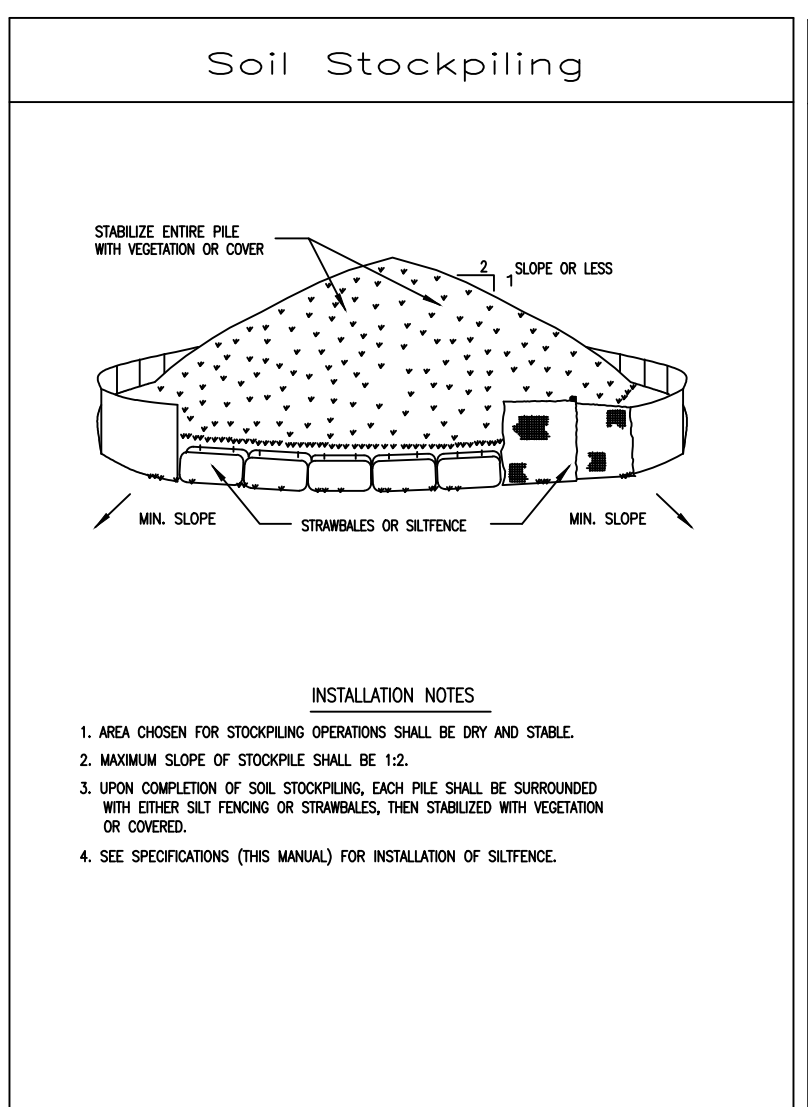
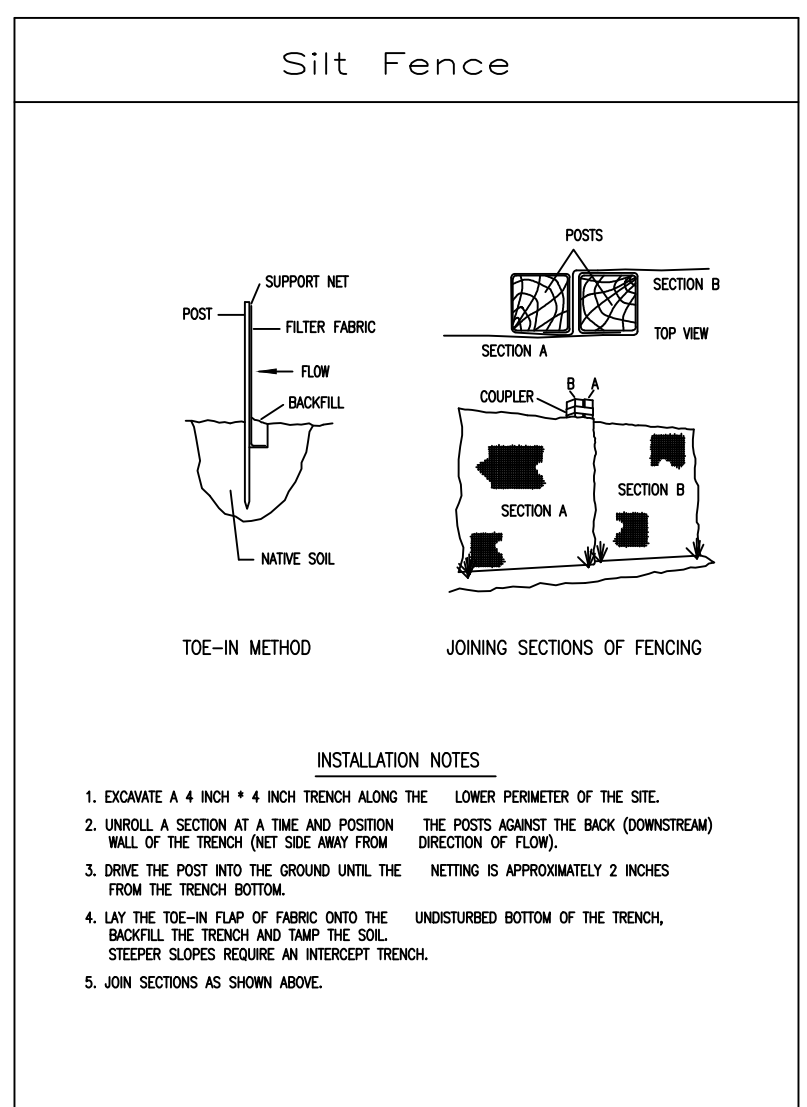
Limit of disturbance as shown 4,900± s.f.
Area of footprint of existing house = 830± s.f.

The Contractor shall mark out the area of the septic field and protect it from the storage of any equipment or materials.

- ITEMS TO BE DEMOLISHED:
- 1.) House
 - 2.) Part of walk
 - 3.) Basement entrance
 - 4.) Concrete patio



LOCATION MAP
1"=500'±



"Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law."

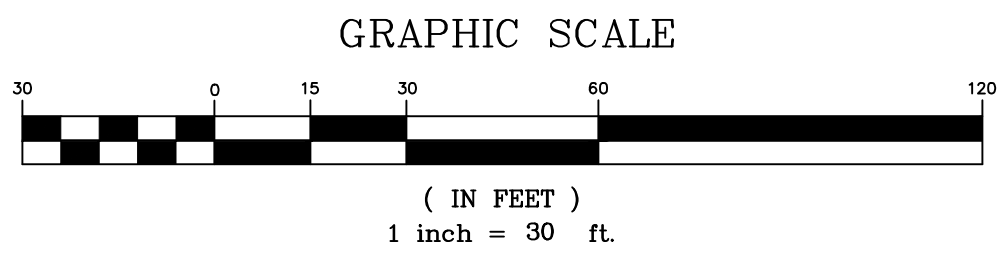
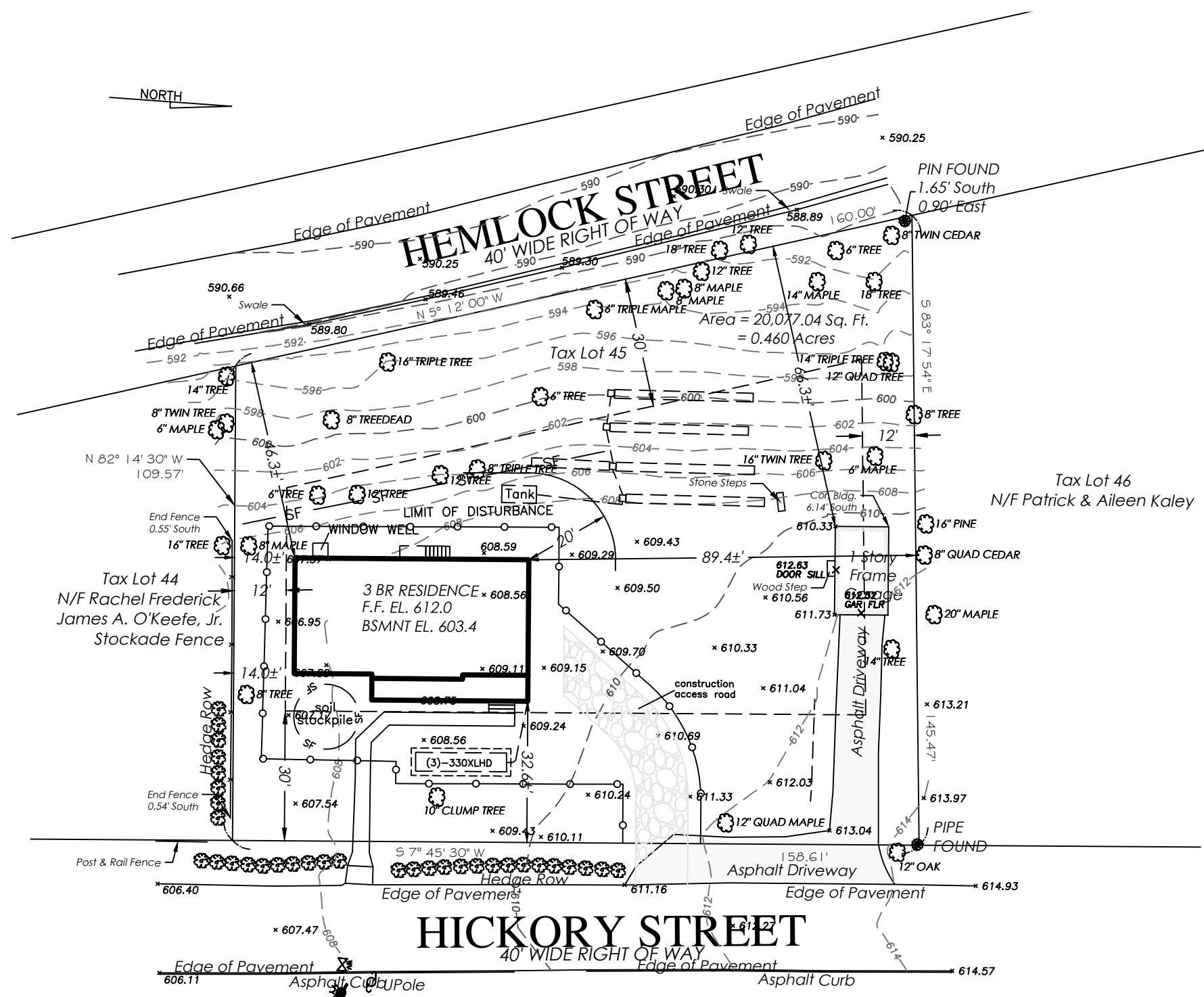


rev 4/18/2022 as per engineering comment memo

| | |
|-------|----------------------|
| SHEET | 2202-04-01 |
| SCALE | AS NOTED |
| FILE | D:\2\K7\MMHCC\ARROYO |
| DATE | 1/19/2022 |

ANTHONY S. PISARRI, P.E., P.C.
 CONSULTING ENGINEER
 3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

EXISTING CONDITIONS/DEMO PLAN FOR
 Henry and Lourdes Arroyo - 2823 Hickory Street
 Yorktown Heights, New York 10598



PROPERTY OWNERS:
 Henry and Lourdes Arroyo
 2823 Hickory Street
 Yorktown Heights, New York 10598

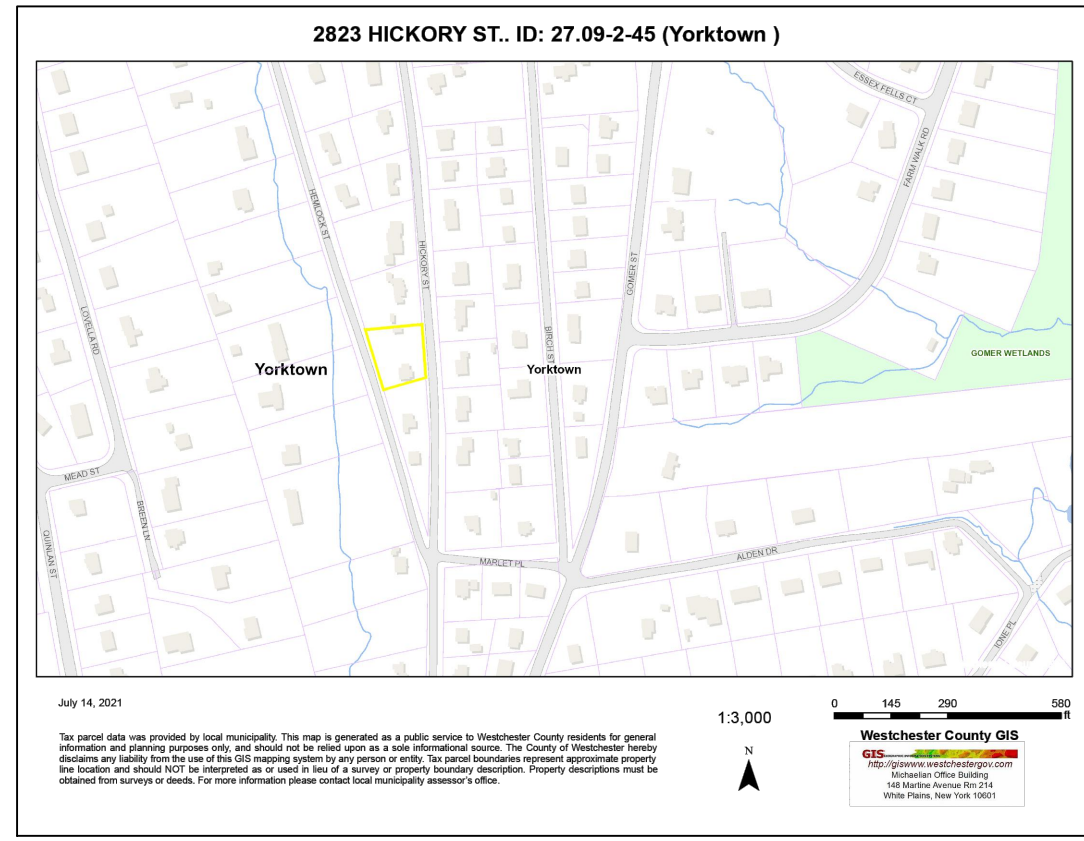
Tax ID. 27-2-45

Contractor:
 Westchester Modular Homes Construction Corp.
 1995 Route 22
 Brewster, N.Y.
 (845) 278-1700

Engineer:
 Anthony S. Pisarri, P.E., P.C.
 CONSULTING ENGINEER
 3 Rosalind Drive
 Cortlandt Manor, N.Y. 10567
 (914) 739-6580
 (914) 734-9121 fax

Limit of disturbance as shown 4,900± s.f. = 0.1125 ac.
 Area of new impervious being built 1,782± s.f.
 Area of footprint of new house = 1,656± s.f.
 Approximate average grade at the 4 corners of the house is 608.3
 Basement elevation is 603.4. Allow 1 foot extra depth for base material and footings, use 602.4. Area of the house with basement is 1,460± s.f. Volume of material to be excavated is 1460 x (608.3-602.4) = 8,614 c.f. = 319± c.y.

The Contractor shall mark out the area of the septic field and protect it from the storage of any equipment or materials.



LOCATION MAP
 1"=500'±

| ZONING SCHEDULE - R10 | | |
|---------------------------|------------------|---------------|
| ITEM | REQUIRED/ALLOWED | SHOWN |
| LOT AREA | 20,000 S.F. | 20,077 S.F. |
| LOT FRONTAGE | 80 FT. | 158.61 FT. |
| WIDTH AT FRONT YD SETBACK | 80 FT. | 158 FT. |
| MEAN DEPTH | 100 FT. | 127.5± FT. |
| BUILDING HEIGHT | 30 FT. | 27.2 FT. |
| SETBACKS | | |
| FRONT | 30 FT | 32.6± FT. |
| REAR | 30 FT | 46.3± FT. |
| SIDES | 12/24 FT | 14/103.4± FT. |
| MAX BUILDING COVERAGE | 25 % | 8.6± % |
| ACCESSORY BUILDING SIDE | 12 FT. | 6.1 FT.* |
| ACCESSORY BUILDING REAR | 10 FT. | 66.3± FT. |
| ACCESSORY BUILDING HEIGHT | 15 FT. | 11± FT. |

Prior to the day of the house set, WMH shall coordinate the delivery of the modules and the crane with the Town and the local police department.

Water Quality Volume Calculation:

Site: Arroyo Property
 2823 Hickory Street
 Yorktown Heights, NY 1598

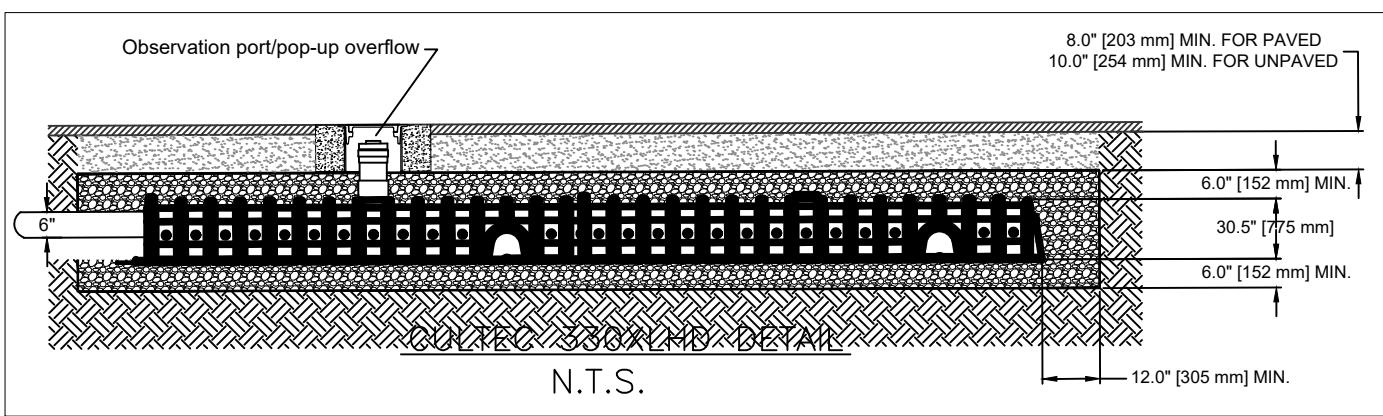
From the N.Y.S.D.E.C. Stormwater Management Design Manual, Chapter 4, the volume of storage required to capture and treat 90% of the average annual stormwater runoff is:

$$WQ_v = (P) (R_v) (A) / 12$$

where:

- WQ_v is the water quality volume in acre-feet
- (P) is 90% rainfall event number from Figure 4.1 of the manual
- R_v = 0.05 + 0.009(I) where I is the percent impervious cover
- R_v shall be a minimum of 0.20
- A is the area of the site in acres

For this site, the total site area draining to the cultecs is 0.0380 ac
 P, the 90% rainfall event = 1.5
 The site has 0.0380 ac of impervious or 100.00 % impervious, so R_v = 0.95
 R_v = 0.95 WQ_v = 0.0045 ac-ft
 197 c.f.
 A cultec 330XLHD is rated at 11.16 c.f./l.f.
 Required length of cultec 330 = 17.6 ft., USE 3 cultecs



"Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law."



rev 4/18/2022 as per engineering comment memo

| | |
|-------|----------------------|
| SHEET | 2022-04-02 |
| SCALE | AS NOTED |
| FILE | D:\2\K7\WMHCC\ARROYO |
| DATE | 1/19/2022 |

ANTHONY S. PISARRI, P.E., P.C.
 CONSULTING ENGINEER
 3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

PROPOSED SITE PLAN FOR
 Henry and Lourdes Arroyo - 2823 Hickory Street
 Yorktown Heights, New York 10598

LaCalamito Stormwater Permit

TOWN OF YORKTOWN TOWN BOARD

Town Clerk is referring to the appropriate agencies for their review and/or recommendation the application for a stormwater permit for premises located at 3628 Flanders Drive, Yorktown, New York.

We are transmitting the following referral for your review and recommendations and ask that you respond back to the Town Clerk by Friday, May 13, 2022.

TO:

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | File | <input checked="" type="checkbox"/> | Westchester County |
| <input checked="" type="checkbox"/> | Town Clerk | <input type="checkbox"/> | Planning Department / Board |
| <input type="checkbox"/> | ABACA | <input type="checkbox"/> | Dept. of Public Works |
| <input type="checkbox"/> | Building Inspector | <input type="checkbox"/> | Dept. of Health |
| <input type="checkbox"/> | Community Housing Board | <input type="checkbox"/> | Parks & Recreation |
| <input type="checkbox"/> | Conservation Board | <input type="checkbox"/> | Environmental Facilities |
| <input type="checkbox"/> | Fire: | <input type="checkbox"/> | Soil & Water |
| <input type="checkbox"/> | <input type="checkbox"/> Lake Mohegan | | New York State |
| <input type="checkbox"/> | <input type="checkbox"/> Yorktown | <input type="checkbox"/> | DEC Albany |
| <input checked="" type="checkbox"/> | Highway Dept. | <input type="checkbox"/> | DEC New Paltz (Region III) |
| <input type="checkbox"/> | Open Space Committee | <input type="checkbox"/> | DOT |
| <input checked="" type="checkbox"/> | Planning Dept. / Board (6) | <input type="checkbox"/> | Parks & Recreation |
| <input type="checkbox"/> | Police Dept. | | NYC DEP |
| <input type="checkbox"/> | Public Safety Committee | <input type="checkbox"/> | Army Corp. of Engineers |
| <input type="checkbox"/> | Recreation Commission | | Bordering Municipality |
| <input type="checkbox"/> | School District: | <input type="checkbox"/> | Town of Cortlandt |
| | <input type="checkbox"/> Yorktown | <input type="checkbox"/> | Town of Ossining |
| | <input type="checkbox"/> Lakeland | <input type="checkbox"/> | Town of Somers |
| <input checked="" type="checkbox"/> | Town Attorney | <input type="checkbox"/> | Town of Putnam Valley |
| <input checked="" type="checkbox"/> | Town Board | <input type="checkbox"/> | Yorktown Chamber of Commerce |
| <input checked="" type="checkbox"/> | Town Engineer | <input type="checkbox"/> | Other |
| <input checked="" type="checkbox"/> | Tree Conservation Advisory Committee | <input type="checkbox"/> | Other – Zoning Board of Appeals |
| <input type="checkbox"/> | Water Department | | |
| <input type="checkbox"/> | Wetlands Inspector | | |
| <input type="checkbox"/> | Yorktown Land Trust | | |

FROM: DIANA L. QUAST, YORKTOWN TOWN CLERK, CERTIFIED MUNICIPAL CLERK

SUBJECT: **We are transmitting the following:** Application and supporting documents for stormwater permit for property located at 3628 Flanders Drive (LaCalamito), Yorktown, NY.

DATE: May 5, 2022

- | | | | |
|-------------------------------------|----------------------|--------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Application/Petition | <input type="checkbox"/> | Report |
| <input checked="" type="checkbox"/> | Drawings | <input type="checkbox"/> | Wetlands Permit Application |
| <input checked="" type="checkbox"/> | EAF | <input type="checkbox"/> | SEQRA Scope |
| <input type="checkbox"/> | EAF Addendum | <input type="checkbox"/> | Other – Proposed Local Law |

FOR YOUR: Information Review Comment

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 17.11
Block 1
Lot # 7

Approval Authority: TE [] PB [] TB []
Application #: _____
Date Received: _____
Date Issued: _____
Date Expires: _____
Fee Paid: \$ _____

Job Site Address: 3628 Flanders Drive
City/State/Zip: Yorktown Hts
NY 10598

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: Vincent Leto
COMPANY: Westchester Modular Homes, C.C.
ADDRESS: 1995 Rte 22
Brewster, NY ZIP 10509
PHONE: (845) 278-1700
EMAIL: vleto@westchestermodular.com

OWNER:

YOUR NAME: Marianne LaCalamito
COMPANY: _____
ADDRESS: 3628 Flanders Drive
Yorktown Hts, NY ZIP 10598
PHONE: (914) 419-4399
EMAIL: mlacal517@gmail.com

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

| Select One | Type | Approval Authority | Cost |
|-------------------------------------|--|---------------------------|------------|
| <input type="checkbox"/> | Wetland/Watercourse/Buffer Area Permit (Administrative) | Town Engineer | \$800.00 |
| <input type="checkbox"/> | Wetland/Watercourse/Buffer Area Permit | Town Board/Planning Board | \$1,800.00 |
| <input type="checkbox"/> | Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year) | Town Engineer | \$150.00 |
| <input checked="" type="checkbox"/> | MS4 Stormwater Management Permit (Administrative) | Town Engineer | \$300.00 |
| <input type="checkbox"/> | MS4 Stormwater Management Permit | Town Board/Planning Board | \$1,500.00 |
| <input type="checkbox"/> | Renewal of a MS4 Stormwater Management Permit (1 Year) | Town Engineer | \$150.00 |
| <input type="checkbox"/> | Tree Permit | Town Engineer | \$0.00 |

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- a. Lake/pond _____ Control area of lake/pond _____
- b. Stream/River/Brook _____ Control area of stream/river/brook _____
- c. Wetlands _____ Control area of wetlands _____

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

2b. Stormwater/Excavation - Description of proposed activity:

Construct a new modular home on an existing empty lot.
Provide water quality measures on-site as per the NYSDEC. Excavation of approximately 559 c.y. of earth for the construction of the home.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 0
 Sizes; approximate DBH: _____
 Species of trees to be removed (i.e. Birch, Spruce - if known): _____
 Reason for removal: _____
 Trees marked in field (trees must be marked prior to inspection): Yes: _____ No: _____
 Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the **PROPERTY OWNER is to complete, sign and date this authorization:**

I, Marianne LoCalamito hereby authorize Vincent Leto to apply for this **Stormwater/Wetland Permit/Tree Permit** on my behalf.

Signature:  Date: 3/15/2022
Must be original signature. Digital signatures not accepted.

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS


1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Vincent Leto

PRINT NAME



SIGNATURE OF APPLICANT



DATE

Must be original signature. Digital signatures not accepted.


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | | |
|--|--------------|---|--------------------------------|--|
| Name of Action or Project: Proposed Site Plan for Marianne LaCalamito | | | | |
| Project Location (describe, and attach a location map): 3628 Flanders Drive, Yorktown Heights, NY | | | | |
| Brief Description of Proposed Action: Construct a new modular home and driveway on an existing empty lot. Water quality measure will be provided on-site for the increase in impervious areas. | | | | |
| Name of Applicant or Sponsor: Westchester Modular Homes Construction Corp. | | Telephone: (845) 278-1700 E-Mail: vleto@westchestermodular.com | | |
| Address: 1995 Route 22 | | | | |
| City/PO: Brewster | State: NY | Zip Code: 10509 | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: building permit, drainage permit from engineering department | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | | 0.3673 acres | |
| b. Total acreage to be physically disturbed? | | | 0.178 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | 0.3673 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | | |

| | | |
|--|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Vincenzo Leto</u> | | Date: <u>4/29/2022</u> |
| Signature: <u></u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|---|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

**Marianne LaCalamito
3620 Flanders Drive
Yorktown Heights, NY 10598**

(914) 224-9181

2/15/2022

To Whom It May Concern:

I, Marianne LaCalamito, as the owner of vacant properties located at 3628 Flanders Drive, Town of Yorktown, NY hereby grant Vincent Leto, Manager of Westchester Modular Homes Construction Corporation my full permission to represent me and apply for all necessary permits on my property located at 3628 Flanders Drive. 17.11-1-7, in the Town Yorktown, NY required by the town of Yorktown to obtain a building permit.

Thank you in advance for your assistance in this matter.

Best regards,



Marianne LaCalamito

LOT 252 LOT 253 LOT 254

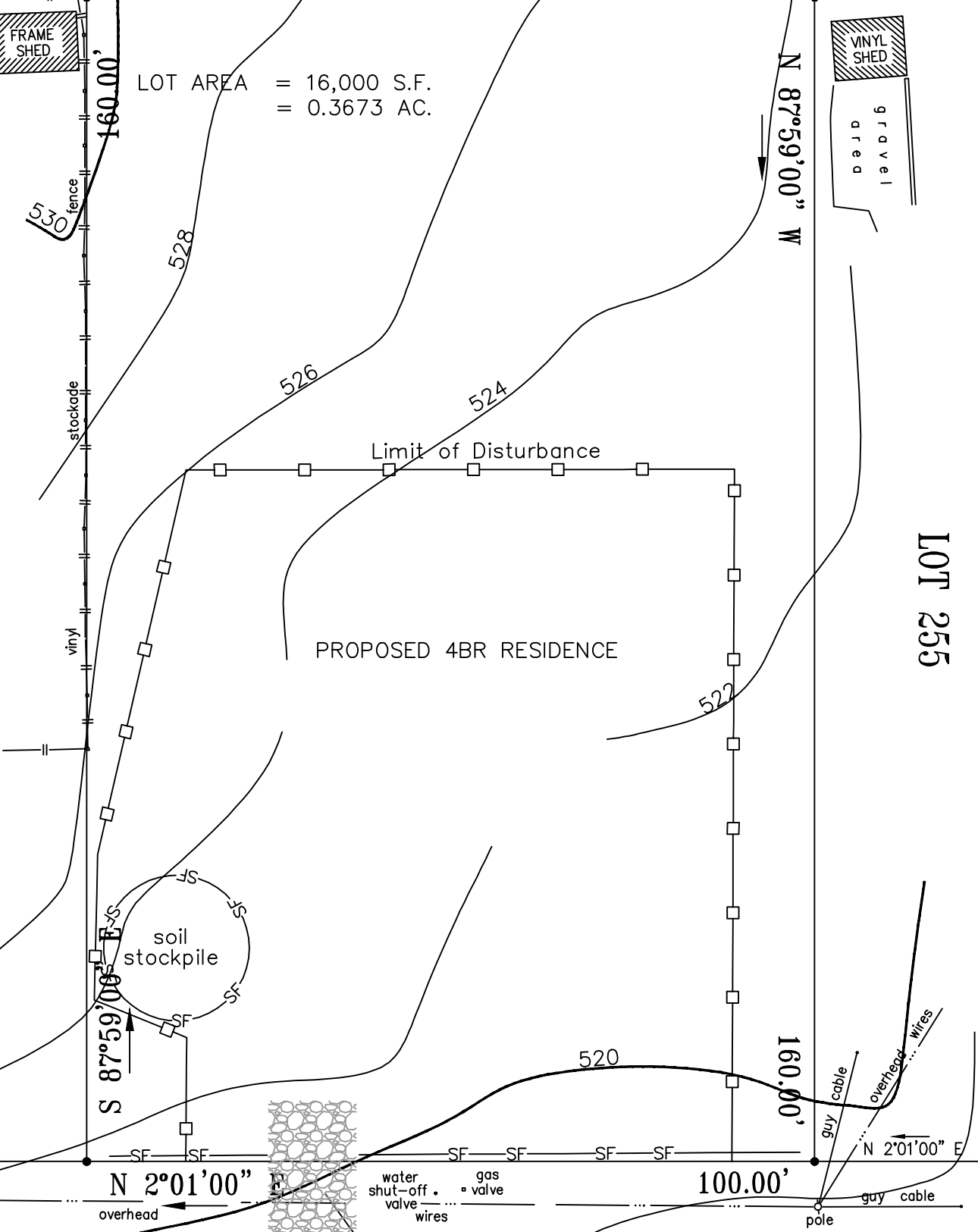
now or formerly
WILLIAM J. & SUSAN A. LaCALAMITO
 (Liber 7981, Page 711)

LOT 257

LOT AREA = 16,000 S.F.
 = 0.3673 AC.

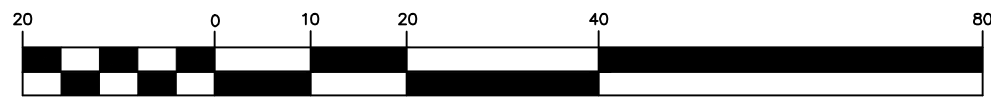
now or formerly
ROBERT & DOREEN BOVA
 and
HARRY & CAROLINE BOVA
 (Liber 9069, Page 264)

LOT 255



FLANDERS DRIVE
 asphalt pavement
 (formerly "FLANDERS STREET")

GRAPHIC SCALE



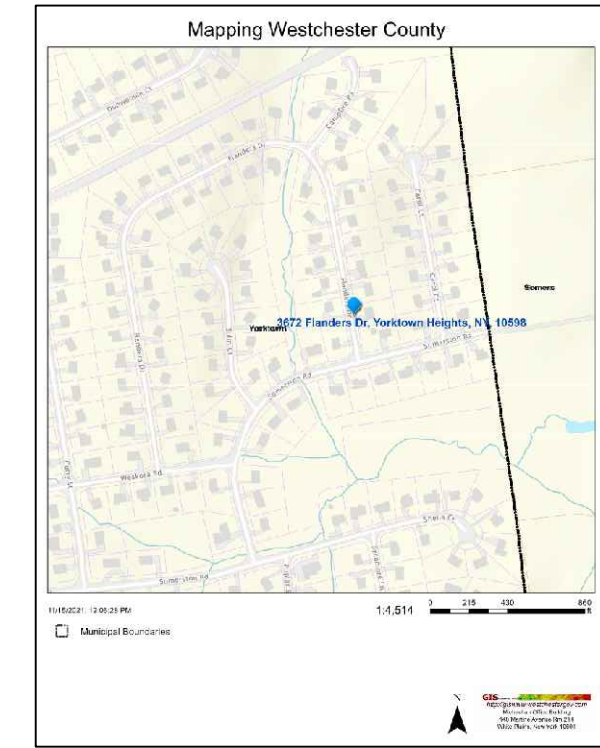
(IN FEET)
 1 inch = 20 ft.

PROPERTY OWNERS:
 William and Susan LaCalamito
 3628 Flanders Drive
 Yorktown, New York 10598

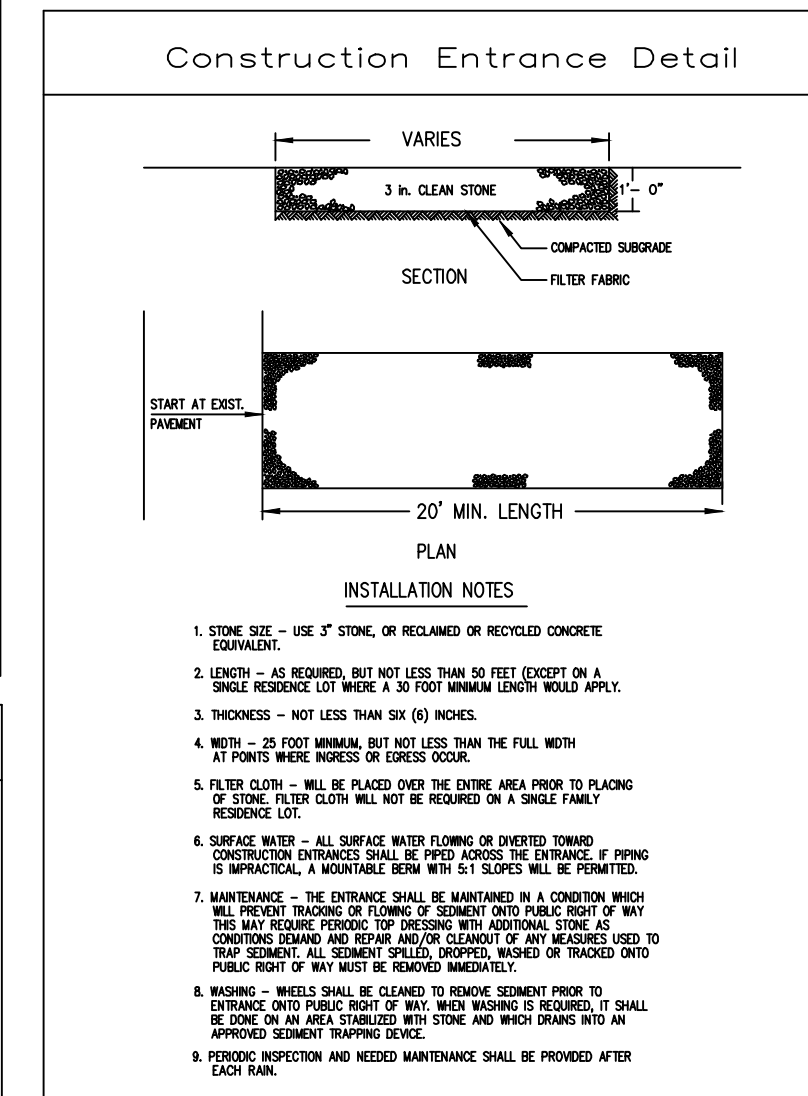
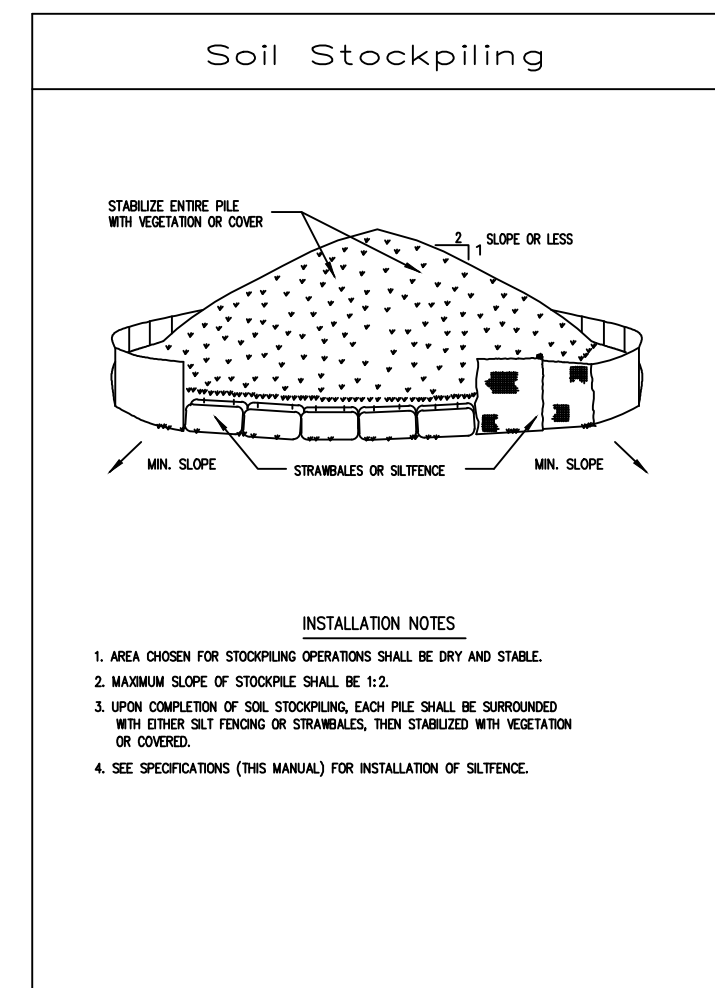
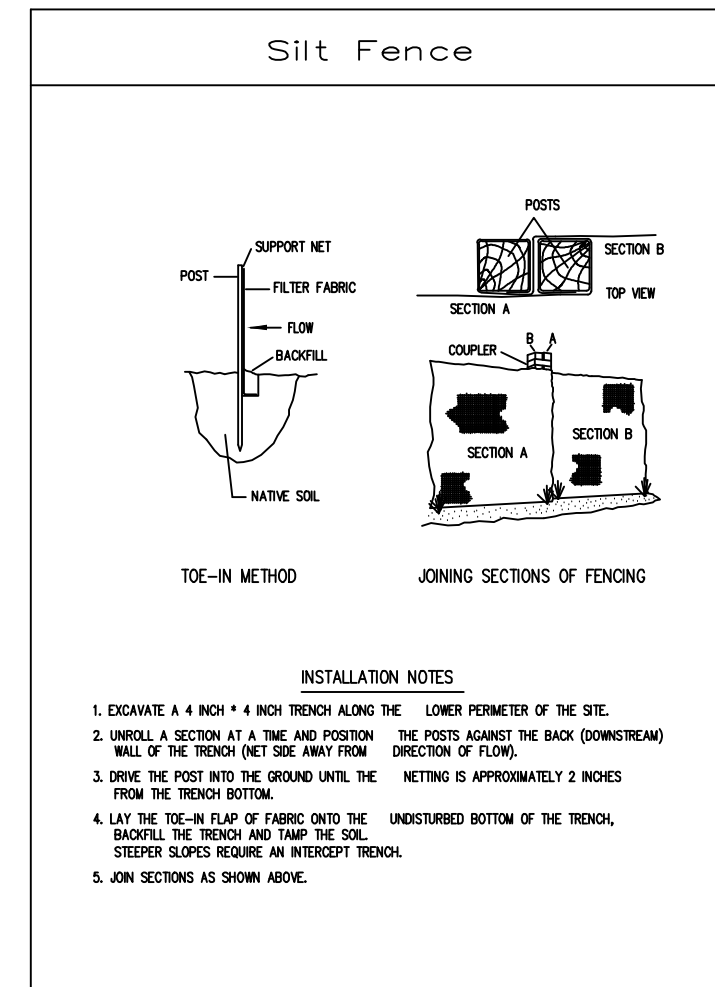
TAX ID. 17.11-1-7

Contractor:
 Westchester Modular Homes Construction Corp.
 1995 Route 22
 Brewster, N.Y.
 (845) 278-1700

Engineer:
 Anthony S. Pisarri, P.E., P.C.
 CONSULTING ENGINEER
 3 Rosalind Drive
 Cortlandt Manor, N.Y. 10567
 (914) 739-6580
 (914) 734-9121 fax



LOCATION MAP
 SCALE: AS SHOWN



rev 4/29/2022 limit of disturbance added

| | |
|-------|-------------------------|
| SHEET | 2021-51-01 |
| SCALE | AS NOTED |
| FILE | D:\2K7\WMHCC\LACALAMITO |
| DATE | 11/15/2021 |

ANTHONY S. PISARRI, P.E., P.C.
 CONSULTING ENGINEER
 3 Rosalind Drive, Cortlandt Manor, N.Y. 10567



"Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law."

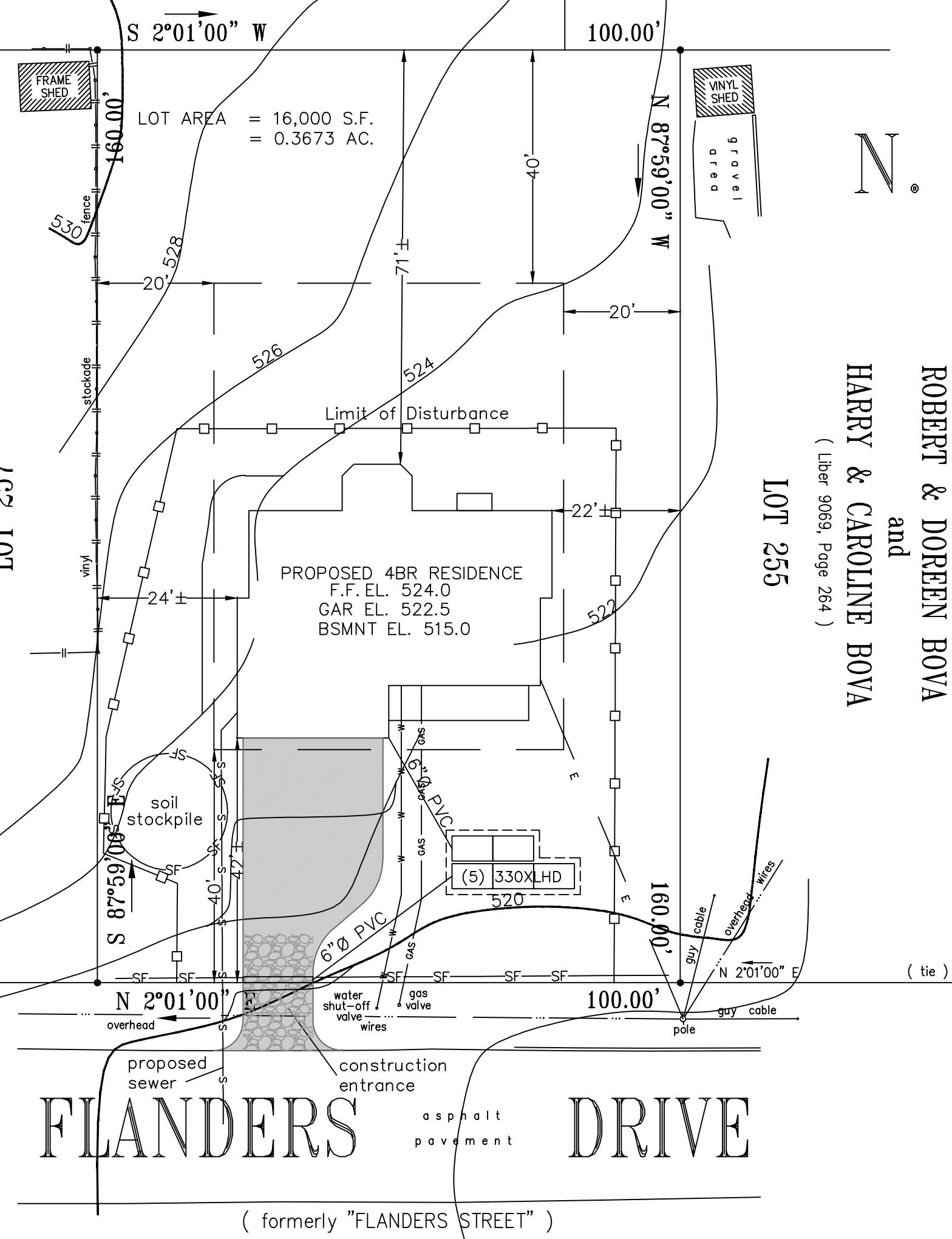
EXISTING CONDITIONS PLAN FOR
 MARIANNE LaCALAMITO - 3628 FLANDERS DRIVE
 YORKTOWN, NEW YORK

LOT 252 LOT 253 LOT 254

now or formerly
WILLIAM J. & SUSAN A. LaCALAMITO
(Liber 7981, Page 711)

LOT 257

now or formerly
ROBERT & DOREEN BOVA
and
HARRY & CAROLINE BOVA
(Liber 9069, Page 264)



PROPERTY OWNERS:
William and Susan LaCalamito
3628 Flanders Drive
Yorktown, New York 10598

Section 17.11-1-7

Contractor:
Westchester Modular Homes Construction Corp.
1995 Route 22
Brewster, N.Y.
(845) 278-1700

Engineer:
Anthony S. Pisarri, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive
Cortlandt Manor, N.Y. 10567
(914) 739-6580
(914) 734-9121 fax

Site Plan Notes:

- 1.) Area of limit of disturbance = 7,750± s.f. = 0.178 ac.
- 2.) Area of impervious = 2,901± s.f. = 0.0666 ac.
- 3.) Ave grade around house = 523.0
Area of basement slab = 1,885 s.f. at el. 515.0
Volume of cut = 1,885 x 8 = 15,080 c.f. = 559 c.y.

Water Quality Volume Calculation:

Site: Marianne LaCalamito
3628 Flanders Drive
Yorktown, NY

From the N.Y.S.D.E.C. Stormwater Management Design Manual, Chapter 4,
the volume of storage required to capture and treat 90% of the average annual
stormwater runoff is:

$$WQv = (P)(Rv)(A) / 12$$

where:

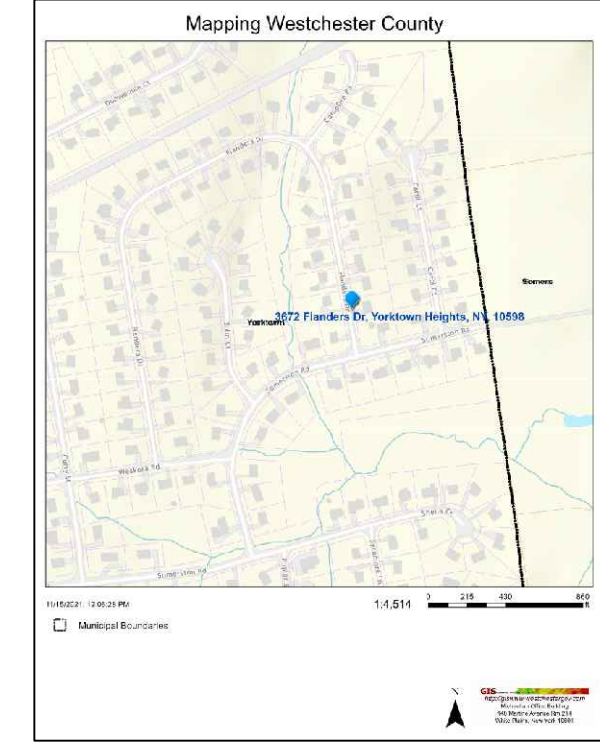
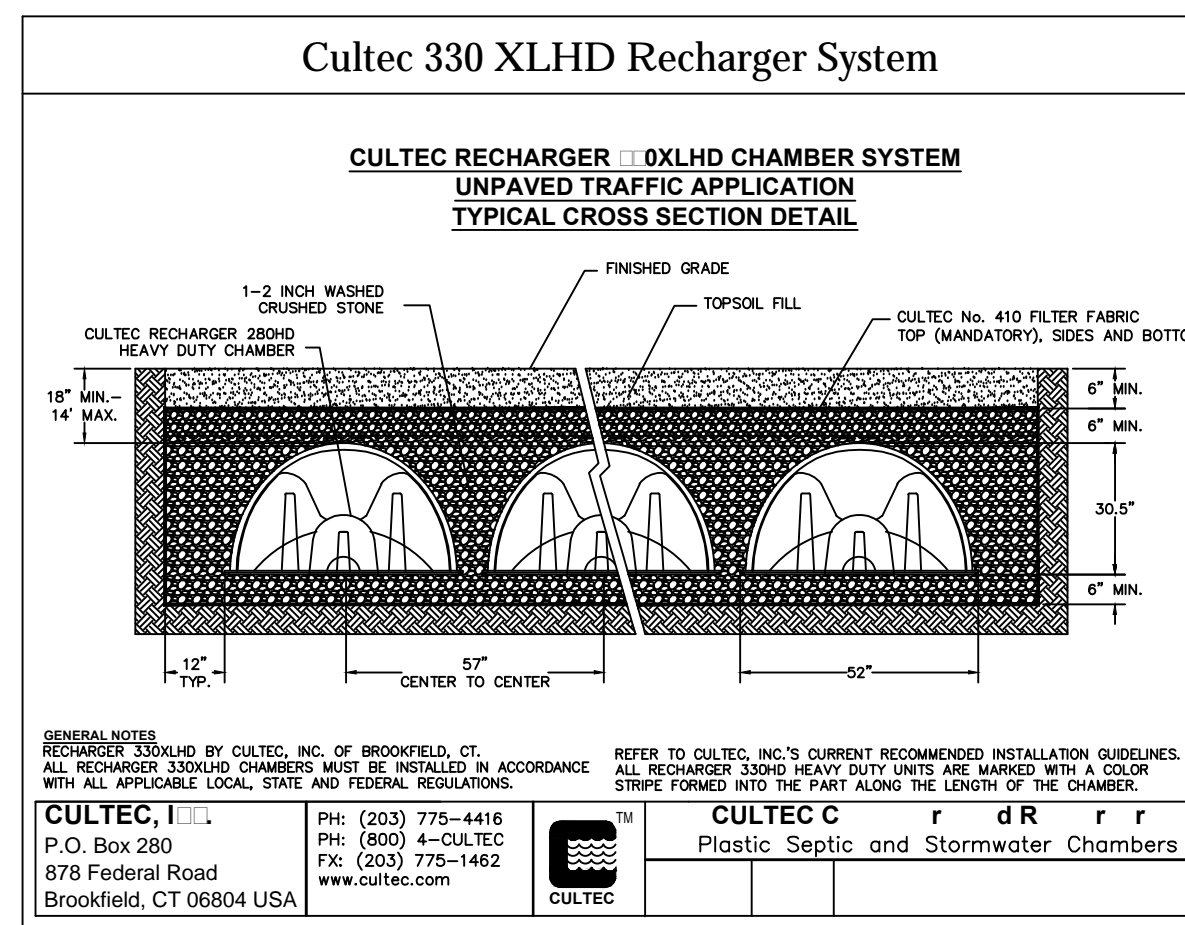
WQv is the water quality volume in acre-feet
(P) is 90% rainfall event number from Figure 4.1 of the manual
 $Rv = 0.05 + 0.009(I)$ where I is the percent impervious cover
Rv shall be a minimum of 0.20
A is the area of the site in acres

For this site, the total site area draining to the retention pond is 0.0666 ac
P, the 90% rainfall event = 1.5
The site has 0.0666 ac of impervious or 100.00% impervious, so $Rv = 0.95$
If Rv is less than 0.20, than use 0.95 $WQv = 0.0079$ ac-ft
345 c.f.

Cultec 330 XLHD rated at 11.16 c.f./l.f.
Length of Cultec 330XLHD required = 345 c.f. / 11.16 = 30.9 l.f.
USE 5 units = 35 l.f.

Drainage Design:

T.G Trench Drain = 520.3
6" PVC Out = 519.3
6" in at Cultecs = 518.25



rev 4/29/2022 as per Town comments

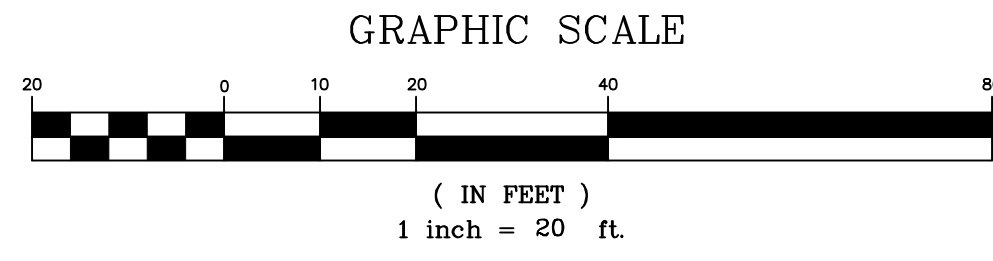
| | |
|-------|-------------------------|
| SHEET | 2021-51-02 |
| SCALE | AS NOTED |
| FILE | D:\2K7\WMHCC\LACALAMITO |
| DATE | 11/15/2021 |

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567



ZONING SCHEDULE - R1-20

| ITEM | REQUIRED/ALLOWED | SHOWN |
|-------------------------|------------------|-------------|
| LOT AREA | 20,000 S.F. | 16,000 S.F. |
| LOT FRONTAGE | 100 FT. | 100 FT. |
| WIDTH AT FRONT YD STBCK | 100 FT. | 100 FT. |
| MEAN DEPTH | 100 FT. | 160 FT. |
| BUILDING HEIGHT | 35 FT | 26.3± FT. |
| SETBACKS | | |
| FRONT | 40 FT | 42± FT. |
| REAR | 40 FT | 71± FT. |
| SIDES | 15/40 FT | 22±/46± FT |
| MAX BUILDING COVERAGE | 20 % | 12.5± % |



Prior to the day of the house set, WMH shall coordinate the delivery of the modules and the crane with the Town and the local police department.

"Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law."

Pied Piper Preschool

Site Design Consultants

Civil Engineers • Land Planners

April 27, 2022

Mr. Richard Fon, Chairman
Members of the Yorktown Planning Board
1974 Commerce Street – Room 202
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

APR 27 2022

TOWN OF YORKTOWN

Re: Pied Piper Preschool
2090 Crompond Road

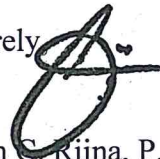
Dear Chairman Fon and Members of the Planning Board:

As you know, Pied Piper is currently under construction and nearing completion. During this process, the owners of the facility have come to the realization that the six (6) parking spaces proposed along the original part of the building would eliminate a valuable outdoor play area. Therefore, they would like to propose an amendment to the site plan maintaining this area and the existing fence line. The plan being submitted indicates in red the proposed changes where those six (6) parking spaces would now be four (4) angled parking spaces to accommodate limited backup space. This would be a reduction of two spaces over what was approved, however, it will not affect the ability of the site to accommodate drop-offs and pick-ups of children. On April 26th at 9am, we met at the site with John Tegeder and Robyn Steinberg during peak drop-off time to observe traffic flow and the ability to accommodate this change. At this stage, the project is within one to two weeks of requiring asphalt pavement, so it is desired to implement this change expeditiously. This change will not affect any of the other previously approved improvements.

For your consideration we are submitting four (4) sets of the amended site plan. Please place this project on the May 9th Planning Board Agenda for discussion and approval.

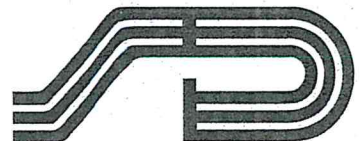
With thanks for your continuing courtesy and consideration.

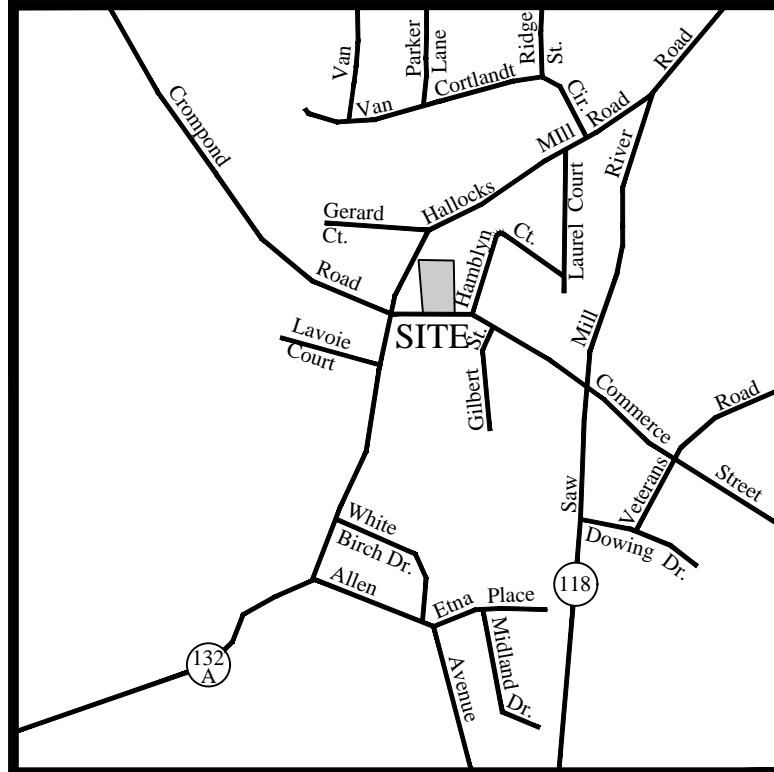
Sincerely



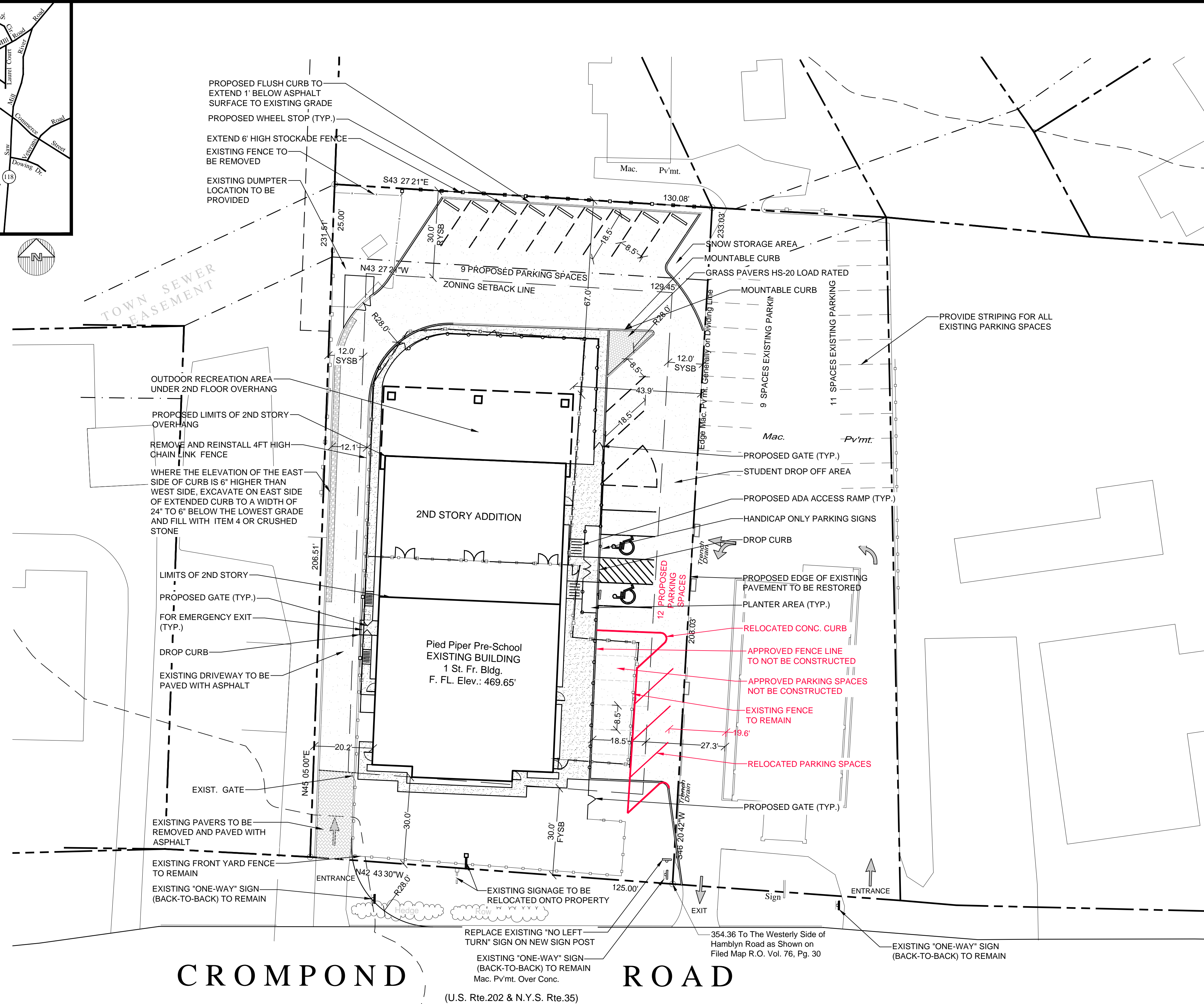
Joseph C. Riina, P.E.

JCR/dmd/sdc 03-51
Enclosures





AREA MAP
NOT TO SCALE



CROMPOND ROAD
(U.S. Rte. 202 & N.Y.S. Rte. 35)

SITE DATA
 EXISTING TOWN ZONING: R1-10 SINGLE FAMILY RESIDENCE
 TOWN TAX MAP DATA: SECTION : 37.14 BLOCK : 2 LOT: 8
 OWNER / DEVELOPER: KATHLEEN DINEEN
 2090 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY 10598
 SITE AREA: 0.680 AC. (29,616 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER SUPPLY
 DRAINAGE: SUBSURFACE STORMWATER MANAGEMENT

ZONING SCHEDULE:

| ZONING DISTRICT: R1-10, SINGLE FAMILY RESIDENTIAL, RESOLUTION # 04-11 | | | |
|---|-----------------|------------------|-------------------|
| DIMENSIONAL REGULATIONS: | REQUIRED | PROVIDED | VARIANCE REQUIRED |
| MINIMUM SIZE OF LOT: | | | |
| MINIMUM LOT AREA: | 20,000 SF. | 29,616 SF. | NONE |
| MINIMUM LOT WIDTH: | 100 FT. | 125 FT. | NONE |
| MINIMUM YARD DIMENSIONS: | | | |
| PRINCIPAL BUILDING: | | | |
| FRONT YARD SETBACK: | 30 FT. | 30 FT. | NONE |
| REAR YARD SETBACK: | 30 FT. | 67 FT. | NONE |
| ONE SIDE YARD SETBACK: | 12 FT. | 20.2 FT. | NONE |
| COMBINED SIDE YARD SETBACK: | 24 FT. | 64.1 FT. | NONE |
| MAXIMUM % OF LOT TO BE OCCUPIED: | | | |
| PRINCIPAL BUILDING COVERAGE: | 25% OF LOT AREA | 28 % OF LOT AREA | 922 SF |
| MAXIMUM HEIGHT: | | | |
| PRINCIPAL BUILDING - FEET: | 35 FEET | 35 FT MAX | NONE |
| PRINCIPAL BUILDING - STORIES: | 2 1/2 | 2 1/2 MAX | NONE |

*SPECIAL USE PERMIT - RESOLUTION 04-11

PARKING SCHEDULE

| | |
|----------------------------|-------------|
| EXISTING/PROPOSED PARKING: | 23 SPACES |
| PIED PIPER SITE | 20 SPACES |
| CHURCH SITE | 41 STANDARD |
| TOTAL | 2 HANDICAP |
| EMPLOYEE SPACES: | 10 SPACE |
| DROP OFF SPACES | 33 SPACE |
| | 31 SPACE |

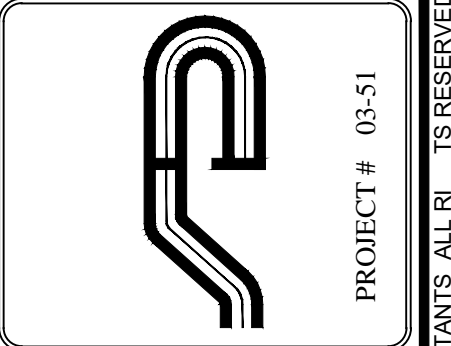
BUILDING FLOOR AREAS SCHEDULE

| | |
|------------------------------|----------|
| EXISTING ONE STORY BUILDING: | 3,730 SF |
| PROPOSED: | |
| FIRST FLOOR | 3,019 SF |
| TOTAL | 6,749 SF |

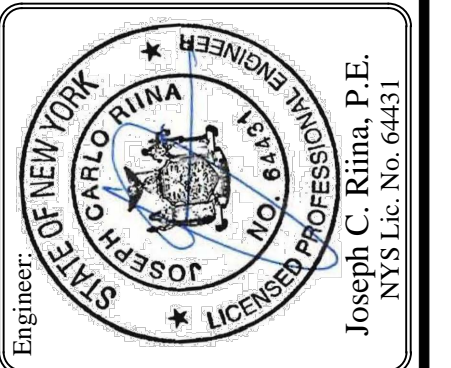
NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J. HENRY CARPENTER AND COMPANY, DATED 09/25/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

E:\2003\03-51_PIED PIPER PRESCHOOL\03-51_PIED PIPER PRESCHOOL SITE PLAN\AMENDED-26-22.DWG

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



Site Design Consultants
 Civil Engineers • Land Planners
 251-J Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



Revisions:

| No. | Date | Comments |
|-----|----------|------------------|
| 1 | 11/18/16 | Town Comments |
| 2 | 1/23/17 | Town Comments |
| 3 | 3/15/17 | Town Comments |
| 4 | 6/11/18 | Rev. Bldg. Floor |
| 5 | 6/10/19 | Rev. Bldg. Floor |
| 6 | 7/10/19 | Town Comments |
| 7 | 2/28/20 | DEP Comments |
| 8 | 4/26/22 | DEP Comments |
| 9 | | REV. PARKING |
| 10 | | REV. PARKING |

SCALE: 1" = 20'
 DRAWN BY: TK
 DATE: 3/11/16

AMENDED
SITE PLAN

SITE PLAN PREPARED FOR
PIED PIPER PRESCHOOL
 2090 CROMPOND ROAD
 Yorktown
 Westchester County, NY

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED BUILDING
- EXISTING CURB
- EASEMENT LINE

SCALE: 1"=20'-0"

SAFE DIG
 Before You Dig, Drill or Blast!
 Call 811

COPYRIGHT © 2012 BY SITE DESIGN CONSULTANTS ALL RIGHTS RESERVED

Dorchester Glen Subdivision

Site Design Consultants

Civil Engineers • Land Planners

RECEIVED
PLANNING DEPARTMENT

APR 27 2022

TOWN OF YORKTOWN

April 27, 2022

Mr. Richard Fon, Chairman
Members of the Yorktown Planning Board
1974 Commerce Street – Room 202
Yorktown Heights, NY 10598

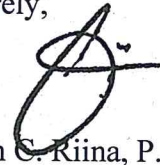
Re: Dorchester Glen Subdivision
Town of Yorktown

Dear Chairman Fon and Members of the Planning Board:

Review memos have been received from the Conservation Board and the Tree Commission; therefore, we would like to be placed on the May 9th Planning Board Agenda to request a scheduling of the Public Informational Hearing for the proposed site.

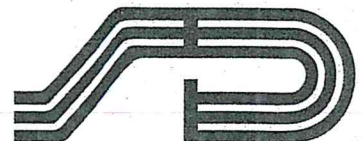
With thanks for your continuing courtesy and consideration.

Sincerely,



Joseph C. Riina, P.E.

/dmd/sdc 00-16



Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT

APR 25 2022

TOWN OF YORKTOWN

To: Planning Board
From: Yorktown Conservation Board
Date: April 21, 2022
Re: Dorchester Glen Subdivision: 1643 Maxwell Drive

At the 4/20/2022 Conservation Board Meeting, the Board met with Joe Riina of Site Designs to discuss a proposed subdivision located at 1643 Maxwell Drive. The Board has the following suggestions:

- Two layouts were presented one which shortens the cul-de-sac and uses flexibility standards and the other a conventional plan. The Conservation Board prefers the flexibility plan and will offer other comments when a fully realized plan is developed.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

APR 14 2022

TOWN OF YORKTOWN

To: Yorktown Planning Board

From: Yorktown Tree Conservation Advisory Commission (TCAC)

Date: 13 April 2022

cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia); Engineering Dept. (D. Ciarcia); Conservation Board (K. Hughes); Town Clerk Office (M. Weissleder); TCAC members (L. Klein, T. Schmitt, K. Schepart, J. Gussak, J. Verado)

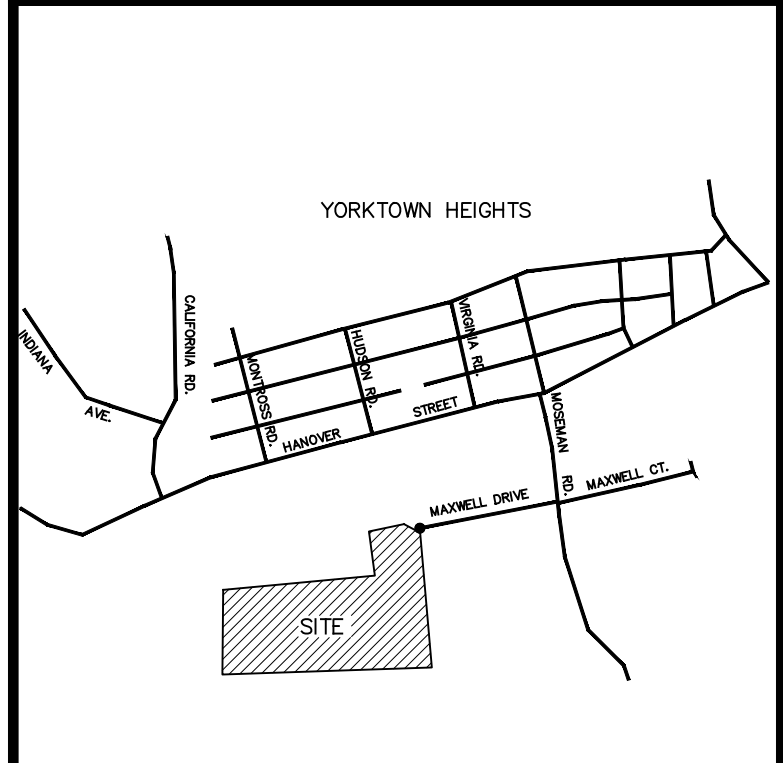
Re: Project at 1643 Maxwell Drive / Dorchester Glen Subdivision

Dear Chairman Fon and members of the Planning Board:

The TCAC has reviewed the referral materials for the referenced project that were received on 12 April 2022. Since this referral is, only, for the purpose requesting an approval to subdivide a property, the TCAC has no objections at this time.

Sincerely,

Tree Conservation Advisory Commission
Lawrence W. Klein, P.E., Member
Keith Schepart, ISA, Member
Tom Schmitt, Member
Jay Gussak, Member
Joe Verado, Member



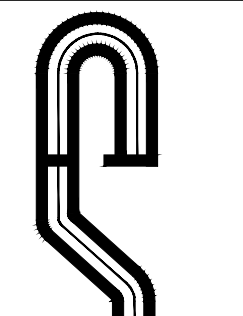
LOCATION MAP
NOT TO SCALE



SITE DATA:
 OWNER / DEVELOPER: JOHN AND ELAINE KINCART
 1643 MAXWELL DRIVE
 YORKTOWN, NY 10598
 PROJECT LOCATION: 1643 MAXWELL DRIVE
 YORKTOWN, NY 10598
 EXISTING TOWN ZONING: R1-20, SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: FLEXIBILITY STANDARDS
 TOWN TAX MAP DATA: SECTION 15.20, BLOCK 3, LOT 6
 SITE AREA: 24.3 ACRES (1,058,508 SF)
 SEWAGE FACILITIES: PUBLIC SEWER
 WATER FACILITIES: PUBLIC WATER FACILITIES

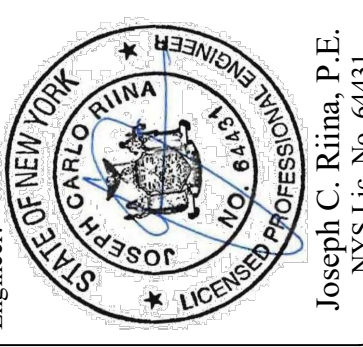
ZONING SCHEDULE:

| | |
|---------------|-----------------------------|
| LOT AREA | R1-20 |
| LOT WIDTH | 20,000 sf |
| LOT DEPTH | 100 ft |
| FRONT YARD | 40 ft |
| SIDE YARD | 15 ft min. |
| COMBINED (SY) | 40 ft |
| REAR YARD | 40 ft |
| ROAD FRONTAGE | 100 ft. (60 ft. cul-de-sac) |



PROJECT # 06-16

Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



Engineer: Joseph C. Rima, P.E.
 NYS Lic. No. 6451

| | |
|------------|-----------|
| REVISIONS: | Comments: |
| No. | Date |
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SCALE: 1" = 50'

DRAWN BY: CS

DATE: 3/30/22

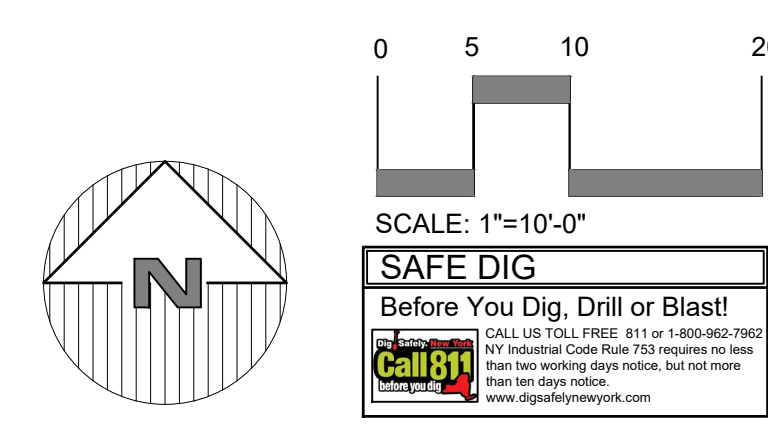
CONVENTIONAL
SUBDIVISION PLAN

PRELIMINARY SUBDIVISION PLAN
 PREPARED FOR
DORCHESTER GLEN
 1643 MAXWELL DRIVE
 Yorktown
 Westchester County, New York

Sheet 1 of 2

NOTE: 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. 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.

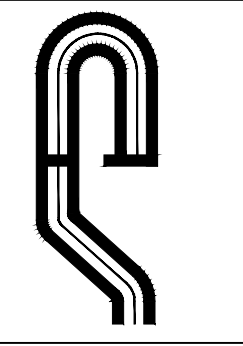


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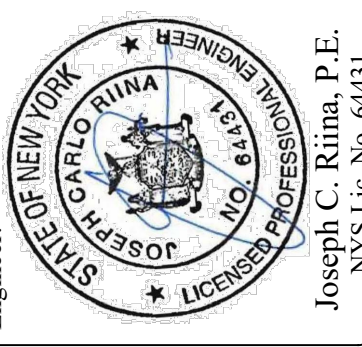
NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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| NO. | DATE | COMMENTS |
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FLEXIBILITY SUBDIVISION PLAN

PRELIMINARY SUBDIVISION PLAN
 PREPARED FOR

DORCHESTER GLEN SUBDIVISION PLAN

1643 MAXWELL DRIVE
 Yorktown Heights, New York
 Westchester County, New York

Sheet 2 of 2

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Town of Yorktown

Underhill Farm

Site Design Consultants

Civil Engineers • Land Planners

April 27, 2022

Ms. Robyn Steinberg, Town Planner
Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Soundview - Underhill Farm
370 Underhill Avenue, Yorktown

Dear Robyn:

We are submitting the following items for the above referenced project for discussion at the Planning Board Meeting of May 9, 2022:

- Six (6) copies of the Traffic Analysis Summary prepared by Colliers Engineering & Design dated April 26, 2022
- Six (6) copies of the Fiscal Analysis prepared by Tim Miller Associates, Inc. dated March 31, 2022
- One (1) copy of a Memorandum addressing the MTA letter regarding service usage
- Eight (8) copies of the Soundview Phase I Report prepared by Hudson Valley Cultural Resource Consultants, Ltd, dated February 2021
- Eight (8) copies of the Underhill Farms Building Summary prepared by Hudson Valley Cultural Resource Consultants, Ltd, dated February 8, 2021
- Eight (8) copies of the Alternative Analysis prepared by Hudson Valley Cultural Resource Consultants, Ltd, dated July 2021
- Eight (8) copies of a letter from NYS Historic Preservation Office, dated May 27, 2021

In addition, we are submitting a digital copy for your use. If you have any questions or need any additional information please feel free to contact me.

Yours truly,


Joseph C. Riina, P.E.

cc: Underhill Farm
Collier Engineering and Design
Blanchard Wilson LLP
Town Supervisor
Paul Guillaro
Steve Marino

JCR/dmd/Enc./ sdc20-20

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



Traffic Impacts

Executive Summary – Underhill Farm

April 26, 2022

Project No. 20006297A

Background

A detailed Traffic Impact Study has been prepared evaluating existing (see Figure No. 3 for existing PM peak traffic volumes) and future traffic conditions in the vicinity of the proposed Underhill Farm Project. The traffic analysis accounts for the traffic from other previously approved developments in the area as well as anticipated traffic to be generated by the proposed Underhill Farm development (see Table No. 1 and Figure No. 13 for project related traffic volumes). As noted in the study, certain improvements are proposed in association with the development. The study also identifies the types of improvements required to address future conditions if and when other potential developments occur in the area. These include the Kmart Redevelopment, the Roma Building Redevelopment, and the re-occupancy of the Uncle Giuseppe's space as well as additional area growth. The timing of these potential projects is unknown at this time; however, based on previous proposals, traffic associated with these developments was accounted for as part of the future traffic conditions evaluation contained in Section III.G of the study.

Project Related Improvements

As summarized in the Traffic Impact Study, the improvements, which will be completed by the Underhill Farm Applicant in order to mitigate any potential traffic impacts associated with the Project (several of these are depicted on Drawings 1, 2, and 3 from Appendix F of the report), include the following:

- Sight distance improvements at the Rochambeau Court intersection with Underhill Avenue and related drainage improvements all to be coordinated with the Town Highway Superintendent.
- Sight distance improvements at the intersection of Glenrock Street with Underhill Avenue.
- Construction of a full traffic and pedestrian access connection through Beaver Ridge, which in turn connects to Allen Avenue. This connection includes the appropriate signing, striping, intersection controls, and traffic calming measures to accommodate such movements.
- Pedestrian improvements on Underhill Avenue including a crossing from the site access to the existing sidewalk on the south side of Underhill Avenue. This will include the installation of a Rectangular Rapid Flashing Beacon Assembly (RRFB), a painted crosswalk, and installation of ADA compliant ramps.
- Signing and striping improvements for improved traffic control on Underhill Avenue.

- Coordination with the Town Highway and Police Departments regarding the addition of signing and related speed control or traffic calming measures to help reduce travel speeds along Underhill Avenue approaching this area.
- Traffic signal timing and equipment upgrades including new video camera detection at the NYS Route 118 and Underhill Avenue intersection to improve efficiency for processing traffic during peak periods. This would help accommodate the existing left turns and other movements during peak time periods; especially during the PM peak when long backups presently occur on the Underhill Avenue eastbound approach.
- Land dedication by the Applicant along Underhill Avenue to accommodate future widening improvements at the NYS Route 118 intersection.

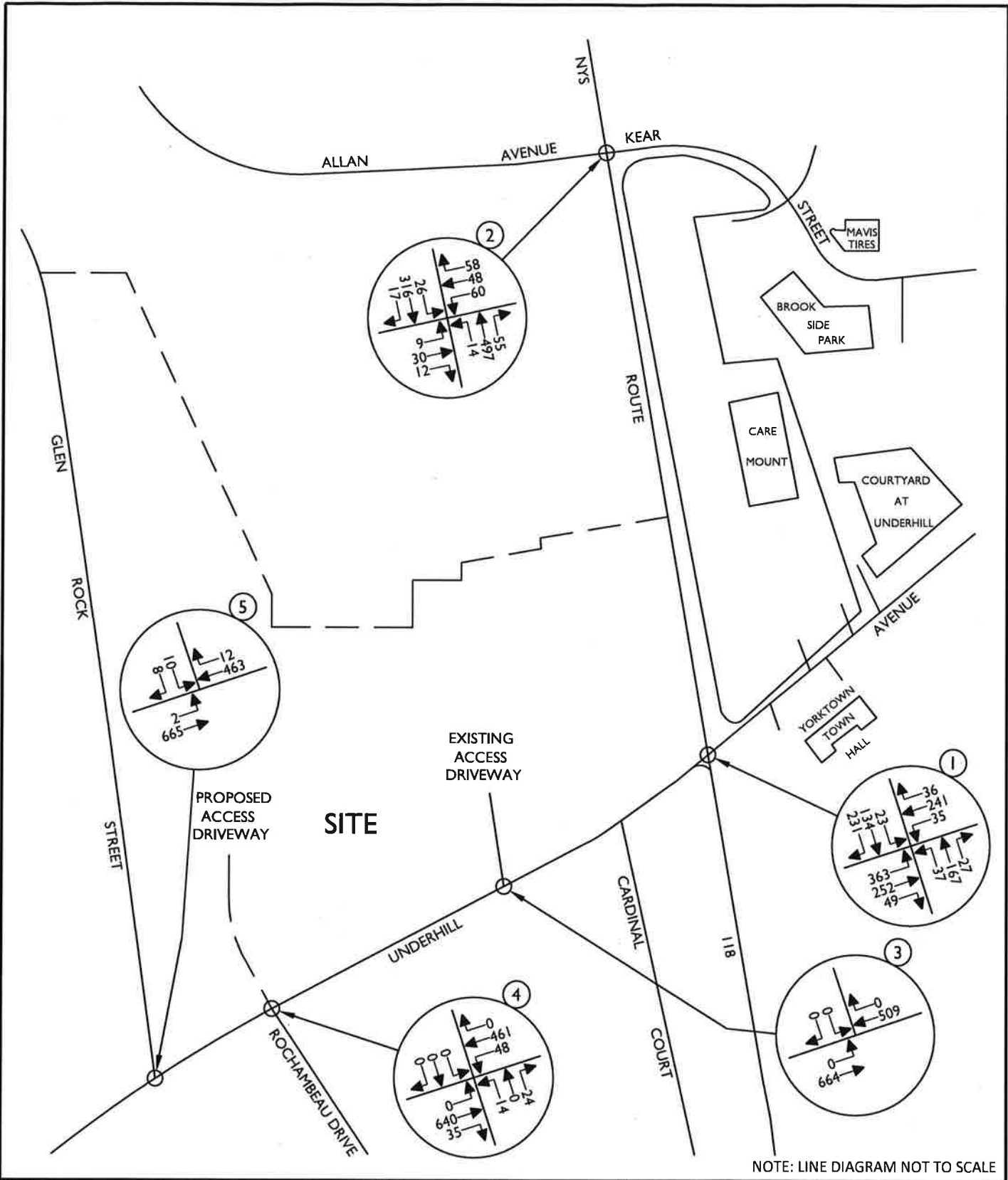
In addition to those improvements that are proposed to be completed as part of the Underhill Farm Project as listed above, which have an estimated cost of approximately \$150,000.00, the Applicant has also committed to providing funding up to \$450,000.00 towards the design and future reconstruction of the NYS Route 118 and Underhill Avenue intersection to address other area development traffic, as described in the next section.

Future Improvements to Accommodate Other Potential Developments

The attached excerpts from Appendix G of the Traffic Impact Study depict the improvements to provide dedicated turn lanes on the Underhill Avenue approaches and corresponding traffic signal upgrades and related pedestrian improvements and controls (Sheet 1). This plan also includes a formal dedicated right turn lane on the NYS Route 118 southbound approach, which would also be signal controlled. Sheet 2 of 2 depicts other further intersection improvements, which could be completed concurrently or at a later date. This plan depicts widening along NYS Route 118 to provide separate left turn lanes on the NYS Route 118 approaches.

r:\projects\2020\20006297a\correspondence\out\220426pjpg_executive summary r1.docx

6297A\Reports\Traffic\Figures\220408RH_FIGURE APPROVED O-D.dwg3 By: RHILARIO



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design

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UNDERHILL FARM RESIDENTIAL

TOWN OF YORKTOWN WESTCHESTER COUNTY NEW YORK



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TRAFFIC IMPACT STUDY

| | | | |
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| AS SHOWN | 4/8/22 | R.H. | P.J.G. |
| PROJECT NUMBER: | DRAWING NAME: | | |
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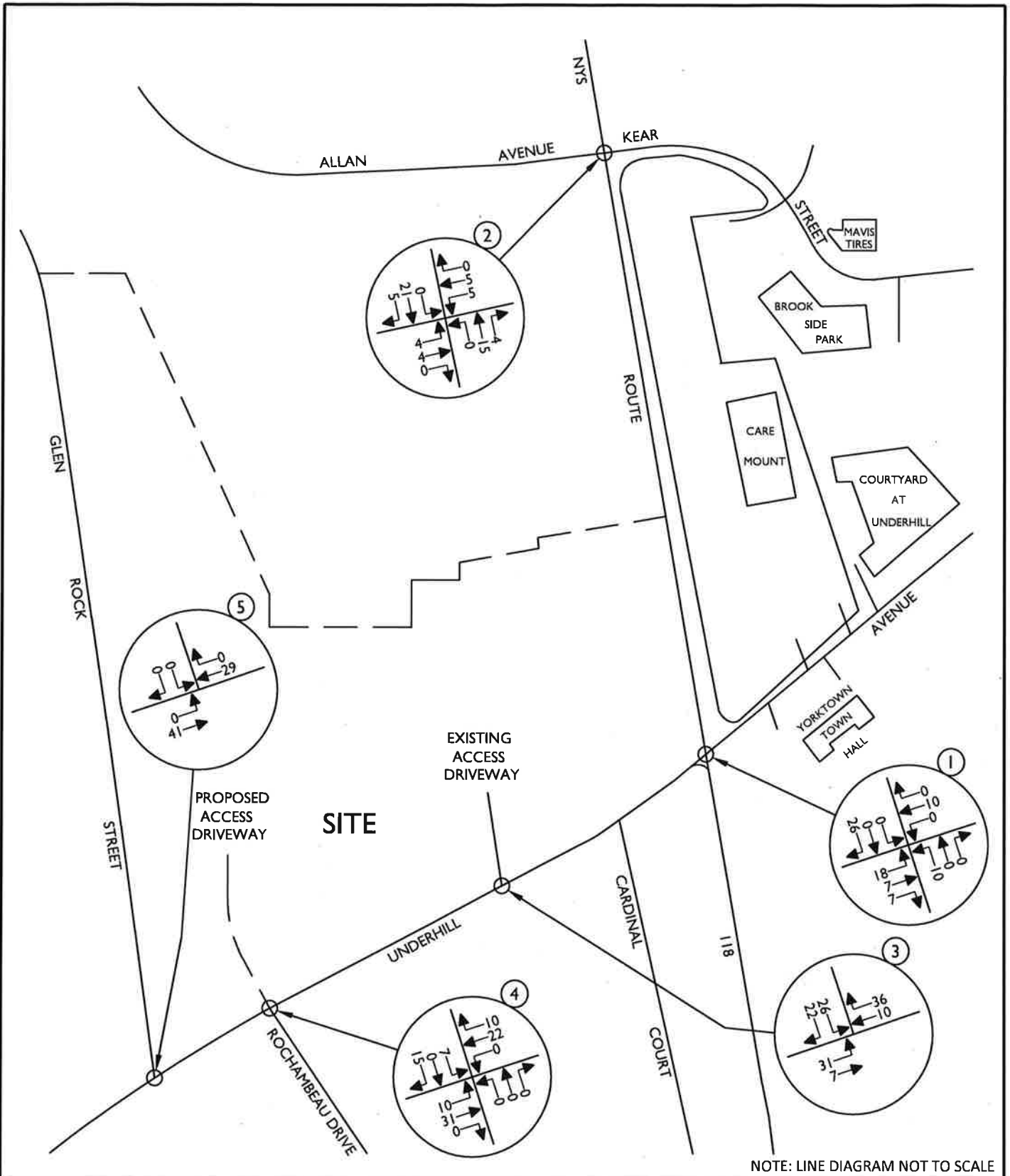
SHEET TITLE:

2021 EXISTING TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR

SHEET NUMBER:

3

6297ARReports\Traffic\Figures\220408RH_FIGURE APPROVED G.D.dwg\13 By: RHILARIO



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TRAFFIC IMPACT STUDY

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| 20006297A | 220408RH_FIGURE APPROVED G.D. | | |

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR

SHEET NUMBER:
13

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**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/Condominiums/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 (5,500 Sq. Ft.) | | | | | | |
| Peak AM Hour | 1.57 | 9 | 9 | 1.04 | 6 | 6 |
| Peak PM Hour | 0.73 | 4 | 4 | 1.43 | 8 | 8 |
| Commercial - Retail (5,500 Sq. Ft.) | | | | | | |
| Peak AM Hour | 1.41 | 12 | 7 | 2.36 | 8 | 5 |
| Peak PM Hour | 4.63 | 25 | 15 | 4.63 | 25 | 15 |
| Inn (8 Rooms) | | | | | | |
| Peak AM Hour | 0.23 | 2 | 2 | 0.23 | 2 | 2 |
| Peak PM Hour | 0.33 | 3 | 3 | 0.27 | 3 | 3 |
| Quality Restaurant (5,000 Sq. Ft.) | | | | | | |
| Peak AM Hour | 0.44 | 2 | 2 | 0.30 | 2 | 2 |
| Peak PM Hour | 5.23 | 26 | 20 | 2.57 | 13 | 10 |
| Total | | | | | | |
| Peak AM Hour | | 44 | 39 | | 79 | 76 |
| Peak PM Hour | | 121 | 102 | | 87 | 73 |

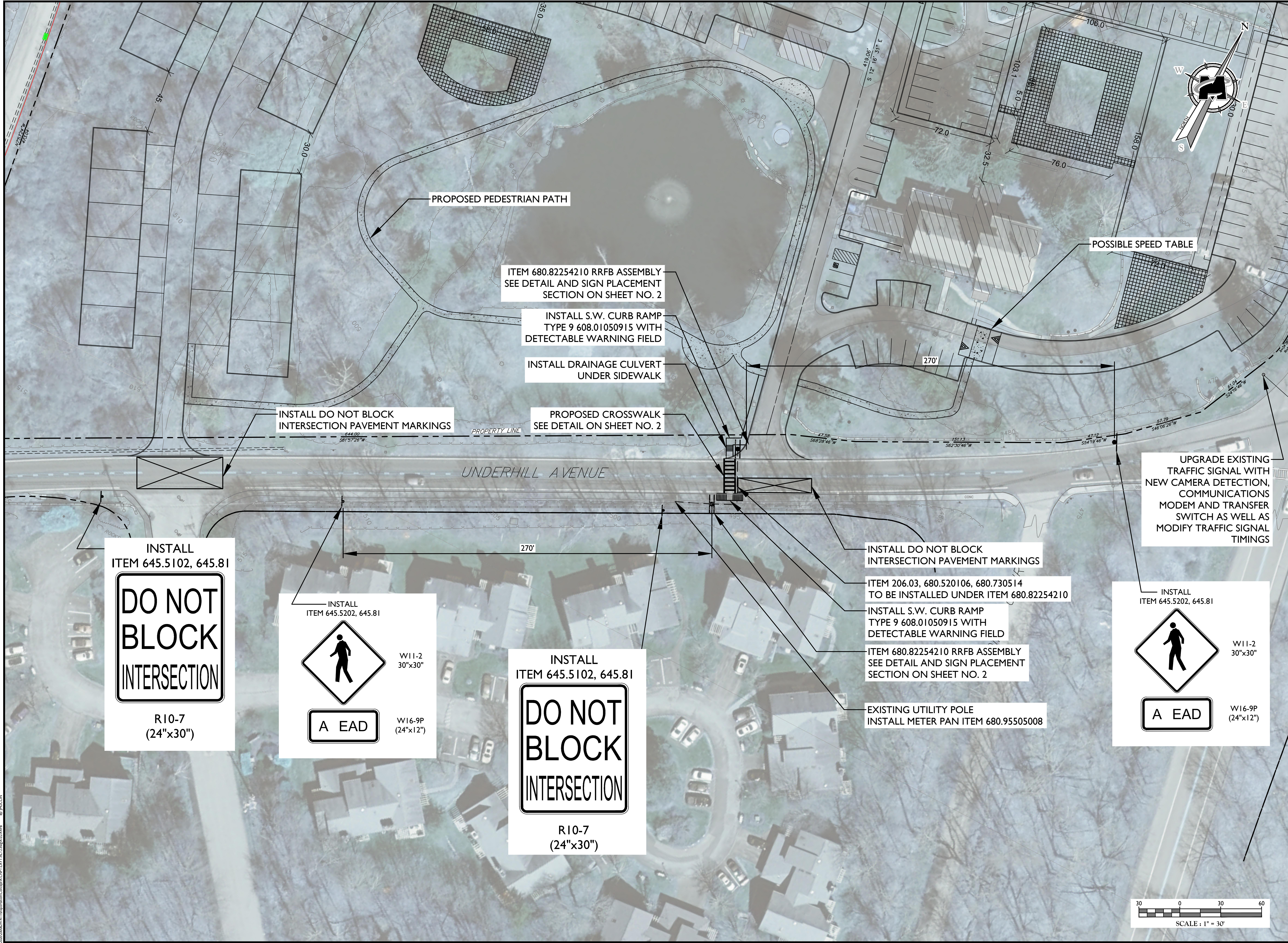
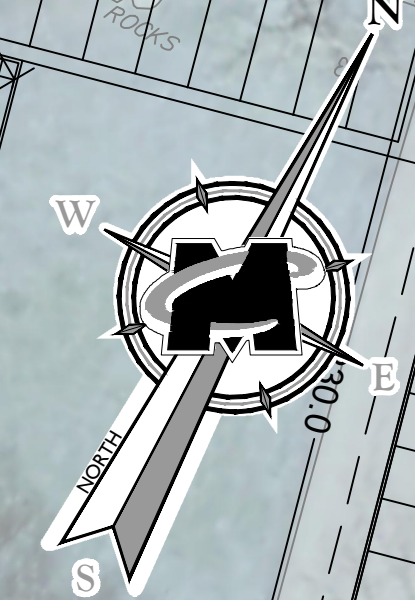
NOTES:

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, ITE LAND USE CODE - 822 - RETAIL AND ITE LAND USE CODE - 310 - HOTEL.

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.

Traffic Impact Study

Appendix F | Proposed Traffic and Pedestrian Improvement Plans



PROPOSED PEDESTRIAN PATH

POSSIBLE SPEED TABLE

ITEM 680.82254210 RRFB ASSEMBLY
SEE DETAIL AND SIGN PLACEMENT
SECTION ON SHEET NO. 2

INSTALL S.W. CURB RAMP
TYPE 9 608.01050915 WITH
DETECTABLE WARNING FIELD

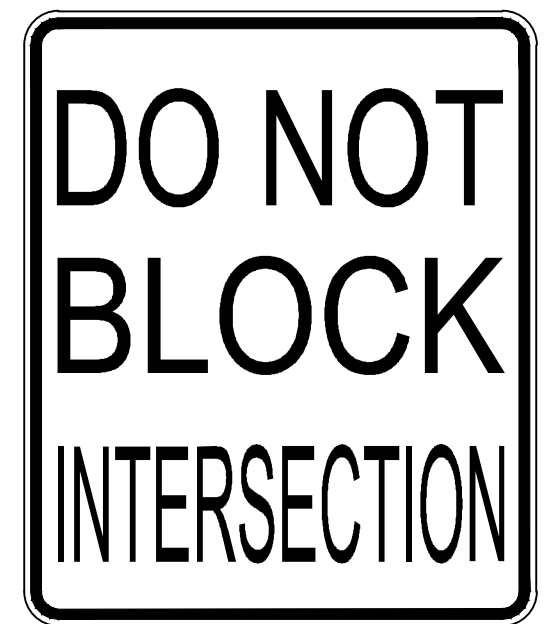
INSTALL DRAINAGE CULVERT
UNDER SIDEWALK

INSTALL DO NOT BLOCK
INTERSECTION PAVEMENT MARKINGS

PROPOSED CROSSWALK
SEE DETAIL ON SHEET NO. 2

UPGRADE EXISTING
TRAFFIC SIGNAL WITH
NEW CAMERA DETECTION,
COMMUNICATIONS
MODEM AND TRANSFER
SWITCH AS WELL AS
MODIFY TRAFFIC SIGNAL
TIMINGS

INSTALL
ITEM 645.5102, 645.81



R10-7
(24"x30")

INSTALL
ITEM 645.5202, 645.81

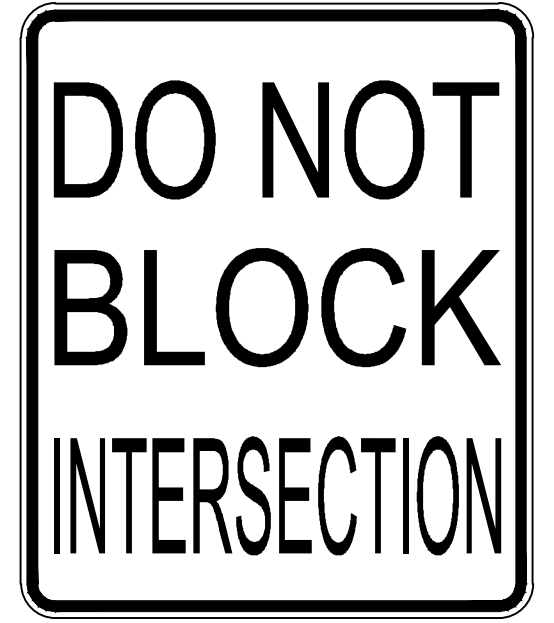


W11-2
30"x30"



W16-9P
(24"x12")

INSTALL
ITEM 645.5102, 645.81



R10-7
(24"x30")

INSTALL DO NOT BLOCK
INTERSECTION PAVEMENT MARKINGS

ITEM 206.03, 680.520106, 680.730514
TO BE INSTALLED UNDER ITEM 680.82254210

INSTALL S.W. CURB RAMP
TYPE 9 608.01050915 WITH
DETECTABLE WARNING FIELD

ITEM 680.82254210 RRFB ASSEMBLY
SEE DETAIL AND SIGN PLACEMENT
SECTION ON SHEET NO. 2

EXISTING UTILITY POLE
INSTALL METER PAN ITEM 680.95505008

INSTALL
ITEM 645.5202, 645.81



W11-2
30"x30"



W16-9P
(24"x12")

PRELIMINARY

CONCEPTUAL
IMPROVEMENT PLAN
FOR
UNDERHILL FARM

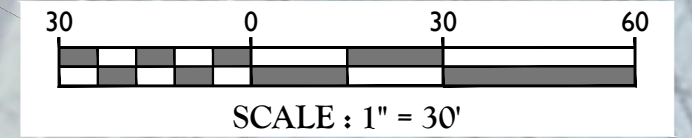
NYS ROUTE 118 &
UNDERHILL AVENUE

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

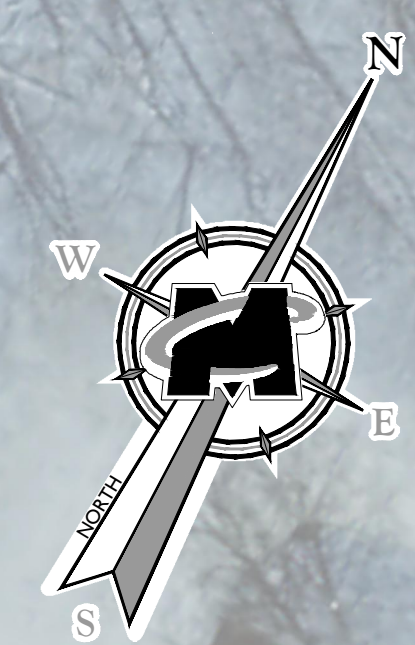
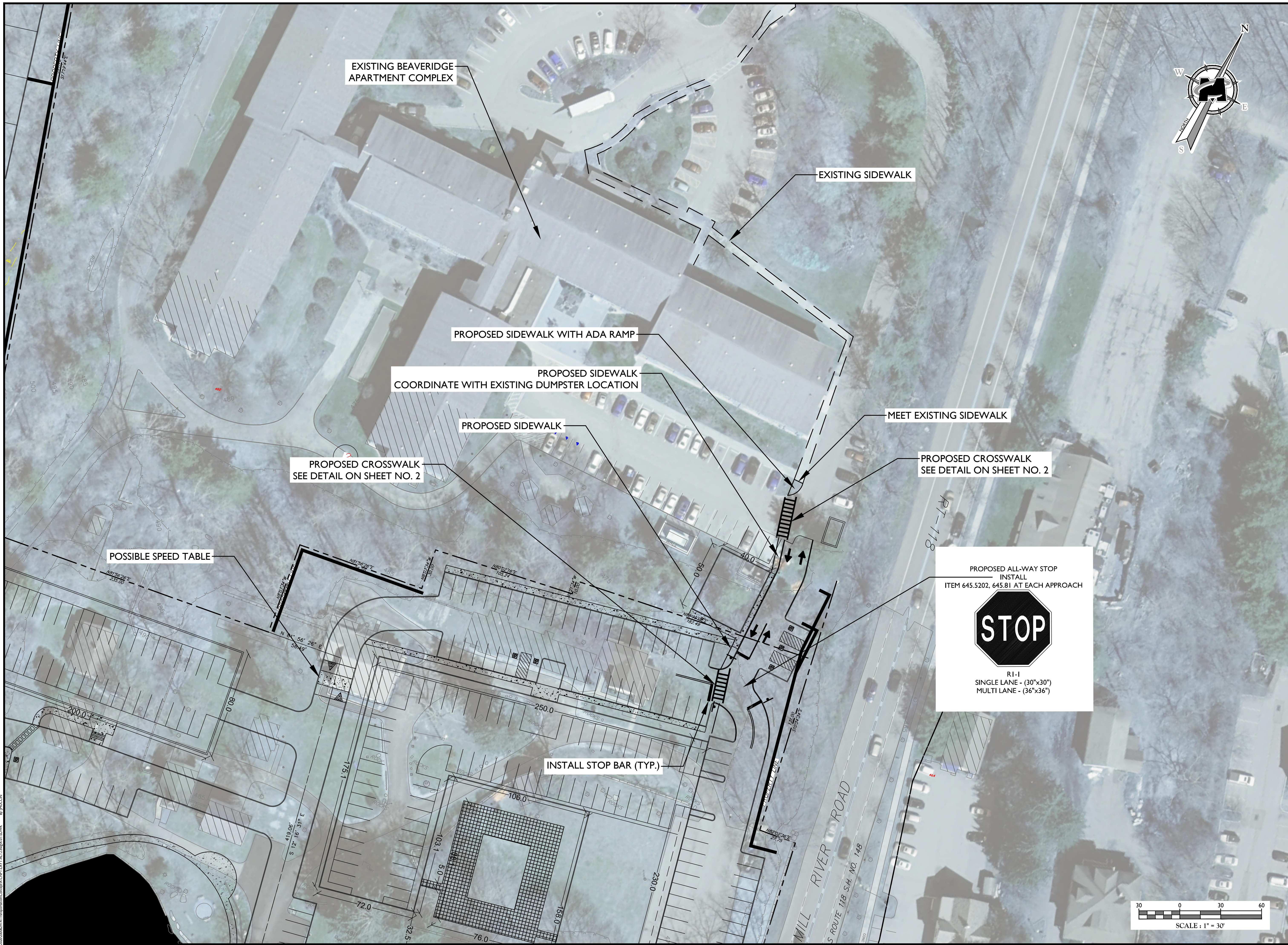
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400 Columbus Avenue
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Fax: 914.347.7266

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PROJECT NUMBER: 20006297A DRAWING NAME: R-CNPT-LAYT-ALT2

PEDESTRIAN RRFB
ACCOMMODATION PLAN



SCALE: 1" = 30'



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PRELIMINARY

CONCEPTUAL
IMPROVEMENT PLANS
FOR
UNDERHILL FARM

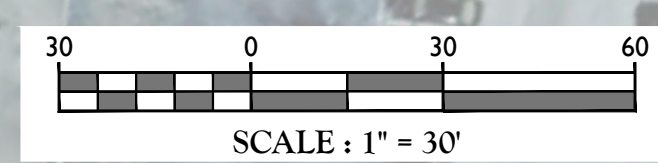
NYS ROUTE 118 &
UNDERHILL AVENUE

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

MASER CONSULTING
 WESTCHESTER OFFICE
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 Suite 180E
 Valhalla, NY 10595
 Phone: 914.347.7500
 Fax: 914.347.7266

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| PROJECT NUMBER: | DRAWING NAME: | | |
| 20006297A | R-CNPT-LAYT-ALT2 | | |

PEDESTRIAN
ACCOMMODATION PLAN

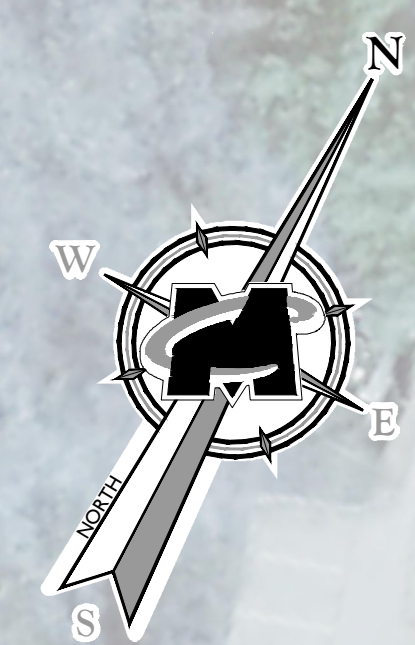


NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020/06/04/17/Transmittal/Concept/CNPT-LAYT-ALT2.dwg P. J. GONZALEZ

Traffic Impact Study

Appendix G | Potential Future Intersection Improvement Plans



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PRELIMINARY

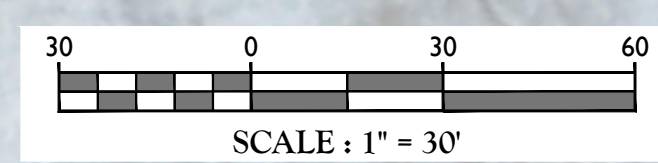
FUTURE INTERSECTION IMPROVEMENT PLAN
 ALTERNATE 1
 NYS ROUTE 118 & UNDERHILL AVENUE
 TOWN OF YORKTOWN WESTCHESTER COUNTY NEW YORK

WESTCHESTER OFFICE
 400 Columbus Avenue
 Suite 180E
 Valhalla, NY 10595
 Phone: 914.347.7500
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| PROJECT NUMBER: 20006297A | DRAWING NAME: R-CNPT-LAYT | | |

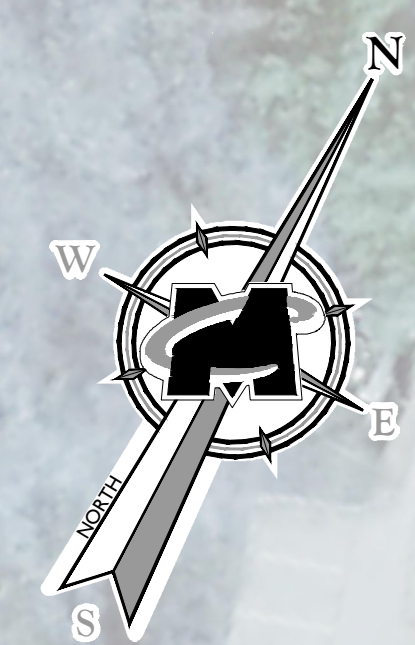
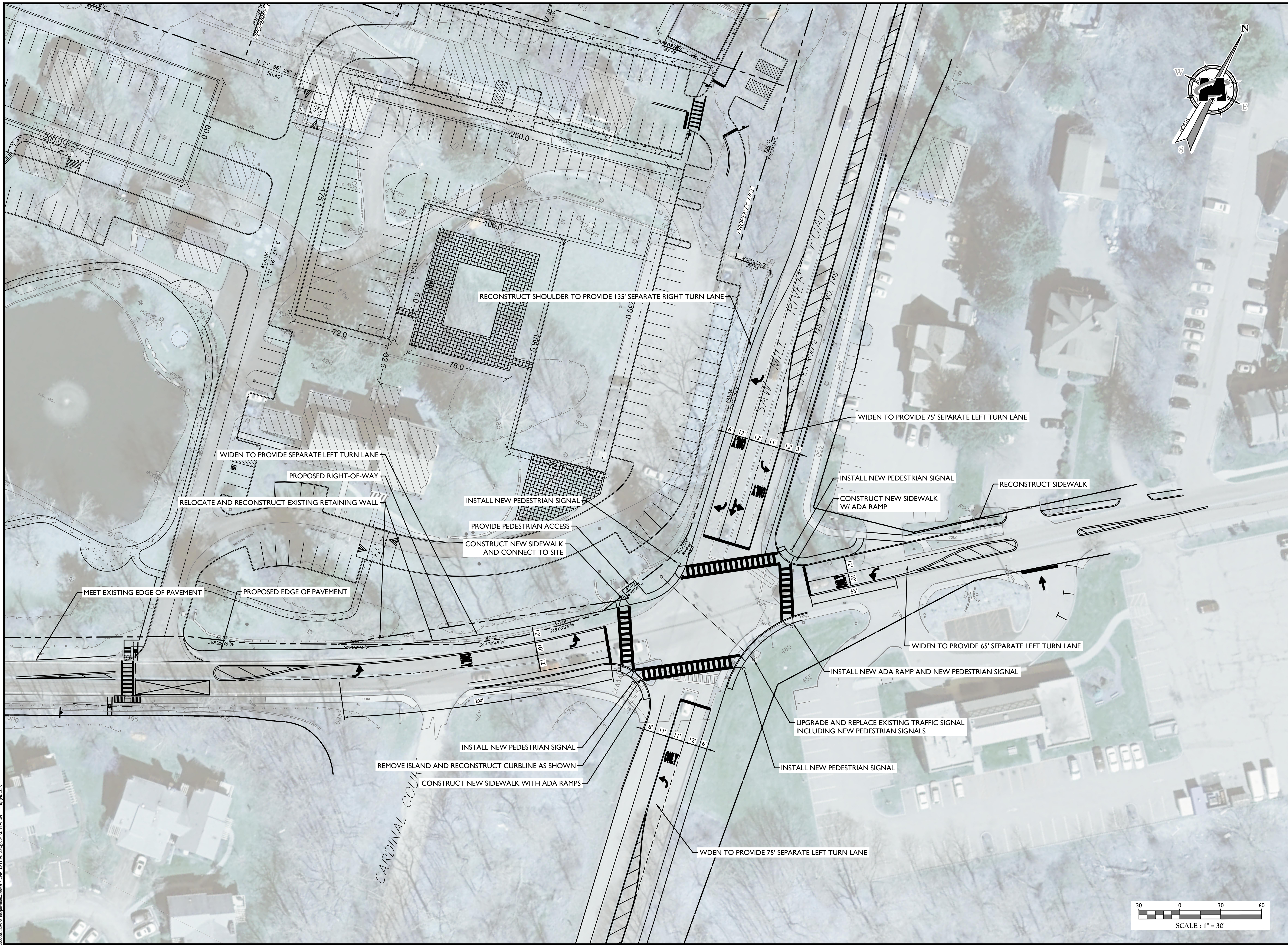
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ALTERNATE INTERSECTION IMPROVEMENT PLAN

SHEET NUMBER:
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PRELIMINARY

FUTURE INTERSECTION IMPROVEMENT PLAN

ALTERNATE 2

NYS ROUTE 118 & UNDERHILL AVENUE

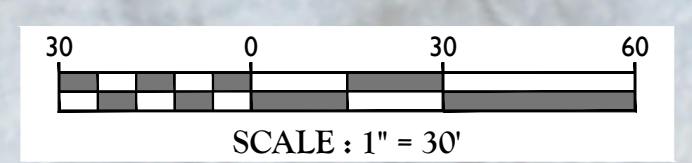
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WESTCHESTER COUNTY
NEW YORK

WESTCHESTER OFFICE
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PHASE 2 INTERSECTION IMPROVEMENT PLAN (ALTERNATE 2)

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APR 27 2022

TOWN OF YORKTOWN



Memorandum

To: Robyn Steinberg, AICP, CPESC
From: Philip Grealy, Ph.D., P.E.
Date: April 27, 2022
Subject: Underhill Farm Development
Project No.: 20006297A

As per the request of the Metropolitan Transportation Authority (MTA) as outlined in their April 26, 2022 memorandum notification to the Town, we are writing to provide information relative to potential Metro-North Railroad service usage. The proposed 148 dwelling unit Underhill Farm Project is not expected to generate any significant commuter rail trips. Due to its location and based on other observations including the most recent census data for the area as obtained from the County, the anticipated commuter rail trips would be in the order of 6 to 7% of the commuter trips. Based on the peak hour generation for this project, that would equate to approximately 6 additional commuter rail related trips. This assumes no credit for the potential use of a portion of these units by active adults, which would likely reduce this number even further. Based on this information, the project is not expected to have any significant impact on the MTS commuter rail.

R:\Projects\2020\20006297A\Correspondence\OUT\220427\PJG_Steinberg Memo.docx

Commute Modes and Times, Westchester Workers by Municipality, 2013-2017

| Municipalities | Total Workers | Work at home | Commute | Mode | | | | | | | Avg. Commute Time (mins) | Commuting under 30 mins | Commuting over 60 mins | | | | | | | | |
|--------------------|---------------|--------------|---------|-------------|-----------|----------------|-------|---------|------------------|--------|--------------------------|-------------------------|------------------------|---------|-------|-------|-------|----|-------|-------|--|
| | | | | Drove alone | Carpooled | Public transit | | Bus | Rail (all forms) | Walked | | | | Bicycle | Other | | | | | | |
| Westchester | 468,700 | 24,595 | 444,105 | 269,784 | 60.7% | 38,058 | 8.6% | 106,345 | 23.9% | 25,173 | 5.7% | 40,835 | 18.2% | 22,722 | 5.1% | 1,007 | 6,189 | 34 | 49.0% | 20.8% | |
| Cities | | | | | | | | | | | | | | | | | | | | | |
| Mount Vernon | 32,950 | 882 | 32,068 | 17,466 | 54.5% | 2,423 | 7.6% | 9,888 | 30.8% | 4,263 | 13.3% | 5,517 | 17.2% | 1,819 | 5.7% | 41 | 431 | 35 | 42.3% | 19.5% | |
| New Rochelle | 38,520 | 1,956 | 36,564 | 20,665 | 56.5% | 3,455 | 9.4% | 9,047 | 24.7% | 2,493 | 6.8% | 6,551 | 17.9% | 2,621 | 7.2% | 253 | 523 | 32 | 52.3% | 18.5% | |
| Peekskill | 11,673 | 444 | 11,229 | 6,444 | 57.4% | 1,951 | 17.4% | 2,036 | 18.1% | 726 | 6.5% | 1,310 | 11.7% | 552 | 4.9% | 14 | 232 | 37 | 46.7% | 24.7% | |
| Rye | 6,646 | 638 | 6,008 | 3,194 | 53.2% | 268 | 4.5% | 2,227 | 37.1% | 50 | 0.8% | 2,166 | 36.1% | 237 | 3.9% | 9 | 73 | 38 | 43.6% | 28.6% | |
| White Plains | 30,185 | 1,359 | 28,826 | 17,585 | 61.0% | 2,898 | 10.1% | 5,342 | 18.5% | 1,779 | 6.2% | 3,563 | 12.4% | 2,379 | 8.3% | 118 | 504 | 27 | 62.3% | 13.6% | |
| Yonkers | 92,169 | 2,682 | 89,487 | 49,406 | 55.2% | 8,904 | 10.0% | 25,307 | 28.3% | 11,086 | 12.4% | 14,163 | 15.8% | 4,371 | 4.9% | 230 | 1,269 | 34 | 47.3% | 20.4% | |
| Towns | | | | | | | | | | | | | | | | | | | | | |
| Bedford | 7,533 | 761 | 6,772 | 4,349 | 64.2% | 574 | 8.5% | 1,557 | 23.0% | 72 | 1.1% | 1,485 | 21.9% | 236 | 3.5% | 0 | 56 | 39 | 47.7% | 29.3% | |
| Cortlandt | 15,553 | 874 | 14,679 | 11,066 | 75.4% | 1,067 | 7.3% | 2,118 | 14.4% | 110 | 0.7% | 2,008 | 13.7% | 238 | 1.6% | 20 | 170 | 40 | 38.8% | 26.5% | |
| Eastchester | 10,228 | 524 | 9,704 | 6,586 | 67.9% | 346 | 3.6% | 2,413 | 24.9% | 123 | 1.3% | 2,290 | 23.6% | 329 | 3.4% | 11 | 19 | 33 | 51.8% | 22.4% | |
| Greenburgh | 23,792 | 1,411 | 22,381 | 14,560 | 65.1% | 1,840 | 8.2% | 5,281 | 23.6% | 387 | 1.7% | 4,879 | 21.8% | 476 | 2.1% | 37 | 187 | 34 | 50.2% | 21.3% | |
| Harrison | 12,685 | 836 | 11,849 | 7,316 | 61.7% | 727 | 6.1% | 2,657 | 22.4% | 220 | 1.9% | 2,437 | 20.6% | 1,043 | 8.8% | 0 | 106 | 31 | 59.2% | 19.2% | |
| Lewisboro | 6,258 | 666 | 5,592 | 4,375 | 78.2% | 256 | 4.6% | 809 | 14.5% | 21 | 0.4% | 788 | 14.1% | 152 | 2.7% | 0 | 44 | 44 | 33.0% | 26.9% | |
| Mamaroneck | 5,815 | 671 | 5,144 | 2,366 | 46.0% | 250 | 4.9% | 2,092 | 40.7% | 77 | 1.5% | 2,015 | 39.2% | 411 | 8.0% | 13 | 12 | 38 | 39.0% | 28.4% | |
| Mount Kisco | 6,059 | 237 | 5,822 | 3,482 | 59.8% | 911 | 15.6% | 600 | 10.3% | 175 | 3.0% | 425 | 7.3% | 538 | 9.2% | 23 | 268 | 25 | 61.1% | 9.2% | |
| Mount Pleasant | 12,439 | 865 | 11,574 | 8,530 | 73.7% | 674 | 5.8% | 1,893 | 16.4% | 47 | 0.4% | 1,834 | 15.8% | 430 | 3.7% | 0 | 47 | 30 | 59.5% | 17.6% | |
| New Castle | 8,207 | 648 | 7,559 | 4,609 | 61.0% | 265 | 3.5% | 2,484 | 32.9% | 0 | 0.0% | 2,484 | 32.9% | 189 | 2.5% | 0 | 12 | 43 | 41.1% | 37.0% | |
| North Castle | 6,059 | 578 | 5,481 | 3,979 | 72.6% | 371 | 6.8% | 1,034 | 18.9% | 83 | 1.5% | 951 | 17.4% | 51 | 0.9% | 0 | 46 | 35 | 51.9% | 22.8% | |
| North Salem | 2,630 | 354 | 2,276 | 1,839 | 80.8% | 128 | 5.6% | 250 | 11.0% | 0 | 0.0% | 250 | 11.0% | 43 | 1.9% | 0 | 16 | 37 | 42.4% | 20.9% | |
| Ossining | 2,540 | 219 | 2,321 | 1,593 | 68.6% | 169 | 7.3% | 461 | 19.9% | 14 | 0.6% | 447 | 19.3% | 73 | 3.1% | 0 | 25 | 34 | 51.5% | 20.4% | |
| Pound Ridge | 2,507 | 382 | 2,125 | 1,442 | 67.9% | 55 | 2.6% | 496 | 23.3% | 12 | 0.6% | 484 | 22.8% | 95 | 4.5% | 0 | 37 | 44 | 36.1% | 33.1% | |
| Scarsdale | 7,842 | 767 | 7,075 | 3,187 | 45.0% | 255 | 3.6% | 3,409 | 48.2% | 34 | 0.5% | 3,375 | 47.7% | 99 | 1.4% | 37 | 88 | 44 | 30.5% | 37.0% | |
| Somers | 9,702 | 614 | 9,088 | 7,677 | 84.5% | 486 | 5.3% | 777 | 8.5% | 31 | 0.3% | 746 | 8.2% | 103 | 1.1% | 0 | 45 | 37 | 38.4% | 17.4% | |
| Yorktown | 18,255 | 754 | 17,501 | 14,380 | 82.2% | 1,213 | 6.9% | 1,288 | 7.4% | 88 | 0.5% | 1,181 | 6.7% | 494 | 2.8% | 0 | 126 | 36 | 42.6% | 18.4% | |
| Villages | | | | | | | | | | | | | | | | | | | | | |
| Ardley | 2,278 | 125 | 2,153 | 1,482 | 68.8% | 121 | 5.6% | 441 | 20.5% | 8 | 0.4% | 433 | 20.1% | 75 | 3.5% | 0 | 34 | 33 | 52.7% | 23.0% | |
| Briarcliff Manor | 3,508 | 416 | 3,092 | 1,818 | 58.8% | 126 | 4.1% | 1,022 | 33.1% | 23 | 0.7% | 999 | 32.3% | 96 | 3.1% | 0 | 30 | 40 | 47.0% | 30.3% | |
| Bronxville | 2,679 | 226 | 2,453 | 876 | 35.7% | 129 | 5.3% | 1,249 | 50.9% | 0 | 0.0% | 1,224 | 49.9% | 152 | 6.2% | 0 | 47 | 40 | 30.4% | 25.4% | |
| Buchanan | 1,140 | 46 | 1,094 | 906 | 82.8% | 70 | 6.4% | 118 | 10.8% | 18 | 1.6% | 100 | 9.1% | 0 | 0.0% | 0 | 0 | 32 | 46.9% | 20.2% | |
| Croton-on-Hudson | 4,257 | 271 | 3,986 | 2,555 | 64.1% | 179 | 4.5% | 1,030 | 25.8% | 18 | 0.5% | 1,012 | 25.4% | 184 | 4.6% | 0 | 38 | 40 | 40.9% | 29.9% | |
| Dobbs Ferry | 5,952 | 322 | 5,630 | 3,217 | 57.1% | 590 | 10.5% | 1,473 | 26.2% | 187 | 3.3% | 1,240 | 22.0% | 310 | 5.5% | 33 | 7 | 31 | 51.9% | 17.1% | |
| Elmsford | 2,875 | 105 | 2,770 | 1,696 | 61.2% | 377 | 13.6% | 401 | 14.5% | 185 | 6.7% | 216 | 7.8% | 231 | 8.3% | 65 | 0 | 25 | 68.2% | 12.9% | |
| Hastings-on-Hudson | 4,170 | 407 | 3,763 | 2,017 | 53.6% | 213 | 5.7% | 1,312 | 34.9% | 73 | 1.9% | 1,239 | 32.9% | 162 | 4.3% | 11 | 48 | 39 | 36.6% | 27.6% | |
| Irvington | 3,122 | 273 | 2,849 | 1,742 | 61.1% | 182 | 6.4% | 825 | 29.0% | 42 | 1.5% | 783 | 27.5% | 100 | 3.5% | 0 | 0 | 36 | 44.9% | 26.3% | |
| Larchmont | 2,909 | 281 | 2,628 | 1,246 | 47.4% | 25 | 1.0% | 1,292 | 49.2% | 0 | 0.0% | 1,292 | 49.2% | 49 | 1.9% | 0 | 16 | 46 | 21.7% | 34.9% | |
| Mamaroneck | 9,818 | 557 | 9,261 | 5,527 | 59.7% | 600 | 6.5% | 2,358 | 25.5% | 205 | 2.2% | 2,153 | 23.2% | 503 | 5.4% | 83 | 190 | 33 | 49.9% | 22.1% | |
| Ossining | 12,714 | 543 | 12,171 | 6,842 | 56.2% | 2,399 | 19.7% | 1,658 | 13.6% | 736 | 6.0% | 922 | 7.6% | 985 | 8.1% | 0 | 287 | 31 | 54.6% | 16.3% | |
| Pelham | 3,527 | 161 | 3,366 | 1,638 | 48.7% | 297 | 8.8% | 1,229 | 36.5% | 85 | 2.5% | 1,144 | 34.0% | 154 | 4.6% | 9 | 39 | 34 | 44.5% | 21.8% | |
| Pelham Manor | 2,514 | 193 | 2,321 | 1,339 | 57.7% | 87 | 3.7% | 840 | 36.2% | 0 | 0.0% | 840 | 36.2% | 16 | 0.7% | 0 | 39 | 36 | 35.6% | 17.8% | |
| Pleasantville | 3,896 | 119 | 3,777 | 2,406 | 63.7% | 167 | 5.1% | 550 | 16.8% | 16 | 0.5% | 534 | 16.3% | 154 | 4.7% | 0 | 0 | 31 | 63.5% | 18.6% | |
| Port Chester | 15,222 | 375 | 14,847 | 8,306 | 55.9% | 1,659 | 11.2% | 2,633 | 17.7% | 1,137 | 7.7% | 1,481 | 10.0% | 1,363 | 9.2% | 0 | 886 | 26 | 70.3% | 11.2% | |
| Rye Brook | 4,223 | 262 | 3,961 | 2,343 | 59.2% | 383 | 9.7% | 1,174 | 29.6% | 37 | 0.9% | 1,120 | 28.3% | 34 | 0.9% | 0 | 27 | 26 | 52.4% | 27.9% | |
| Sleepy Hollow | 4,744 | 219 | 4,525 | 2,400 | 53.0% | 475 | 10.5% | 922 | 20.4% | 255 | 5.6% | 659 | 14.6% | 680 | 15.0% | 0 | 48 | 26 | 63.2% | 12.8% | |
| Tarrytown | 6,124 | 370 | 5,754 | 3,672 | 63.8% | 369 | 6.4% | 1,333 | 23.2% | 143 | 2.5% | 1,190 | 20.7% | 291 | 5.1% | 0 | 89 | 32 | 56.3% | 22.0% | |
| Tuckahoe | 3,281 | 202 | 3,079 | 1,660 | 53.9% | 124 | 4.0% | 1,019 | 33.1% | 114 | 3.7% | 905 | 29.4% | 204 | 6.6% | 0 | 72 | 39 | 46.3% | 22.8% | |

Prepared by Westchester County Department of Planning based on Census American Community Survey, 2013-2017.

Historical Analysis

Consultation with New York State Historic Preservation Office for Cultural Resources

Hudson Cultural Services

Investigations & SHPO review

- January 2021 Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Soundview -Underhill Farms Development, Town of Yorktown, Westchester County, NY.
- On April, 2021 Philip Perazio of (OPRHP) “No Archaeological Concerns regarding this Project”
- 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
- July of 2021 Alternatives Analysis for the Soundview -Underhill Farms Development

Investigations & SHPO review

- August of 2021 Derek Rhode of (OPRHP) reviewed the Alternatives Analysis and requested additional information
- October 1 2021, HVCRC Additional Information for Alternatives
- On October 29 of 2021 Derek Rhode of (OPRHP) “determination that there are no prudent and feasible alternatives to the development proposed at the Underhill Estate Property”
- Recommended development of a Letter of Resolution (LOR) that will outline specific mitigation plans to offset the impacts”

Investigations & SHPO review

- On November 12, 2021 Draft LOR
- December 9, 2021 OPRHP provided comments on LOR
- December 17, 2021 Team Call with Derek Rhode of (OPRHP) discuss changes to LOR
- February 9, 2022 Revised LOR Submitted to OPRHP
- March 21 2022 Nancy Herter (OPRHP) indicated the LOR would be executed after the completion of the SHPO process

Soundview / Underhill Estate

- The Underhill Farm property was owned in the early nineteenth century by Abraham Underhill. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Floral Villa.

Property consists of Mansion and Seven ancillary buildings

Mansion Building

- ⑩ The Mansion will be rehabilitated
- ⑩ The Town of Yorktown will review the rehabilitation plans
- ⑩ The exterior of the Mansion will be retained
- ⑩ The historic features of the interior are planned to remain
- ⑩ The interior will be rehabilitated with a focus on bringing the Mansion up to current building code
- ⑩ The proposed rehabilitation efforts are a principal aspect of this overall project.

Ancillary Buildings

- ⑩ The ancillary (secondary) buildings are to be removed
- ⑩ The Town of Yorktown Building inspector has stated that these structures are not safe and is prepared to condemn them
- ⑩ These buildings are not salvageable without a substantial financial investment
- ⑩ This substantial rehabilitation will lead to a significant loss of their historic integrity
- ⑩ The basement walls of the chapel are collapsing and there are additional structural issues, which makes the process of removing and relocating the upper levels is not a practical option.

Setting

- ⑩ The existing landscape setting will be preserved to the extent possible- the routes of the existing driveways, lawn spaces and the pond will be retained
- ⑩ New paths will be designed in a curvi-linear fashion to resemble the historic layout
- ⑩ Parking locations have been determined in Consultation with the town of Yorktown
- ⑩ Trees that need to be removed will be replaced in kind
- ⑩ Changes to the vegetation will be subject to Town of Yorktown ordinances.

Continued Consultation

- Project sponsor has committed to continued consultations on the project and any Mansion improvements with the Town of Yorktown Planning Board
- LOR includes mitigation measures including offering elements of the ancillary buildings, as well as the buildings themselves for salvage or relocation
- Comprehensive documentation of the Mansion prior to improvements
- Comprehensive documentation of ancillary buildings and setting prior to any demolition
- Creation of a display about the history of the property to be placed in a public accessible location



HUDSON VALLEY

Cultural Resource Consultants, Ltd.

PO Box 264, Salt Point, NY 12578

914-456-3698 •

February 8, 2021

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

Re: Soundview-Underhill Farms
Building Summary

Dear Mr. Guillaro,

The Soundview property was first settled by Edward Underhill. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Floral Villa. The Beaver family converted the property in to a Conference Farm & Retreat center, and held events at the property throughout the 20th century.

The Soundview School/Underhill Farms property is historically significant in the Town of Yorktown. The property retains much of its integrity of setting, as many of the barns and outbuildings have been retained in their original location throughout the latter portion of the 19th and the 20th centuries. With the exception of Building E, the barns on the property can only be classified as being in good to fair condition. The chapel building (Building H) retains the highest level of architectural integrity among all the outbuildings. The former Middle School building (Building C) has been substantially renovated in the latter portion of the 20th century, and no longer retains the characteristics of its early 20th century construction. The other barns have been converted into apartments, classrooms or are simply used for storage.

Alterations to the historical setting have occurred through the demolition of dairy barns, a silo and stable, and the introduction of parking lots.

The following list addresses the current condition, any architectural significance, and whether adaptive reuse as part of the proposed project is feasible.

Building A: Underhill Mansion/Soundview School

Building is in excellent condition. Alterations have retained the original architectural integrity. This structure will be saved as part of the proposed plan.

Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio. (Demolition Proposed)

Structure is in fair condition. Alterations have converted the original use as a summer kitchen and root cellar to an art/design classroom. Adaptive reuse (preservation) will require substantial changes to the structure to make it functional and ADA accessible. Based on the goals of the proposed project, preservation or adaptive reuse are not feasible.

Building C: Residential Cottage/ Soundview Middle School (Demolition Proposed)

Structure is in good condition. This residential structure has been modified for use as a school and no longer retains original architectural elements.

Building D: Livestock (Dairy) Barn- Demolished 2017-2018

Building E: Carriage house/Horse Barn= Soundview Science building (Demolition Proposed)

Formerly a carriage house or barn attached to a large dairy barn. This building was substantially rehabilitated in 2012, and no longer retains its original form, and architectural design. Based on the goals of the proposed project, preservation or adaptive reuse of this structure are not feasible.

Building F: Barn- Demolished 2017-2018

Building G: Carpenters Workshop/storage barn _Soundview Storage (Demolition Proposed)

Formerly a carpenter's workshop, and possibly a wagon shed or storage shed, this structure is in poor condition. The slate tiles on the roof are fracturing and laminating, an indication that the interior may not be water tight. The walls are slightly bowed and the fenestrations (openings) on the exterior are no longer in the pattern of the original design. Adaptive reuse (preservation) will require substantial changes to the structure to make it ADA Accessible and purposeful. Based on the goals of the proposed project, preservation or adaptive reuse of this structure are not feasible.

Building H: Chapel- Soundview Music Conservatory (Demolition Proposed)

The chapel is an original feature of the Edward Underhill Estate. This structure is in fair condition, and features the original windows. The exterior has been renovated to accommodate interior changes (electricity and heating). Given the fact that this structure is in good condition, and a good to fair level of architectural integrity, adaptive reuse could be feasible. Based on the goals of the project, this structure cannot be incorporated into the current plan. If the building can be re-located elsewhere on the property, retention should be considered.

Building I: Residential Cottage- Soundview Playhouse (Demolition Proposed)

This structure, originally constructed as a barn, features a chimney on the southern exterior. The building is in good to poor condition. The western exterior wall show a substantial amount of rot in the batten siding and the roof is bowing in. Adaptive reuse (preservation) will require substantial changes to the structure to make it functional and ADA Accessible. Based on the goals of the proposed project, preservation or adaptive reuse of this structure are not feasible.

Building J: Residential Cottage- (Demolition Proposed)

This structure, originally constructed as a barn, has been converted into residential space. This building is in fair condition. The only original features of the structure appear to be the windows and the batten siding. Adaptive reuse (preservation) will require substantial changes to the structure to make it functional and ADA Accessible. Based on the goals of the proposed project, preservation or adaptive reuse of this structure are not feasible.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,



President,
Hudson Valley Cultural Resource Consultants, Ltd.

**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

PREPARED FOR:

TIM MILLER ASSOCIATES
10 NORTH STREET
COLD SPRING NY 10516



HUDSON VALLEY
Cultural Resource Consultants, Ltd.
PO Box 264, Salt Point, NY 12578

February 2021

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Search & Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey**

Location Information:

Location: **370 Underhill Avenue**

Minor Civil Division: **Town of Yorktown**

County: **Westchester County**

Survey Area (Metric & English)

Length: **695'/211.8 m**

Width: **465'/141.7 m**

Depth (when appropriate):

Number of Acres: **±13.9 acres (5.62 hectares)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **Mohegan Lane, New York 2019**

Results of Archaeological Survey

Number & name of precontact sites identified:

Number & name of historic sites identified: **0**

Number & name of sites recommended for Phase II/Avoidance: **N/A**

Results of Architectural Survey

Number of buildings/structures/cemeteries within Project APE: **8, Soundview School (Underhill Estate)**

Number of buildings/structures/cemeteries adjacent to Project APE: **0**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: **0**

Number of identified eligible buildings/structures/cemeteries/districts: **1: Underhill Farms**

Report Author (s): **Beth Selig, MA, RPA,**

Date of Report: **February 16, 2021.**

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A. PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT

A. SOUNDVIEW -UNDERHILL FARMS DEVELOPMENT PROJECT DESCRIPTION

In January 2021, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Tim Miller Associates 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 Archeological Report Format Requirements*, established in 2005.

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 was 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 cellar area 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.

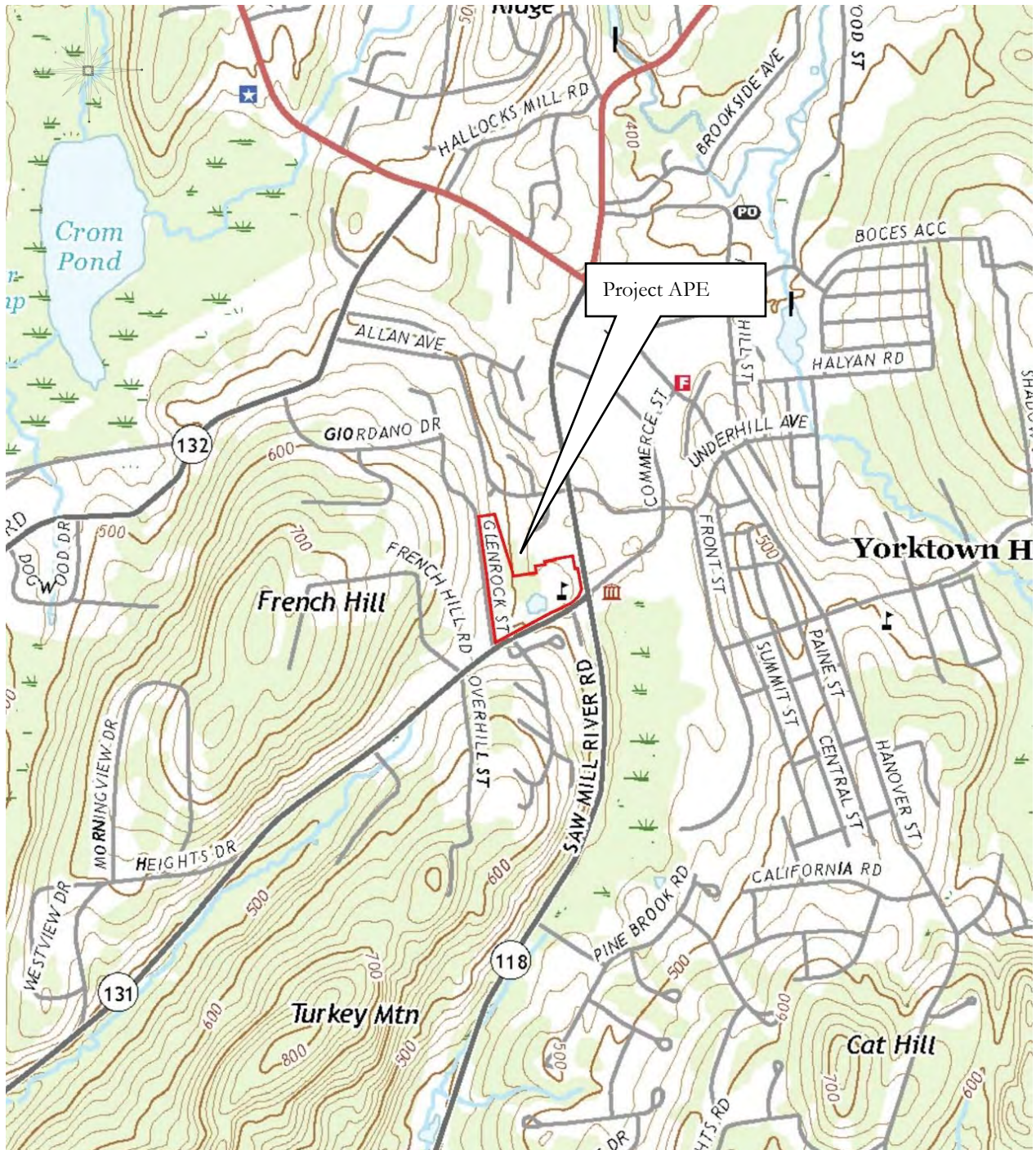


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.



Figure 2: Aerial image showing the Project APE. (Source: Google Earth) Scale: 1" = 340'

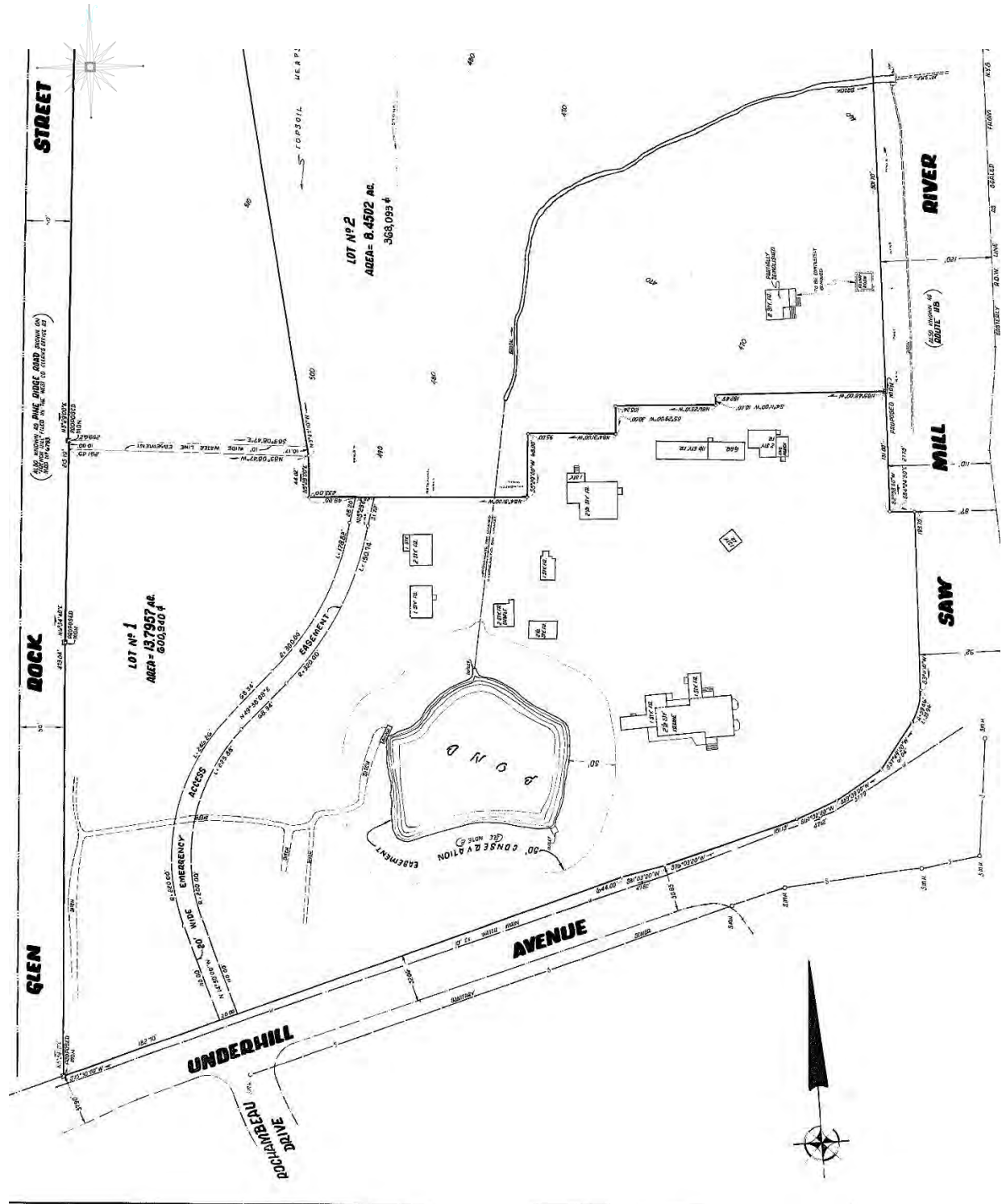


Figure 3: Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'

B. ENVIRONMENTAL CONDITIONS

The Project APE is a mix of wooded and lawn areas that surround a former school building and multiple support buildings and barns. The western portion of the Project APE is overgrown with dense scrub brush and small trees. The elevations within the eastern portion of the APE are generally level at 475' (144.8 m) Above Mean Sea Level (AMSL). In the western portion of the APE, the elevations range from 510' (155.m) to 546' (166.4 m) AMSL. A pond is located in the southern area, near Underhill Avenue.

ECOLOGY

The Project APE lies within the Eastern Broadleaf Forest. This province is dominated by broadleaf deciduous trees featuring the drought-resistant oak-hickory varieties. The Northern reaches of the oak-hickory forest contain increasing numbers of maple, beech, and basswood (Bailey 1995).

GEOLOGY

The Project APE is situated within the Manhattan Prong physiographic province, which includes a portion of Staten Island, all of Manhattan Island, a small portion of western Long Island and most of Westchester County. The ridges and valleys trend north-northeast and south-southwest, giving the entire area a gently fluted surface of moderate relief. The topography is predominantly controlled by the bedrock, with superimposed glacial deposits, alluvial deposits and swamps being minor features. Glacial till, which is mostly sandy, lies over a highly irregular bedrock surface. Some kames occur in northern Westchester County, while outwash terraces are found along the Hudson River. Many swamps occur either in the poorly drained water-laid deposits or in pockets in the bedrock surface (NYS Geotechnical Report).

The surficial deposits overlying the bedrock of the Manhattan Prong consist of the following: till, till moraine, outwash sand and gravel, lacustrine sand, swamp, Barrier Island, ice contact deposits, fluvial sand and gravel, lacustrine delta, and artificial fill. These deposits are primarily glacial in origin, with the exception of the swamp, Barrier Island and artificial fill deposits. Glacial till is the most prevalent surficial deposit overlying the bedrock of the Manhattan Prong. Artificial fill is mostly of unknown and variable composition. Fill is usually added to extend land surface into a body of water or to fill in swampy areas to provide fixed land for building.

DRAINAGE

Drainage on the property is into the pond near Underhill Avenue. Mohansic Lake and Crom Pond are located to the northwest and drain through small waterways to Amawalk Reservoir located to the northeast.

SOILS

Soil surveys provide a general characterization of the types and depths of soils that are found in an area. The characteristics of the soils within the Project APE have an important impact on the potential for the presence of cultural material, since the types of soils present affect the ability of an area to support human populations. The Soil Survey's mapped boundaries are considered approximate, as they generally correspond poorly to the actual boundaries of landforms and soils types within an area. The Natural Resources Conservation Service indicates that the soils within the Project APE are well drained gravelly fine sandy loams (Table 1).

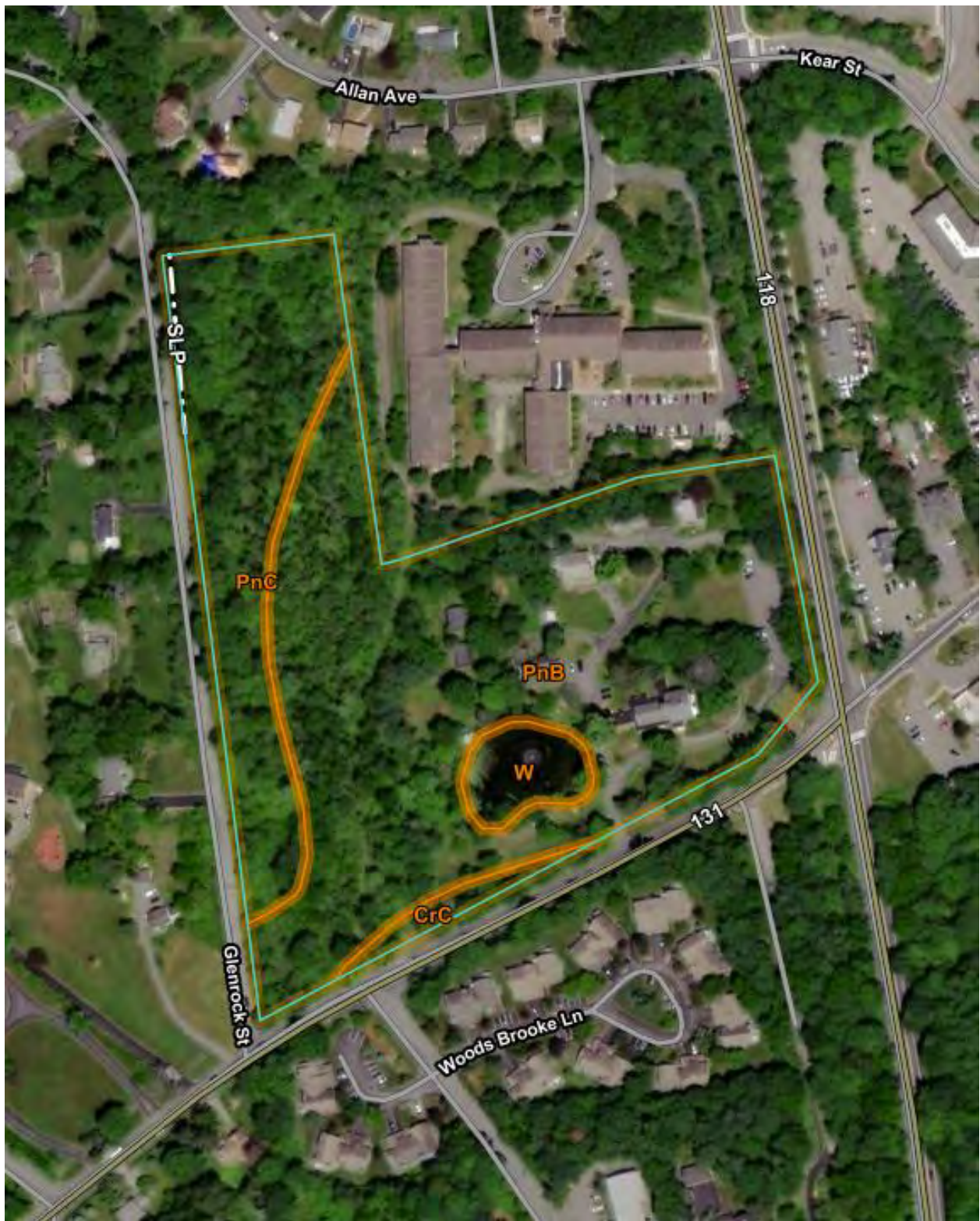


Figure 4: Aerial Image showing soil units within the Project APE. (Source: Natural Resources Conservation Service.) Scale: 1"=170'.

Table 1: Soil Unit Descriptions (Natural Resources Conservation Service)

| Map Unit Symbol | Map Unit Name | Soil Horizons & Texture | Slope | Drainage | Landform |
|-----------------|----------------------------|--|----------|--------------|----------------------------------|
| CrC | Charlton-Chatfield complex | Oe - 0 to 2 inches: moderately decomposed plant material A - 2 to 4 inches: fine sandy loam Bw - 4 to 27 inches: gravelly fine sandy loam C - 27 to 65 inches: gravelly fine sandy loam Oi - 0 to 1 inches: slightly decomposed plant material A - 1 to 2 inches: fine sandy loam Bw - 2 to 30 inches: gravelly fine sandy loam 2R - 30 to 40 inches: bedrock | 3 to 15% | Well drained | Ridges, hills |
| PnB | Paxton fine sandy loam | Ap - 0 to 8 inches: fine sandy loam Bw1 - 8 to 15 inches: fine sandy loam Bw2 - 15 to 26 inches: fine sandy loam Cd - 26 to 65 inches: gravelly fine sandy loam | 3 to 8% | Well drained | Drumlins, ground moraines, hills |
| PnC | Paxton fine sandy loam | Ap - 0 to 8 inches: fine sandy loam Bw1 - 8 to 15 inches: fine sandy loam Bw2 - 15 to 26 inches: fine sandy loam Cd - 26 to 65 inches: gravelly fine sandy loam | 8 to 15% | Well drained | Drumlins, ground moraines, hills |



Photo 1: The Project APE is located on the northern side of Underhill Avenue and includes the former Soundview School. View to the north.



Photo 2: The Project APE is bordered to the east by Saw Mill River Road. View to the southeast.



Photo 3: The former school building is located in the southeastern portion of the APE. View to the northwest.



Photo 4: A complex of barns and out buildings are located to the northwest of the former school building. View to the southwest.



Photo 5: A pond is located in the southern portion of the APE. View to the southwest.



Photo 6: The western portion of the APE is overgrown, and contained areas of standing water. View to the north.

C. 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 (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites.

PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES

Two previously identified archaeological sites 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 precontact 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.

D. 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 (Ritchie 1973).

With the lowering of the water table during the Archaic period, subsistence methods and technologies changed in response to climatic warming. This was accompanied by an increase in vegetation density and diversity, changing faunal migrations and a change in sea levels (Sirkin 1977). The Archaic Period was likely a time of incipient sedentism among the inhabitants of the area. With the increase in vegetation and the establishment of a mixed deciduous forest, the population density also increased.

Changes in settlement and subsistence patterns that occurred during the Late Archaic period reflect an increased focus on coastal and riverine resources. Ground stone food processing tools are more common, reflecting an increase in processed plant resources in the diet. Projectile points commonly found at Late Archaic sites include narrow stemmed, broad stemmed and side notched types. The Laurentian Tradition of the Late Archaic is the most represented throughout New York State, and subdivided into a series of phases: Vergennes, Vosburg, Sylvan Lake, River and Snook Kill. Archaic period sites have been identified along the banks of the Hudson River.

The Woodland period is distinguished from the Archaic in part, by the use of ceramics. Horticulture, although practiced in other parts of North America at an earlier date, does not appear in the Hudson River Valley until c. 1000 AD. The soil and water requirements of the cultivation of maize, beans and squash created a marked change in the pattern of land use and the selection of locations for villages. It was no longer necessary for the entire group to move from place to place following a seasonal round of migration fueled by fluctuating sources of food. Cord marked ceramics became common during the Middle Woodland period, and incised vessels, many with a collar area, are typical of Late Woodland cultures. In central and western New York State, the Late Woodland stage is known as the Owasco; no evidence for the Owasco culture has been identified in the Hudson Valley.

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 (Cochran-Swanson and Green-Fuller 1982).

E. 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 (Cochran-Swanson and Green-Fuller 1982). 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 Cortland 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 (Shonnard and Spooner 1900).

By the late eighteenth century many of the county's inhabitants had suffered the loss of personal property such as horses, livestock, and dwellings due to the effects of the Revolutionary War (Shonnard and Spooner 1900). Despite the hardships of the Revolutionary War, Westchester County had the largest population in all of New York during the late eighteenth century (Cochran-Swanson and Green-Fuller 1982).

By the early 1800s Westchester County roads had been improved in order to facilitate the shipping of agricultural goods throughout the county. The Westchester Turnpike was established between Pelham and New Rochelle. The establishment of brickyards, iron foundries, and shoemaking factories all added to the expansion of local industries during the early nineteenth century. According to the 1855 census, Westchester County had 27 blacksmith shops, 52 boot and shoe shops, 33 brick manufacturers, 29 grist mills, six bakeries, two breweries and seven marble factories (French 1860).

In the 1840s, railroads became established within the region. Employment opportunities made possible by construction of the railroads drew thousands of Italians, eastern Europeans and Irish laborers to the area. In

1860, Westchester County's population was 99,000, and continual growth eventually brought the population to 300,000 by 1920 (Cochran-Swanson and Green-Fuller 1982).

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 (Scharf 1896).

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. When the leases expired Abraham Underhill turned his attentions to the farm in Yorktown. He made improvements to the land that included draining swamps and wet lands and removing rocks. Abraham Underhill died in 1841 (Scharf 1886).

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 (Scharf 1886).

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 (Figure 13) 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 (Rosenberg 1987).

The Soundview Preparatory school was founded in 1989. 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 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.

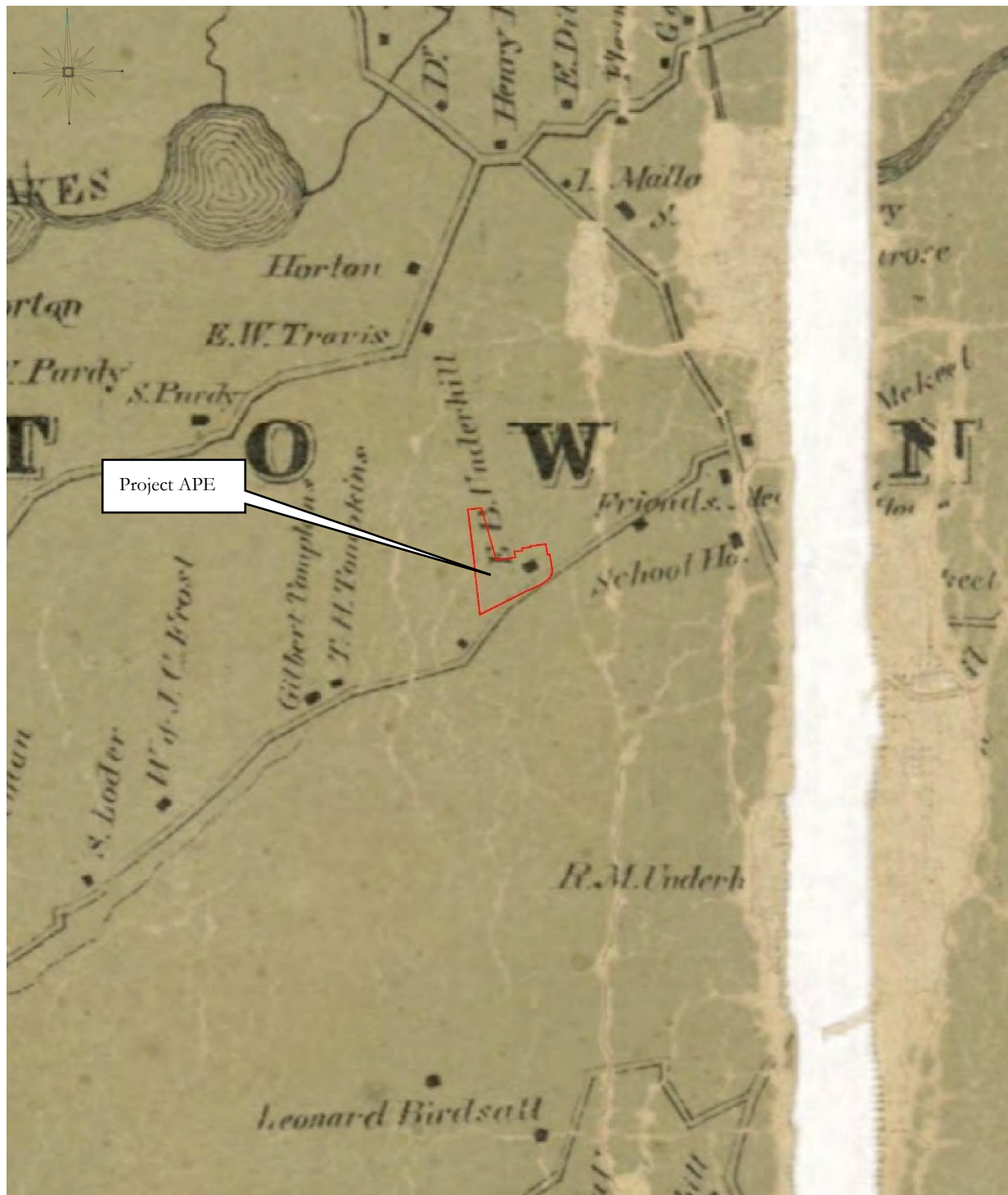


Figure 5: 1858 F.C. Merry *Atlas of Westchester County*. (Source: Library of Congress) Scale: 1"=1700'.

The earliest map examined for this report is the 1858 Merry *Atlas of Westchester County, New York*. This map shows the Project APE on the northern side of Underhill Avenue. This map shows the Edward Underhill House in the southeastern portion of the APE. To the south and east is the Friends Meeting house, and the school house. To the west are a several structures owned by the Tompkins family.

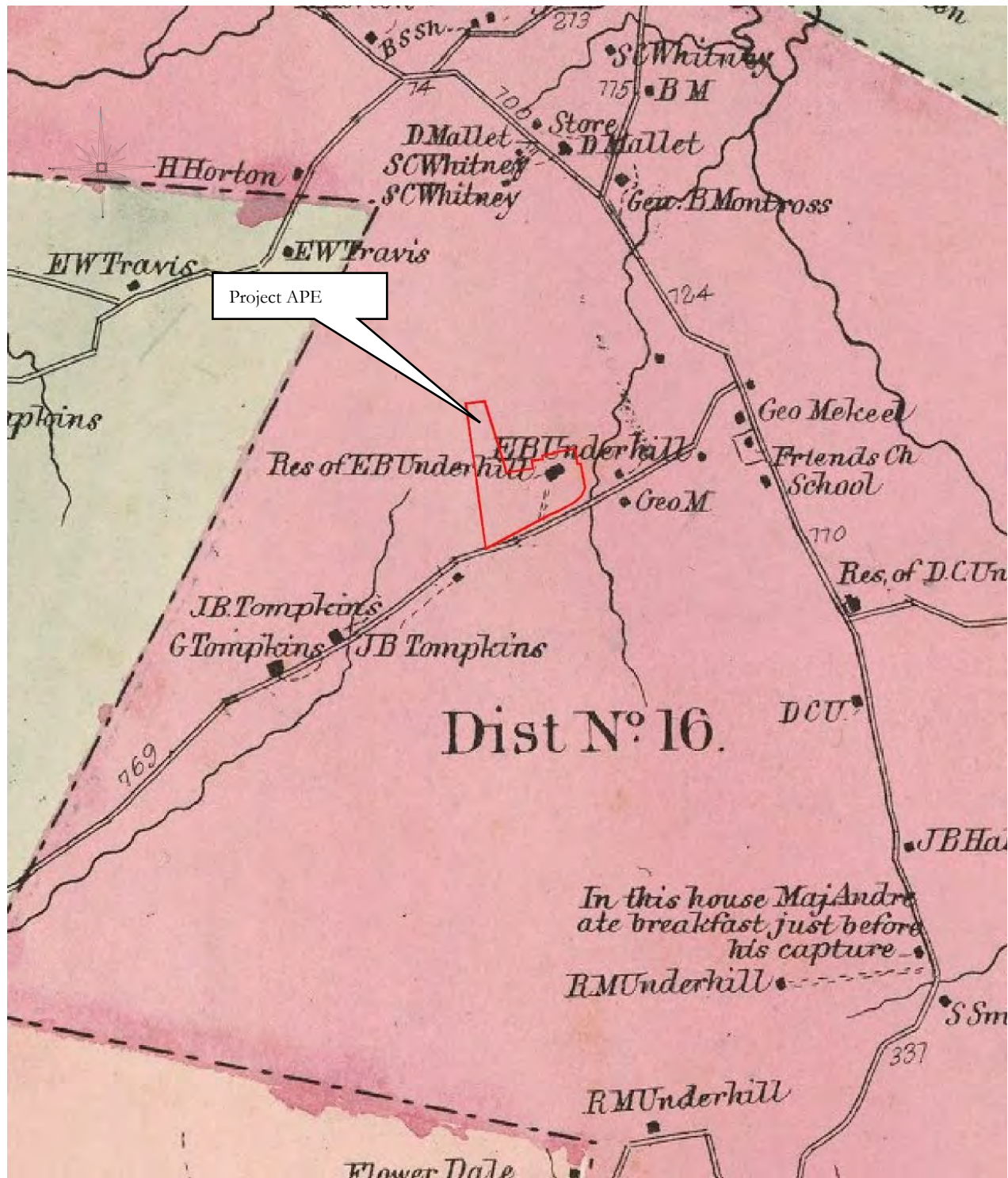


Figure 6: 1867 F.W. Beers' *Atlas of Westchester County, Town of Yorktown*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

The 1867 Beers' *Atlas of Westchester County, New York* shows the Underhill Estate in the southeastern portion of the Project APE. This map indicates that there are two structures located at the end of a driveway from Underhill Road. Properties to the south are owned by other members of the Underhill Family.



Figure 7: 1908 Hyde E. Belcher *Atlas of Westchester County*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

The 1908 Belcher *Atlas of Westchester County, New York* indicates that the Project APE is located within 45 acres owned by A. S. Beaver (Anna Simonton Beaver). This map indicates that there are four buildings and a pond located within the boundaries of the parcel. This map shows the pond in the southern portion of the APE. Based on the Westchester County Records the Beaver's purchased the property in 1907. The hamlet of Yorktown Heights is shown to the east, centered around the railroad station.

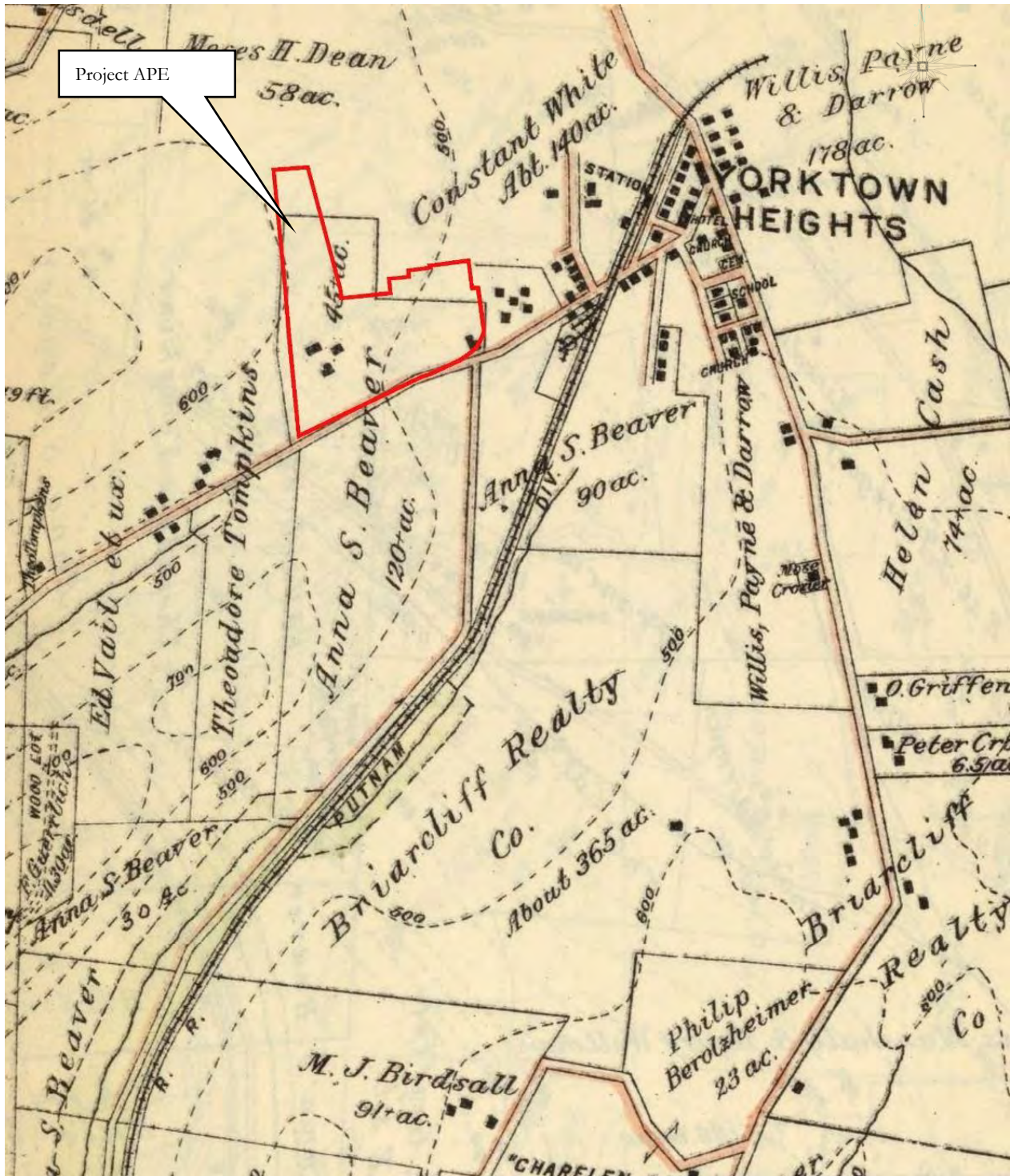


Figure 8: 1914 G. W. Bromley Map of Westchester County, New York. (Source: David Rumsey Cartography Associates) Scale: 1"=850'.

In contrast to the 1908 map, the 1914 shows a different arrangement of buildings within the Project APE. This map shows that there is one structure along the southeastern boundary, and three located in the western portion of the Parcel.

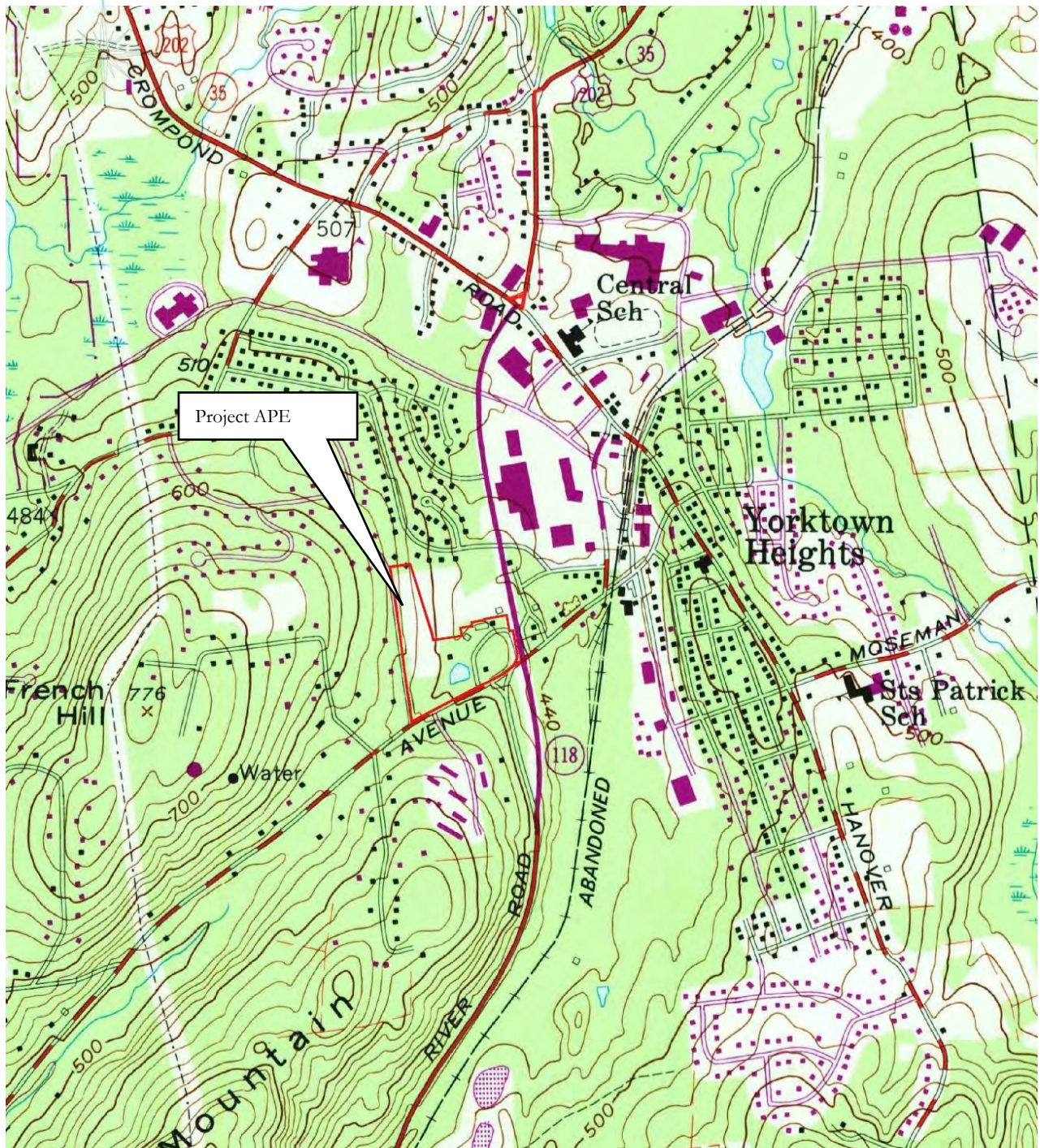


Figure 9: 1956 Mohegan Lake NY USGS Topographical Quadrangles. (Source: USGS.gov) Scale: 1"=1200'.

The mid-twentieth century topographical map shows that the arrangement of buildings resembles the current layout. This map indicates that there are three residential structures, and three outbuildings in the eastern portion of the Project APE. The map shows the western portion of the APE as cleared land.

AERIAL REVIEW

To track the evolution of the structures and alteration of to the landscape within the Project APE, a series of aerial images have been examined and are included in the report.

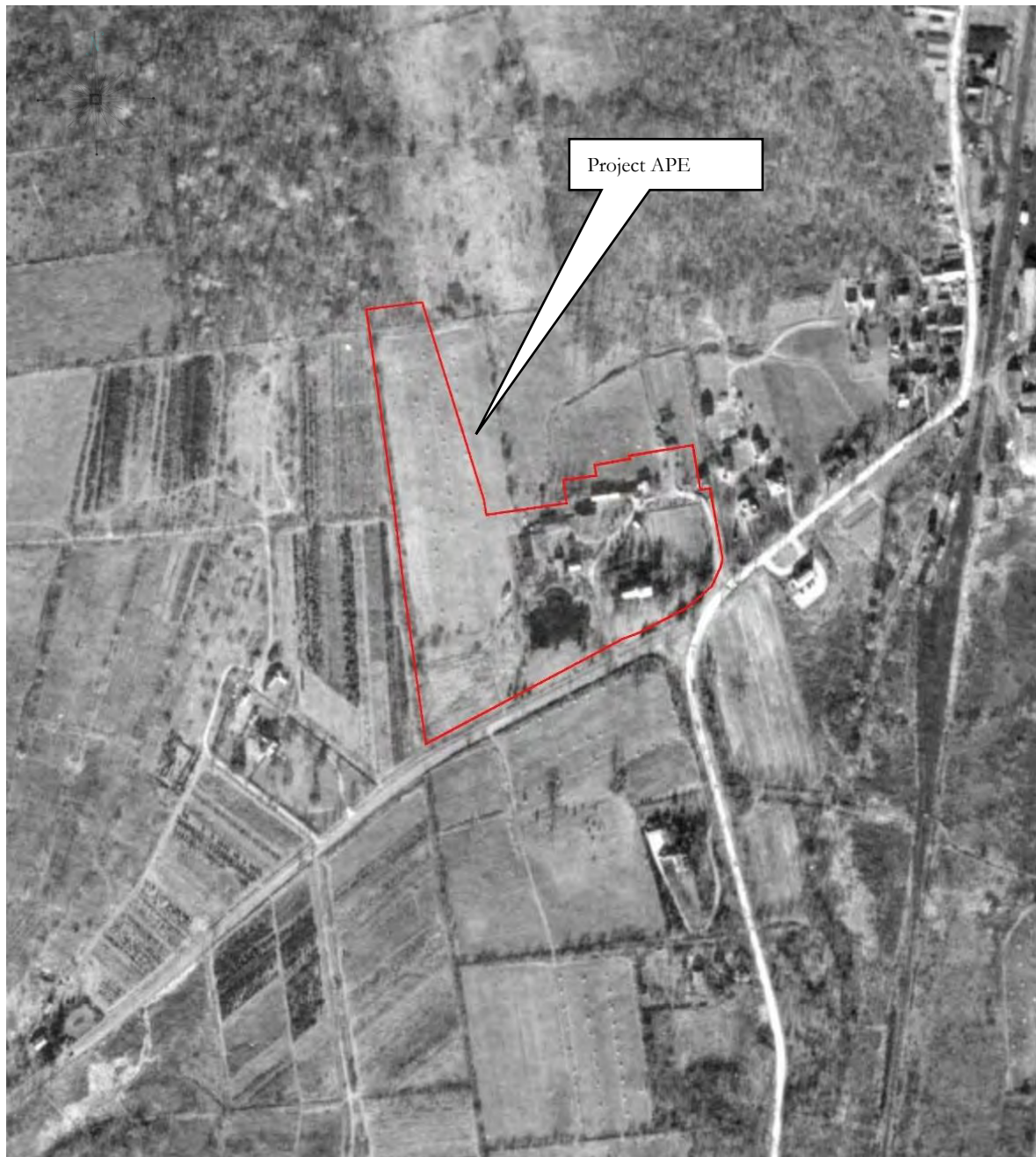


Figure 10: 1940 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

In 1940, the Project APE consists of manicured lawns around the residence and barn. The aerial shows that there are a total of nine structures within the boundaries of the APE, all located to the east and northeast of the pond. The western portion of the APE is orchard.

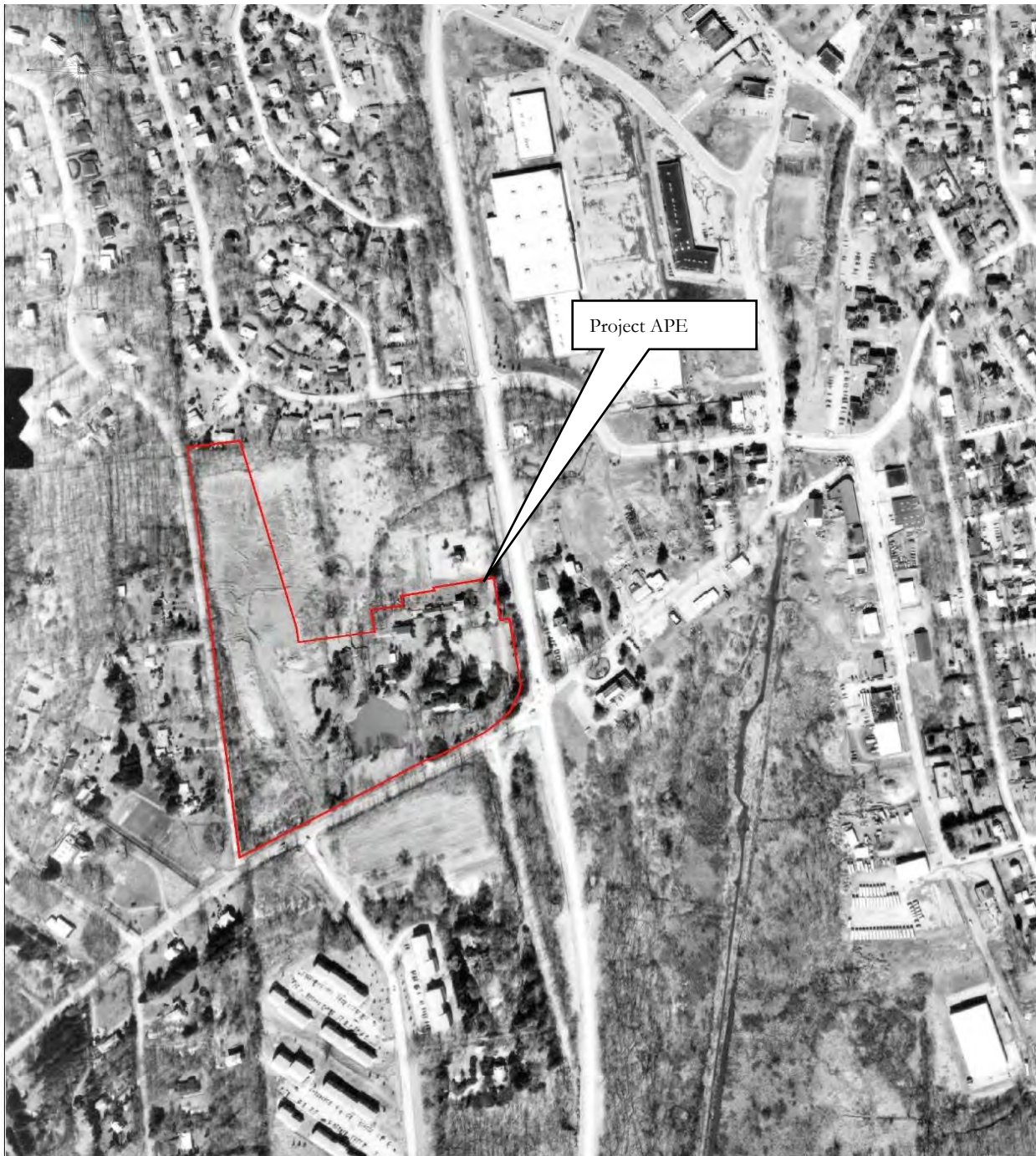


Figure 11: 1976 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

The 1976 aerial shows that the layout of the buildings is primarily unchanged. However the western portion of the Project APE has been substantially disturbed. This map shows the western part of the APE, along Glen Rock Road as being cleared. The aerial shows that a substantial amount of soil displacement has taken place.

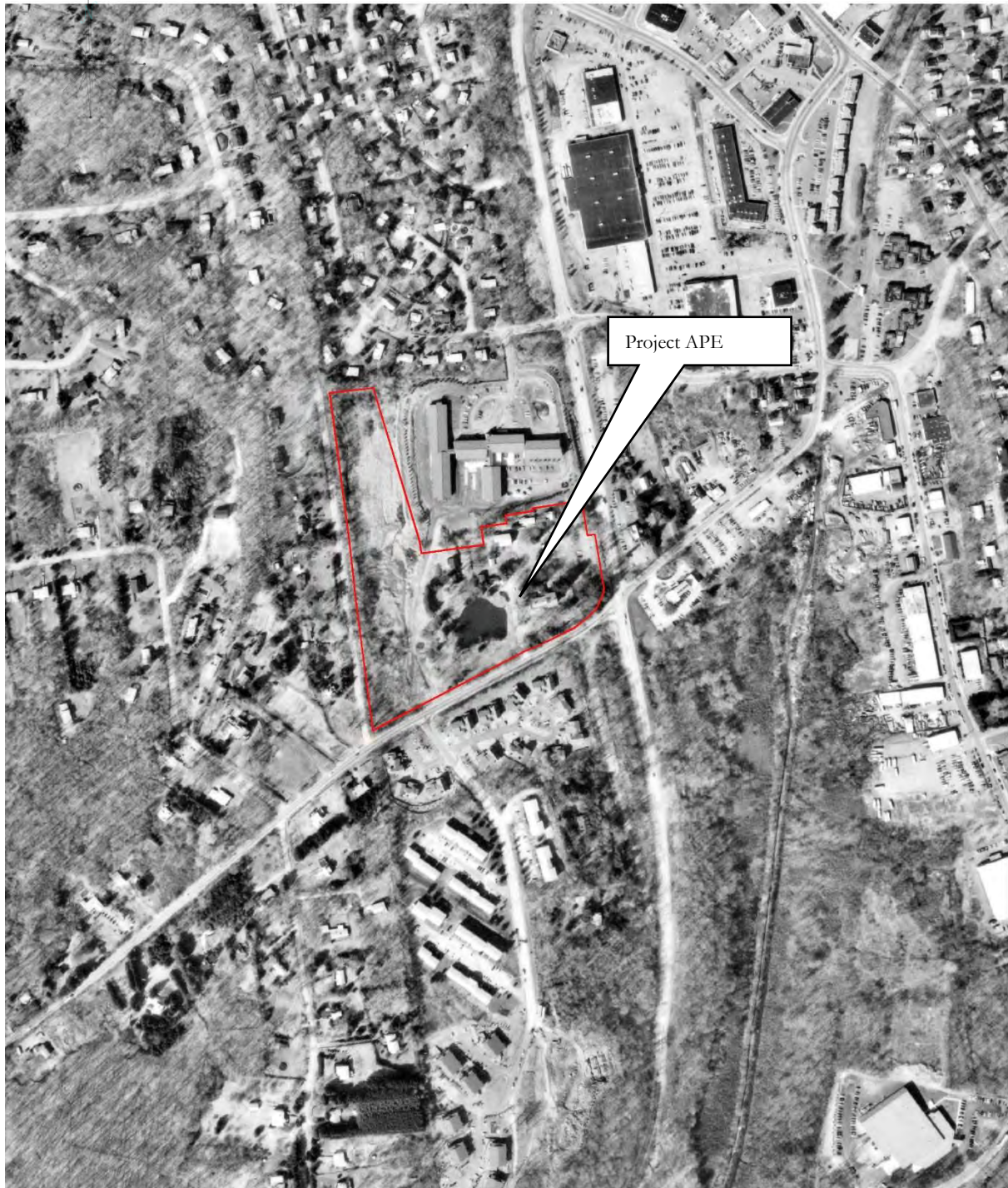
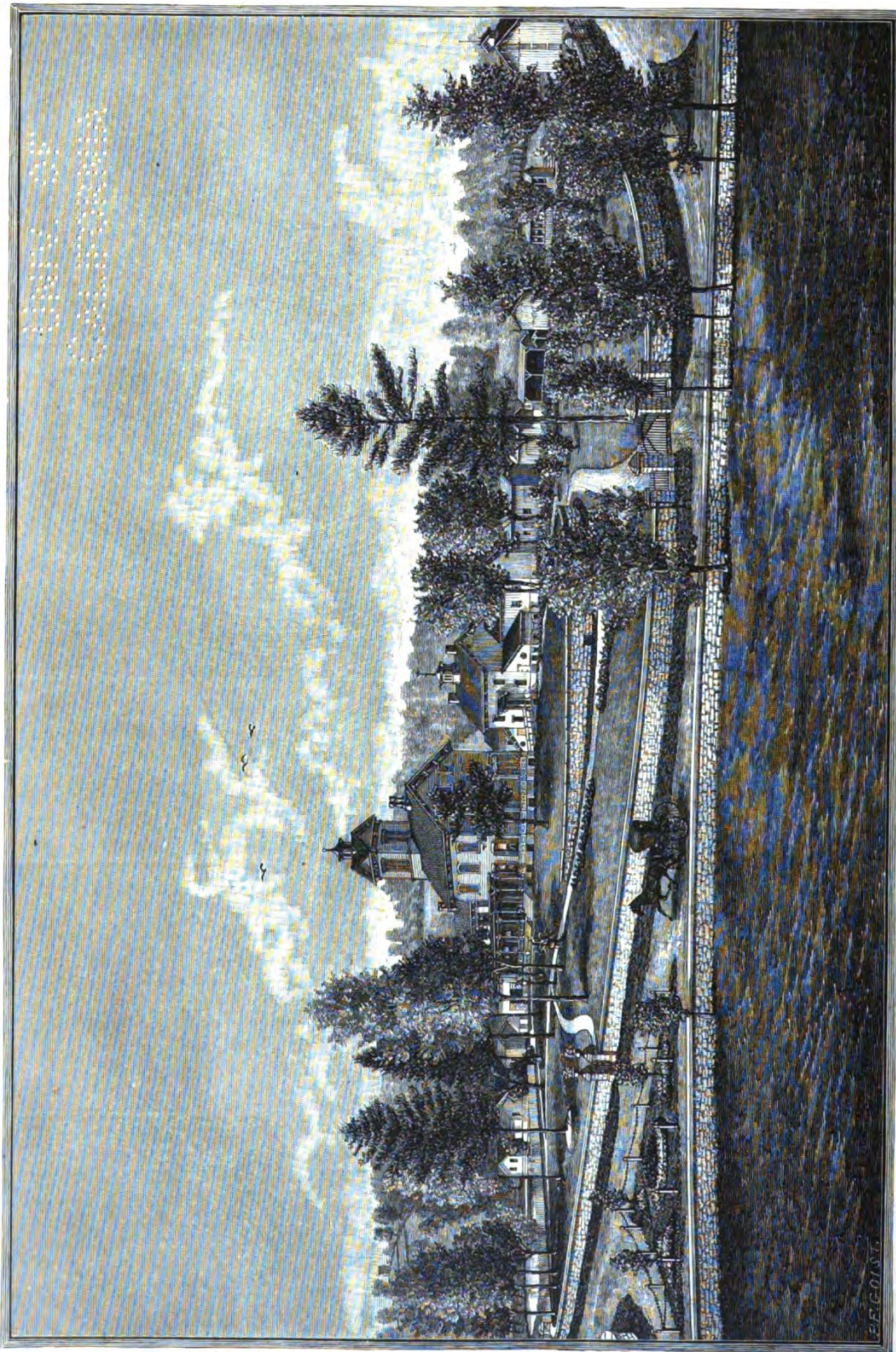


Figure 12: 1986 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

The 1986 aerial shows that the apartment complex has been completed to the north of the Project APE. The disturbance in the western portion of the APE appears to have been associated with the construction of the complex, and the emergency accesses easement that bisects this area. While a substantial amount of disturbance has taken place in the western part of the APE, the landscape around the building and pond has remained unchanged.



"FLORAL VILLA."
RESIDENCE OF EDWARD B. UNDERHILL,
YORKTOWN, WESTCHESTER CO., N. Y.

Figure 13: 1886 Lithograph of the Edward B Underhill Estate. (Source: Scharf 1886).

The 1886 image of the Floral Villa Estate shows that mansion surrounded by a series of barns and stone lined driveways. The layout of the driveways has remained virtually unchanged however the course of Underhill Avenue has altered over the years. In addition, the body of water seen in the foreground and the arrangement of the outbuildings is a result of artistic license.



Photo 7: Ruins of a barn or large retaining wall are located in the central portion of the APE. View to the west.



Photo 8: An emergency access easement bisects the western portion of the Project APE. View to the south.



Photo 9: The pond drains to an underground outlet on the northern side of the pond. View to the southwest.



Photo 10: The landscape around the outbuildings is maintained as lawn. View to the north.

E. 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.

G. ASSESSMENT OF POTENTIAL CULTURAL RESOURCES

PRECONTACT PERIOD SENSITIVITY

Precontact period archaeological sensitivity of an area is based primarily on proximity to previously documented Precontact archeological sites, known Precontact period resources, and physiographic characteristics, such as topography and proximity to freshwater. The project's location, a short distance from wetland areas and the Titicus River and Reservoir, combined with the fact that undisturbed, and level terrain exists within the Project APE, makes this landscape moderately sensitive for precontact 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.

H. SUMMARY AND RECOMMENDATIONS

The environmental conditions present within the Soundview _Underhill Farms Development APE indicate that the parcel is sensitive for precontact and historical cultural resources. It is therefore recommended that a Phase 1B Archaeological Field Reconnaissance Survey be undertaken within the location of the proposed development that has been assessed to have the potential to yield cultural resources. The Phase 1B Survey will be completed to determine whether cultural resources (historic and archeological sites) are located within the boundaries of the proposed Project Area of Potential Effect.

II. PHASE 1B ARCHAEOLOGICAL FIELD RECONNAISSANCE SURVEY

I. ARCHAEOLOGICAL SURVEY METHODOLOGY

The results of the Phase 1A confirmed that the Project APE is located in an area of precontact period activity. In addition, the landscape closely conforms to an ecological model that indicates that the level, undisturbed portions of the Project APE are moderate to highly sensitive for precontact cultural materials. Phase 1B field investigations took place on January 11-13, 2021, under the supervision of Franco Zani Jr, and Beth Selig, MA, RPA. The soils were not frozen and only a few spots of snow covered the ground surface.

Areas selected for subsurface testing were identified during an intensive walkover inspection which evaluated the landscape to determine areas of prior disturbance, slopes in excess of 12% grade, saturated or wet soils and document evidence of former land usage. Shovel tests were excavated at intervals of 50' (15m) along transects conforming to the land surface and the boundaries of the Project APE. In the vicinity of the former mansion, shovel tests were spaced at 25' (7.5 m) intervals, and the perimeter of the house, and outbuildings were tested at 10' (3.04 m) intervals. The locations of the tests and disturbed areas were recorded on a scaled map that shows surveyed borders and has the locations of the various structures or features identified (Field Reconnaissance Map).

Shovel tests (STs) approximately 45 cm in diameter, were spaced 50 feet apart and excavated at least 10 cm into sterile subsoil, unless impeded by rocks or other obstructions. This subsurface testing strategy was applied in areas of undisturbed soils and that were well drained and did not contain surface water. All soils excavated from shovel tests were screened through 0.25-inch hardware cloth. Shovel test profiles were recorded on standard field forms which included stratigraphic depths, Munsell soil color, texture and inclusions, disturbances and artifacts (Appendix A). The presence of clearly modern materials, such as plastic fragments, modern bottle glass fragments, or twentieth-century architectural materials were noted on field forms, but HVCRC does not generally collect these materials for analysis or inclusion in the artifact assemblage. Historic-period artifacts recovered from shovel tests were bagged, labeled with standard project provenience information. Following completion of the archaeological fieldwork, all recovered materials were washed, identified, inventoried and re-bagged in labeled clean 4-mil archival quality plastic bags. All artifacts recovered are identified and described based on material type and standard descriptive characteristics and included in an artifact inventory (Appendix B).

J. ARCHAEOLOGICAL SURVEY RESULTS

During the walkover inspection the field team noted that the landscape around the house exhibited evidence of modern improvements, including subsurface utilities. The landscape has been modified through the construction and paving of multiple driveways and parking lots. The existing conditions maps, indicated the location of two buildings, Building D and Building F which were demolished sometime in the past decade. Building E was rehabilitated, and converted into a science building in 2012.

The western portion of the Project APE has been substantially disturbed. The historic aerial images document extensive earth movement in this area, likely associated with the construction of the apartment complex north of the Project APE. At the time of the field investigations, there was substantial amounts of surface water that precluded testing. The northwestern corner of the APE is steeply sloped.



Photo 11: Portions of the foundation for Building D are visible on the landscape. View to the southwest toward Building E.



Photo 12: Substantial surface water covered the ground surface in the western part of the Project APE. View to the south.



Photo 13: Flagged wetland areas are located along Glen Rock Road. View to the southwest.



Photo 14: The slopes in the northwestern portion of the APE are comprised of large soil piles. View to the west.

Testing began in the in the southeastern corner of the APE. Transects began along the northern side of the stone retaining wall that define the property boundary. Transects 1 through 4 were completed at 50' (15 m) intervals. Transects 5 through 11 were spaced at 25'(7.5 m) intervals, and shovel tests spaced at both 25'(7.5 m and 50' (15 m) intervals. A total of one hundred and six (106) shovel tests were planned in the southeastern and eastern portion of the Project APE. Due to impervious surface, prior disturbance and buildings, only seventy nine (79) tests were completed.

The soils around the house and in the yard area varied considerably an indication that extensive soil displacement has taken place. Due to the alterations to the property throughout the twentieth century (subsurface utilities, walkways, landscaping) it is unclear if the soil displacement is the result of modern, or historic activities. Scharf (1886) reports that Edward Underhill substantially altered the landscape within his farm.

Behind the main house (Building A) are two large stone root cellars that have been built into the grade. The landscape behind the house and south of the root cellars features manhole covers and gas lines. The soils identified in the shovel tests in the yard area around the house (Building A) consisted of very dark grayish brown silty loam with gravel overlying a brown sandy loam with gravel and yellowish brown sandy clay loam.

Testing continued to the west across the APE. TR 12 through TR 18 tested the landscape to the west of the entrance drive into the Soundview property from Underhill Road. These transects skipped over the pond, and were placed, to the extent possible around the existing outbuildings. Sixty (60) shovel tests were planned in this portion of the APE, but due to prior disturbance and buildings, only thirty four (34) tests were completed. The soils in this portion of the APE were as equally mixed, and varied from dark yellowish brown silty loam, brown silty clay loam and dark grayish brown sandy clay, overlying yellowish brown coarse sandy clay, yellowish brown sandy loam with gravel and yellowish brown sandy clay loam. Cultural material recovered in this part of the Project APE, was scattered and consisted of fragments of ceramic sewer pipe, metal pieces, bottle and window glass, shell, brick, metal pipe fragment, various plastic pieces, and a Holy Family medal (medallion) (Appendix B).

Due to the extensive disturbance in the western portion of the Project APE, the shovel tests were spaced in locations that did not contain surface water, and surficial evidence of prior disturbance. TR 19 through TR 22 confirmed the nature and extent of disturbance. The six (6) shovel tests completed in this area identified churned soils, consisting of mixed dark brown and yellowish brown silty clay with light brownish gray sand and gravel. These tests yielded metal and plastic trash.

The perimeter of the historic house and several outbuildings were tested in an attempt to identify a builder's trench or historic midden. Seventeen (17) shovel tests were completed around the perimeter of the house (Building A). The soils were varied due to the addition of subsurface infrastructure and the late twentieth century additions. Cultural materials recovered consisted of brick, nails, window glass, and metal, plastic, ceramic and coal (Appendix B).

Five shovel tests were completed around the perimeter of Building B. This structure has been constructed into the grade, and the foundation consists of a mix of brick and stone. The combination of materials suggests that this building was altered after its original construction. The five shovel tests yielded ceramic, brick, window glass, coal, coal slag, and cinder.

Portions of the perimeter of Building C were tested with seven (7) shovel tests. This structure features a modern concrete block foundation on the eastern side of the building. Only a single shovel tests yielded cultural material consisting of coal slag, window glass, and terra cotta.

Eight shovel tests were completed around the perimeter of Building E. This structure was recently renovated, and the field team noted an extensive amount of window glass, plastic and metal fragments in the shovel tests,

likely deposited during the recent construction activities. The soils around this building were the least varied with very dark brown silty loam overlying a pale brown sandy loam with gravel.

Building G and Building H are built into the grade; as a result it was not possible to complete full perimeter tests around these two buildings. The landscape on the northern side of the buildings had been recently graded, likely the result of the demolition of Building F. The tests that were completed were located on the southern side of the buildings, and identified mixed soils (mixed dark yellowish brown, yellowish brown, and pale brown silty clay loam with gravel). No cultural material was recovered from these tests.

Building I and Building J are located in the western portion of the complex. The tests placed around the perimeter of these buildings consisted of Black loam and Very dark grayish brown sandy clay loam overlying yellowish brown sandy clay and very dark grayish brown sandy clay loam overlying yellowish brown sandy clay loam. Cultural material recovered consisted of Metal, window glass, bottle glass, coal, whiteware, brick, terra cotta, and plastic.

K. SUMMARY

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.

L. CONCLUSIONS AND RECOMMENDATIONS

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 that no additional archaeological investigations are warranted for the proposed Project.



Photo 15: Transects began along the stone retaining wall that defines the southern boundary of the Project APE. View to the east.



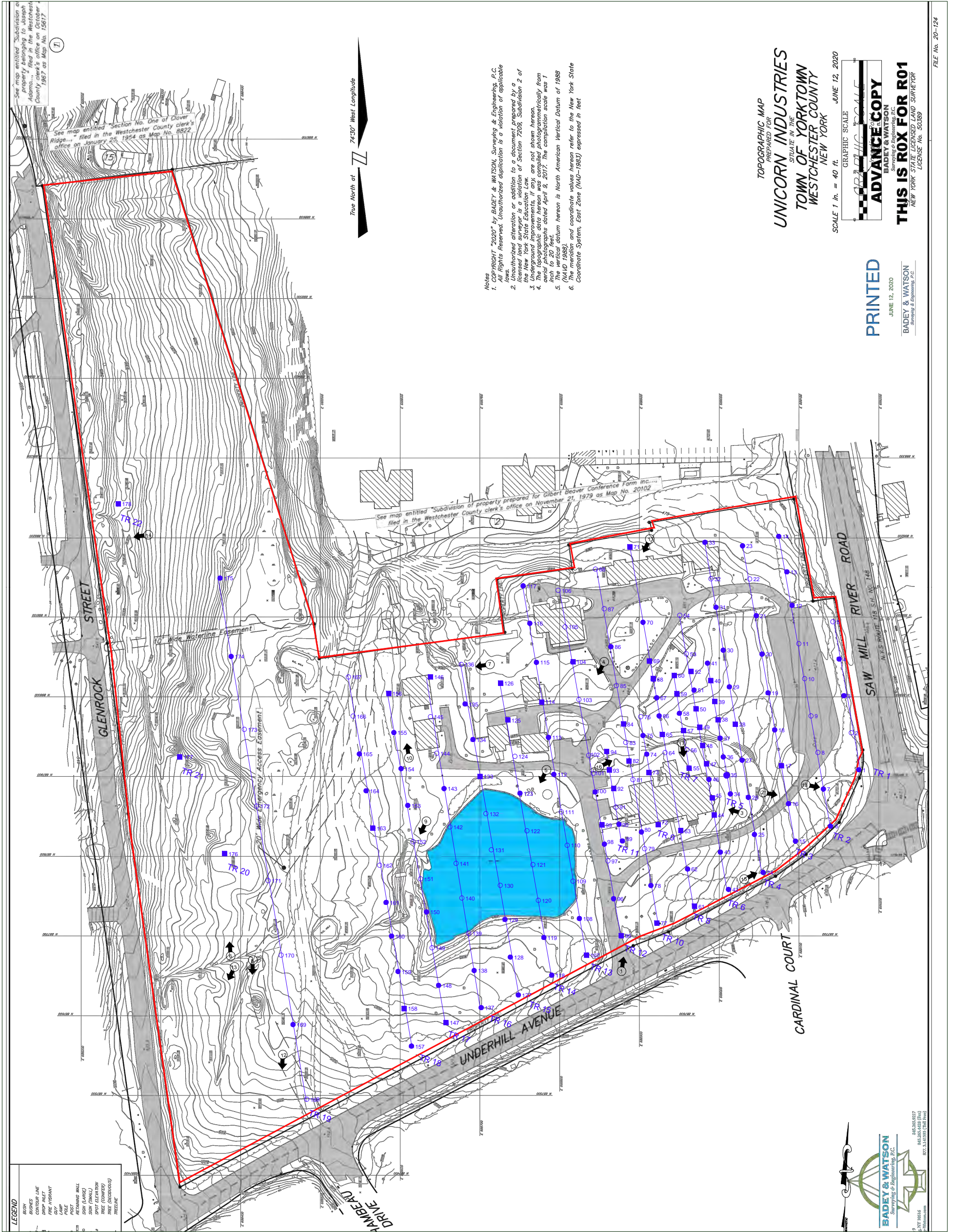
Photo 16: The yard on the northern side of the house featured subsurface infrastructure. View to the east of ST 82.



Photo 17: The perimeter of Building A was tested at 10' (3.04 m) intervals. View to the south.



Photo 18: The soils within the Project APE showed extensive soil displacement. View of ST 7.



See map entitled "Subdivision of property belonging to Joseph Adams..."
 County clerk's office on October 1967 as Map No. 15617

See map entitled "Section No. One of Clover Ridge..."
 filed in the Westchester County clerk's office on January 25, 1954 as Map No. 8822

See map entitled "Subdivision of property prepared for Gilbert Beaver Conference Farm Inc..."
 filed in the Westchester County clerk's office on November 21, 1979 as Map No. 20102

True North of 74°30' West Longitude

- Notes
1. COPYRIGHT "2020" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized application is a violation of applicable laws.
 2. Unpublished information 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. Underground Improvements, if any, are not shown hereon.
 4. The topographic data hereon was compiled photogrammetrically from aerial photography taken April 9, 2017. The completion scale was 1 inch to 20 feet.
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
 6. The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD-1983) expressed in feet.

TOPOGRAPHIC MAP
 PREPARED FOR
UNICORN INDUSTRIES
 STATE OF NEW YORK
 TOWN OF YORKTOWN
 WESTCHESTER COUNTY
 NEW YORK

GRAPHIC SCALE
 SCALE 1 in. = 40 ft. JUNE 12, 2020

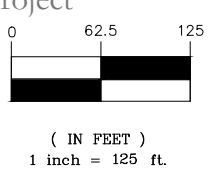
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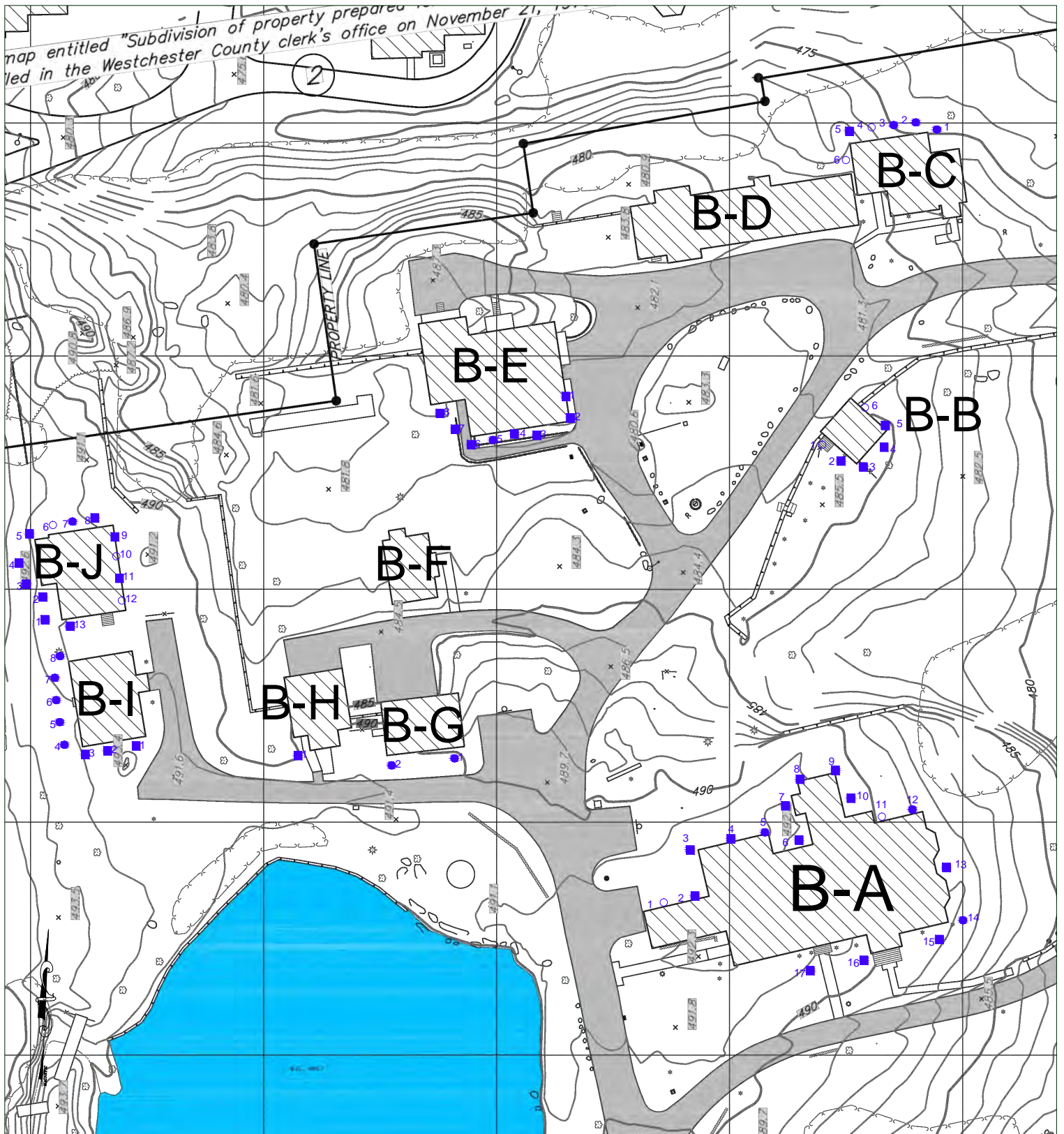
HUDSON VALLEY
 Cultural Resource Consultants, Ltd.
 Figure 14: Soundview-Underhill Farm Project
 Phase 1B Field Reconnaissance Map
 Scale 1" = 125'



LEGEND

- ST Sterile Shovel Test Location
- ST Planned Shovel Test, Not Excavated
- ST Positive for Historic and/or modern material
- 1 → Photographic View
- APE Boundaries

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 848.366.8217
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 WESTCHESTER, NY 10598



HUDSON VALLEY

Cultural Resource Consultants, Ltd.

Figure 15: Soundview-Underhill Farm Project
 Phase 1B Field Reconnaissance Map
 Structure Perimeter testing
 Scale 1" = 50'



(IN FEET)
 1 inch = 50 ft.

LEGEND

- ST Sterile Shovel Test Location
- ST Planned Shovel Test, Not Excavated
- ST Positive for Historic and/or modern material
- Photographic View
- APE Boundaries

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1903 United State Geological Survey Topographical Map. West Point, NY Quadrangle. 15 Minute Series.

Westchester County Records

wro.westchesterclerk.com

APPENDIX A: SHOVEL TEST RECORDS

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|-------------|-------|------------|------------|----------|---|-----------------------------------|
| TR 1 | 1 | 1 | 0-11 | 0-28 | 10YR3/3 | Dark brown silty loam with gravel, stopped by roots | NCM |
| | 2 | | | | | Not Excavated: Backfilled Percolation Test | |
| | 3 | 1 | 0-5 | 0-13 | Organics | Woodchips | NCM |
| | | 2 | 5-14 | 13-36 | 10YR3/2 | Very dark grayish brown silty loam with gravel | NCM |
| | | 3 | 14-24 | 36-60 | 10YR5/3 | Brown sandy loam with gravel | NCM |
| | 4 | 1 | 0-4 | 0-11 | Organics | Woodchips | NCM |
| | | 2 | 4-11 | 11-27 | 10YR3/2 | Very dark grayish brown silty loam with gravel | NCM |
| | | 3 | 11-17 | 27-43 | 10YR5/3 | Brown sandy loam with gravel | NCM |
| | 5 | | | | | Not Excavated: Backfilled Percolation Test | |
| | TR 2 | 6 | 1 | 0-11 | 0-28 | 10YR3/3 | Dark brown silty loam with gravel |
| | | 2 | 11-16 | 28-40 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| 7 | | 1 | 0-4 | 0-10 | 10YR3/2 | Very dark grayish brown silty loam with gravel | NCM |
| | | 2 | 4-9 | 10-23 | - | Sand and gravel fill- former carriage path | NCM |
| | | 3 | 9-15 | 23-37 | 10YR3/3 | Dark brown silty loam with gravel | NCM |
| 8 | | | | | | Not Excavated: In Driveway- asphalt | |
| 9 | | | | | | Not Excavated: In Driveway- asphalt | |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------|---|----------------------------|
| TR 2 | 10 | | | | | Not Excavated: In Driveway- asphalt | |
| | 11 | | | | | Not Excavated: In Driveway- asphalt | |
| | 12 | 1 | 0-4 | 0-11 | 10YR6/2 | Light brownish gray sand fill with gravel, terminated at compaction | Asphalt & cement discarded |
| | 13 | 1 | 0-9 | 0-23 | 10YR3/3 | Dark brown silty loam with gravel | NCM |
| | | 2 | 9-14 | 23-35 | 10YR5/4 | Yellowish brown sandy clay with gravel | NCM |
| | 14 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty sand with gravel | NCM |
| | | 2 | 10-15 | 26-39 | 10YR5/6 | Yellowish brown sandy clay with gravel | NCM |
| TR 3 | 15 | 1 | 0-6 | 0-18 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 6-12 | 18-30 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 16 | 1 | 0-8 | 0-21 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 8-14 | 21-35 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 17 | 1 | 0-11 | 0-28 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Yellowware, Calcine bone |
| | | 2 | 11-16 | 28-40 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 18 | 1 | 0-11 | 0-27 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-15 | 27-39 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|----|-------|------------|------------|---------|---|-------------------|
| TR 3 | 19 | 1 | 0-3 | 0-8 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 2 | 3-8 | 8-21 | 10YR4/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 3 | 8-13 | 21-32 | 10YR3/3 | Dark brown silty sand with gravel | NCM |
| | | 4 | 13-18 | 32-45 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 20 | 1 | 0-3 | 0-8 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 2 | 3-12 | 8-30 | 10YR3/4 | Dark yellowish brown silty sand with gravel and cobbles | NCM |
| | | 3 | 12-17 | 30-43 | 10YR6/3 | Pale brown sandy clay with gravel | NCM |
| | 21 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam with gravel and cobbles | NCM |
| | | 2 | 10-16 | 26-41 | 10YR5/4 | Yellowish brown silty loam with gravel | NCM |
| | 22 | | | | | Not Excavated: Disturbed/Utilities | |
| | 23 | 1 | 0-11 | 0-27 | 10YR3/4 | Dark yellowish brown silty loam with gravel and cobbles | NCM |
| | | 2 | 11-16 | 27-40 | 10YR5/4 | Yellowish brown sandy clay with gravel | NCM |
| TR 4 | 24 | 1 | 0-11 | 0-28 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-15 | 28-39 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 25 | 1 | 0-11 | 0-28 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-16 | 28-40 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------------------|---|---|
| TR 4 | 26 | 1 | 0-12 | 0-31 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 12-17 | 31-43 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 27 | 1 | 0-4 | 0-9 | 10YR2/1 | Black silty loam | NCM |
| | 28 | 1 | 0-12 | 0-30 | 10YR3/4 | Dark yellowish brown silty sand with gravel | Creamware, clear bottle glass, hook, Window glass discarded |
| | | 2 | 12-16 | 30-40 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 29 | 1 | 0-16 | 0-40 | 10YR3/4, 10Y4/6 | Mixed dark yellowish brown sandy loam with gravel | NCM |
| | | 2 | 16-20 | 40-50 | 10YR6/4 | Light yellowish brown sandy clay loam with gravel | NCM |
| | 30 | 1 | 0-15 | 0-38 | 10YR3/4, 10YR4/6 | Mixed dark yellowish brown sandy loam with gravel | NCM |
| | | 2 | 15-20 | 38-50 | 10YR6/4 | Light yellowish brown sandy clay loam with gravel | NCM |
| | 31 | 1 | 0-11 | 0-29 | 10YR3/4, 10YR4/6 | Mixed dark yellowish brown sandy loam with gravel | NCM |
| | | 2 | 11-16 | 29-40 | 10YR6/4 | Light yellowish brown sandy clay loam with gravel | NCM |
| | 32 | | | | | Not Excavated: House | NCM |
| | 33 | 1 | 0-15 | 0-37 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 15-19 | 37-49 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------------------------------|---|----------------------------------|
| TR 5 | 34 | 1 | 0-7 | 0-19 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 7-12 | 19-30 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 35 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 10-15 | 26-38 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 36 | 1 | 0-12 | 0-30 | 10YR3/1 | Very dark gray silty loam with gravel | NCM |
| | | 2 | 12-16 | 30-40 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 37 | 1 | 0-7 | 0-19 | 10YR3/2 | Very dark grayish brown silty loam with gravel | NCM |
| | | 2 | 7-16 | 19-40 | - | Animal burrow | NCM |
| | | 3 | 16-20 | 40-51 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 38 | 1 | 0-11 | 0-28 | 10YR3/3 | Dark brown silty loam with gravel | Coal, coal slag, shell discarded |
| | | 2 | 11-16 | 28-40 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | 39 | 1 | 0-17 | 0-43 | 10YR3/3, 10YR5/4, 10YR6/2 | Mixed dark brown, yellowish brown, and light brownish gray silty sand with gravel and cobbles | Machine gear and shell discarded |
| | | 2 | 17-24 | 43-60 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 40 | 1 | 0-16 | 0-40 | 10YR3/3, 10YR5/4, 10YR6/2 | Mixed dark brown, yellowish brown, and light brownish gray silty sand with gravel and cobbles | Ceramic sewer pipe discarded |
| | | 2 | 16-4 | 40-61 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|----|-------|------------|------------|---------------------|---|----------------------|
| | 41 | 1 | 0-14 | 0-36 | 10YR3/3, 10YR5/4 | Mixed dark brown and yellowish brown silty sand with gravel | NCM |
| | | 2 | 14-18 | 36-46 | 10YR6/3 | Pale brown sandy clay loam with gravel | NCM |
| TR 6 | 42 | 1 | 0-13 | 0-33 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 13-16 | 33-40 | 10YR5/4 | Yellowish brown clay loam, terminated at tree roots | NCM |
| | 43 | 1 | 0-9 | 0-22 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 2 | 9-21 | 22-54 | 10YR4/4 | Dark yellowish brown sandy loam | NCM |
| | 44 | 1 | 0-12 | 0-30 | 10YR3/4 | Dark yellowish brown silty loam | Brick discarded |
| | | 2 | 12-19 | 30-47 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 45 | 1 | 0-5 | 0-12 | 10YR3/4 | Dark yellowish brown silty loam | Shell discarded |
| | | 2 | 5-15 | 12-37 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 46 | 1 | 0-6 | 0-15 | 10YR3/2 | Very dark grayish brown silty loam, terminated at tree roots | NCM |
| | 47 | 1 | 0-10 | 0-25 | 10YR3/4 | Dark yellowish brown silty loam, terminated at tree roots | Brick discarded |
| | 48 | 1 | 0-7 | 0-19 | 10YR2/1 | Black loam | Bone |
| | | 2 | 7-10 | 19-25 | 10YR4/2 | Dark grayish brown silty loam, terminated at tree roots | NCM |
| | 49 | 1 | 0-10 | 0-25 | 10YR4/4 | Dark yellowish brown silty clay loam, terminated at brick/clay pipe | Coal discarded, nail |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|----|-------|------------|------------|---------|--|---|
| TR 6 | 50 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam | Single pane window glass discarded |
| | | 2 | 10-16 | 26-40 | 10YR4/4 | Dark yellowish brown silty clay loam | NCM |
| | 51 | 1 | 0-3 | 0-7 | 10YR3/4 | Dark yellowish brown silty loam , terminated at tree roots | NCM |
| | 52 | 1 | 0-5 | 0-13 | 10YR3/4 | Dark yellowish brown silty loam | Window glass, shingle, mortar discarded |
| | | 2 | 5-9 | 13-24 | 10YR4/4 | Dark yellowish brown silty clay loam | NCM |
| | 53 | | | | | Not Excavated: In Driveway | |
| | 54 | | | | | Not Excavated: Tree Roots | |
| TR 7 | 55 | 1 | 0-13 | 0-33 | 10YR3/3 | Dark brown sandy clay loam | Brick, coal, glass discarded |
| | | 2 | 13-20 | 33-50 | 10YR5/6 | Yellowish brown coarse sandy clay loam | NCM |
| | 56 | | | | | Not Excavated: Tree Roots | |
| | 57 | 1 | 0-10 | 0-25 | 10YR2/1 | Black silty loam, terminated at tree roots | metal pipe, brick, coal discarded |
| | 58 | 1 | 0-12 | 0-30 | 10YR4/3 | Brown sandy loam, terminated at tree roots | Brick and coal discarded |
| | 59 | 1 | 0-8 | 0-20 | 10YR4/3 | Brown sandy clay loam | NCM |
| | | 2 | 8-16 | 20-40 | 10YR4/6 | Dark yellowish brown coarse sandy loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|----|-------|------------|------------|---------|--|---|
| | 60 | 1 | 0-8 | 0-20 | 10YR4/3 | Brown sandy clay loam | Glass and coal discarded |
| | | 2 | 8-16 | 20-40 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| TR 8 | 61 | 1 | 0-6 | 0-16 | 10YR3/1 | Very dark gray clay loam | NCM |
| | | 2 | 6-12 | 16-30 | 10YR3/3 | Dark brown clay loam | Terra Cotta |
| | | 3 | 12-20 | 30-50 | 10YR4/4 | Dark yellowish brown sandy clay loam | NCM |
| | 62 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown loam | NCM |
| | | 2 | 8-14 | 20-35 | 10YR3/4 | Dark yellowish brown loam | NCM |
| | 63 | 1 | 0-4 | 0-10 | 10YR2/2 | Very dark brown silty loam | NCM |
| | | 2 | 4-8 | 10-20 | 10YR3/2 | Very dark grayish brown sandy loam | Brick, hard plastic, soft plastic discarded |
| | | 3 | 8-16 | 20-40 | 10YR4/4 | Dark yellowish brown sandy clay loam, terminated at bricks | Brick discarded |
| | 64 | | | | | Not Excavated: In Main House | |
| | 65 | 1 | 0-2 | 0-5 | 10YR2/2 | Very dark brown loam | NCM |
| | | 2 | 2-16 | 5-40 | 10YR4/3 | Brown sandy loam, terminated at rock | Brick, soft plastic discarded |
| | 66 | 1 | 0-8 | 0-20 | 10YR3/3 | Dark brown silty loam, terminated at drainage pipe | NCM |
| | 67 | 1 | 0-3 | 0-8 | 10YR3/1 | Very dark gray silty loam | NCM |
| | | 2 | 3-6 | 8-16 | 10YR4/3 | Brown silty loam, terminated at roots | Coal, coal ash discarded |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|-------------|----|-------|------------|------------|---------|---|------------------------------|
| | | 3 | 6-12 | 16-30 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |
| TR 8 | 68 | 1 | 0-8 | 0-20 | 10YR4/3 | Brown clay loam | Window glass discarded |
| | | 2 | 8-17 | 20-44 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 69 | 1 | 0-20 | 0-50 | 10YR3/3 | Dark brown sandy clay loam | Brick discarded |
| | 70 | 1 | 0-11 | 0-29 | 10YR3/2 | Very dark grayish brown sandy clay loam | NCM |
| | | 2 | 11-18 | 29-46 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 71 | 1 | 0-12 | 0-30 | 10YR3/2 | Very dark grayish brown sandy clay loam | Glass and coal discarded |
| | | 2 | 12-19 | 30-48 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| TR 9 | 72 | 1 | 0-11 | 0-27 | 10YR3/3 | Dark brown silty loam | Shell, brick, coal discarded |
| | | 2 | 11-17 | 27-42 | 10YR4/2 | Dark grayish brown silty loam | NCM |
| | 73 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam | Nail, brick, coal discarded |
| | | 2 | 10-14 | 26-36 | 10YR4/4 | Dark yellowish brown silty clay loam | NCM |
| | 74 | 1 | 0-5 | 0-12 | 10YR2/1 | Black silty loam | NCM |
| | | 2 | 5-6 | 12-15 | 10YR8/2 | Very pale brown clay loam, terminated at tree roots | NCM |
| | 75 | 1 | 0-8 | 0-21 | 10YR4/4 | Dark yellowish brown silty clay loam | NCM |
| | | 2 | 8-12 | 21-31 | 10YR4/6 | Dark yellowish brown silty clay | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|----|-------|------------|------------|----------|---|------------------------------|
| | 76 | | | | | Not Excavated: Wall | |
| TR 10 | 77 | 1 | 0-7 | 0-19 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 2 | 7-14 | 19-35 | 10YR4/4 | Dark yellowish brown silty loam | Bottle glass discarded |
| | | 3 | 14-18 | 35-46 | 10YR5/4 | Yellowish brown clay loam | NCM |
| | 78 | 1 | 0-7 | 0-19 | 7.5YR3/4 | Dark brown loam with heavy organics | NCM |
| | | 2 | 7-16 | 19-40 | 10YR5/4 | Very stony yellowish brown clay loam | NCM |
| | 79 | | | | | Not Excavated: In Driveway | |
| | 80 | 1 | 0-7 | 0-18 | 10YR5/2 | Grayish brown silty loam | NCM |
| | | 2 | 7-14 | 18-36 | 10YR4/4 | Dark yellowish brown silty loam | NCM |
| | | 3 | 14-19 | 36-48 | 10YR5/4 | Yellowish brown clay loam | NCM |
| | 81 | | | | | Not Excavated: In House | |
| | 82 | 1 | 0-8 | 0-21 | 10YR3/2 | Very dark grayish brown silty loam | Bottle glass, coal discarded |
| | | 2 | 8-18 | 21-46 | 10YR5/4 | Yellowish brown sandy loam with rocks, terminated at metal pipe | NCM |
| | 83 | | | | | Not Excavated: Cellar Wall | |
| | 84 | 1 | 0-4 | 0-9 | 10YR3/3 | Dark brown silty loam | Modern plastic discarded |
| | | 2 | 4-20 | 9-50 | 10YR5/4 | Very stony yellowish brown sandy clay loam, terminated at rock | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|----|-------|------------|------------|---------|---|--|
| TR 10 | 85 | | | | | Not Excavated: In Driveway | |
| | 86 | | | | | Not Excavated: In Driveway | |
| | 87 | 1 | 0-8 | 0-20 | 10YR3/3 | Dark brown silty loam | NCM |
| | | 2 | 8-12 | 20-30 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |
| | 88 | | | | | Not Excavated: Slope > 12% | NCM |
| TR 11 | 89 | 1 | 0-11 | 0-28 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-16 | 28-40 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 90 | 1 | 0-11 | 0-27 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-15 | 27-38 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 91 | | | | | Not Excavated: In House | |
| | 92 | 1 | 0-9 | 0-23 | 10YR3/2 | Very dark grayish brown silty loam with gravel and cobbles | Slate tile and plastic discarded |
| | | 2 | 9-13 | 23-34 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 93 | 1 | 0-13 | 0-33 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Whiteware, redware |
| | | 2 | 13-19 | 33-47 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 94 | 1 | 0-12 | 0-31 | 10YR3/4 | Dark yellowish brown silty loam with gravel, terminated at rock | Whiteware; metal, coal and coal slag discarded |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|-----|-------|------------|------------|---------|---|--|
| TR 12 | 95 | 1 | 0-14 | 0-36 | 10YR3/2 | Very dark grayish brown clay loam with fill | Clear glass and soft plastic discarded |
| | | 2 | 14-20 | 36-50 | 10YR4/3 | Brown coarse sandy clay loam | NCM |
| | 96 | 1 | 0-9 | 0-22 | 10YR3/3 | Dark brown silty clay loam | NCM |
| | | 2 | 9-17 | 22-42 | 10YR4/4 | Dark yellowish brown sandy clay loam | NCM |
| | 97 | | | | | Not Excavated: Edge of Driveway/Rocks | |
| | 98 | 1 | 0-7 | 0-17 | 10YR3/3 | Dark brown silty loam | NCM |
| | | 2 | 7-11 | 17-27 | 10YR6/4 | Light yellowish brown sand with gravel (poss historic driveway) | NCM |
| | | 3 | 11-17 | 27-42 | 10YR4/6 | Dark yellowish brown silty loam | NCM |
| | 99 | 1 | 0-9 | 0-22 | 10YR3/2 | Very dark grayish brown loam with gravel | Oyster and clam shell discarded |
| | 100 | 1 | 0-3 | 0-7 | 10YR3/1 | Very dark gray sandy loam, terminated at rock | NCM |
| | 101 | | | | | Not Excavated: In Driveway | |
| | 102 | | | | | Not Excavated: In Driveway | |
| | 103 | | | | | Not Excavated: In Driveway | |
| | 104 | 1 | 0-8 | 0-20 | 10YR4/3 | Brown silty clay loam | Whiteware, glass |
| | | 2 | 8-17 | 20-43 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 105 | | | | | Not Excavated: In Building | |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------|--|----------------------------|
| | 106 | | | | | Not Excavated: In Driveway | |
| TR 13 | 107 | 1 | 0-9 | 0-23 | 10YR3/2 | Very dark grayish brown silty loam | Whiteware; metal discarded |
| | | 2 | 9-12 | 23-30 | 10YR4/2 | Dark grayish brown silty clay loam, terminated at rock | NCM |
| | 108 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 10-13 | 26-34 | 10YR4/4 | Dark yellowish brown silty clay loam, terminated at rock | NCM |
| | 109 | | | | | Not Excavated: In Pond | |
| | 110 | | | | | Not Excavated: In Pond | |
| | 111 | | | | | Not Excavated: Small Brick Patio | |
| | 112 | 1 | 0-6 | 0-14 | 10YR3/2 | Very dark grayish brown silty loam with gravel and fill | NCM |
| | | 2 | 6-9 | 14-24 | 10YR5/6 | Yellowish brown sandy loam with gravel | NCM |
| | 113 | | | | | Not Excavated: In Driveway | |
| | 114 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown silty loam with gravel, terminated at metal pipe | Brick and coal discarded |
| | 115 | 1 | 0-8 | 0-20 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 8-11 | 20-28 | 10YR5/4 | Yellowish brown silty loam, terminated at concrete | NCM |
| | 116 | 1 | 0-1 | 0-3 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 1-9 | 3-23 | 10YR5/6 | Yellowish brown silty loam, terminated at asphalt | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------|---|---------------------------------------|
| | 117 | | | | | Not Excavated: Slope >12% | |
| TR 14 | 118 | 1 | 0-12 | 0-30 | 10YR4/2 | Dark grayish brown sandy clay | NCM |
| | | 2 | 12-18 | 30-45 | 10YR5/4 | Yellowish brown coarse sandy clay | NCM |
| | 119 | 1 | 0-12 | 0-30 | 10YR4/2 | Dark grayish brown silty clay loam | NCM |
| | | 2 | 12-20 | 30-50 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 120 | | | | | Not Excavated: In Pond | |
| | 121 | | | | | Not Excavated: In Pond | |
| | 122 | | | | | Not Excavated: In Pond | |
| | 123 | 1 | 0-20 | 0-50 | 10YR4/3 | Mixed brown sandy clay loam | NCM |
| | 124 | | | | | Not Excavated: On Drop-off Between Buildings | |
| | 125 | 1 | 0-16 | 0-40 | 10YR3/2 | Very dark grayish brown sandy clay loam | shoelace discarded |
| | | 2 | 16-20 | 40-50 | 10YR5/4 | Yellowish brown coarse sandy clay loam, terminated at rock | NCM |
| | 126 | 1 | 0-15 | 0-37 | 10YR3/2 | Very dark grayish brown sandy clay loam, terminated at rock | Ceramic sewer pipe and coal discarded |
| TR 15 | 127 | 1 | 0-8 | 0-21 | 10YR3/2 | Very dark grayish brown silty loam with gravel | NCM |
| | | 2 | 8-13 | 21-34 | 10YR6/3 | Pale brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------------------|---|------------------------------------|
| | 128 | 1 | 0-11 | 0-28 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-16 | 28-40 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 129 | 1 | 0-11 | 0-27 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 130 | | | | | Not Excavated: In Pond | |
| | 131 | | | | | Not Excavated: In Pond | |
| | 132 | | | | | Not Excavated: In Pond | |
| | 133 | 1 | 0-7 | 0-17 | 10YR2/2 | Very dark brown silty clay loam with gravel | Coal, coal ash, and slag discarded |
| | | 2 | 7-12 | 17-30 | 10YR6/2 | Light brownish gray sandy clay loam with gravel | NCM |
| | 134 | 1 | 0-14 | 0-35 | 10YR3/3 | Dark brown silty loam with gravel and cobbles, terminated at rock | NCM |
| | 135 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 10-14 | 26-39 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 136 | | | | | Not Excavated: Trash and Wood Fill | |
| TR 16 | 137 | 1 | 0-7 | 0-19 | 10YR3/4 | Dark yellowish brown silty clay loam | NCM |
| | | 2 | 7-13 | 19-33 | 10YR4/6, 10YR5/2 | Mottled dark yellowish brown and grayish brown clay loam | NCM |
| | 138 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 10-15 | 26-39 | 10YR5/4 | Yellowish brown clay loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------|--|-------------------|
| TR 16 | 139 | | | | | Not Excavated: In Pond | |
| | 140 | | | | | Not Excavated: In Pond | |
| | 141 | | | | | Not Excavated: In Pond | |
| | 142 | | | | | Not Excavated: In Pond | |
| | 143 | 1 | 0-7 | 0-18 | 10YR3/4 | Dark yellowish brown silty loam | NCM |
| | | 2 | 7-12 | 18-30 | 10YR5/4 | Yellowish brown clay loam with gravel | NCM |
| | 144 | | | | | Not Excavated: In Building | |
| | 145 | | | | | Not Excavated: In Building | |
| | 146 | 1 | 0-6 | 0-14 | 10YR3/2 | Very dark grayish brown silty loam, terminated at rock | Brick discarded |
| TR 17 | 147 | 1 | 0-5 | 0-13 | 10YR2/2 | Very dark brown silty loam with gravel | Coal discarded |
| | | 2 | 5-11 | 13-27 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 148 | 1 | 0-11 | 0-27 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 11-15 | 27-39 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 149 | | | | | Not Excavated: In Flagged Wetlands | |
| | 150 | 1 | 0-4 | 0-11 | 10YR2/2 | Very dark brown silty clay loam with gravel and cobbles | NCM |
| | | 2 | 4-8 | 11-20 | 10YR5/3 | Brown sand clay loam with gravel and cobbles, terminated at rock | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------|---|------------------------------|
| TR 17 | 151 | | | | | Not Excavated: Edge of Pond | |
| | 152 | | | | | Not Excavated: Pond Drainage Culvert | |
| | 153 | 1 | 0-17 | 0-44 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 17-24 | 44-62 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 154 | 1 | 0-19 | 0-48 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 19-24 | 48-60 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 155 | 1 | 0-16 | 0-41 | 10YR3/4 | Dark yellowish brown silty loam with gravel | NCM |
| | | 2 | 16-22 | 41-57 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 156 | 1 | 0-12 | 0-30 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Clear bottle glass discarded |
| | | 2 | 12-16 | 30-40 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| TR 18 | 157 | 1 | 0-12 | 0-30 | 10YR4/3 | Brown silty clay loam | NCM |
| | | 2 | 12-18 | 30-45 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |
| | 158 | 1 | 0-12 | 0-30 | 10YR4/3 | Brown silty clay loam, terminated at rock | Coal discarded |
| | 159 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown sandy clay loam, terminated at rock | NCM |
| | 160 | 1 | 0-13 | 0-32 | 10YR3/2 | Very dark grayish brown clay loam | NCM |
| | | 2 | 13-16 | 32-50 | 10YR3/2 | Very dark grayish brown clay loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------|---|-----------------------|
| TR 18 | 161 | 1 | 0-11 | 0-29 | 10YR3/2 | Very dark grayish brown silty clay loam | NCM |
| | | 2 | 11-13 | 29-33 | 10YR4/2 | Dark grayish brown silty clay | NCM |
| | 162 | | | | | Not Excavated: Frozen rock pile | NCM |
| | 163 | 1 | 0-13 | 0-32 | 10YR3/2 | Very dark grayish brown silty clay loam | Terra cotta discarded |
| | | 2 | 13-15 | 32-37 | 10YR5/4 | Yellowish brown sandy clay loam, terminated at rock | NCM |
| | 164 | 1 | 0-12 | 0-31 | 10YR3/3 | Dark brown silty loam | NCM |
| | | 2 | 12-17 | 31-44 | 10YR4/6 | Dark yellowish brown clay loam | NCM |
| | 165 | 1 | 0-14 | 0-35 | 10YR3/2 | Very dark grayish brown silty clay loam | NCM |
| | 166 | | | | | Not Excavated: In Fire Lane | |
| | 167 | | | | | Not Excavated: In Wetlands | |
| TR 19 | 168 | | | | | Not Excavated: Road Fill | |
| | 169 | 1 | 0-8 | 0-20 | 10YR3/1 | Very dark gray silty clay | NCM |
| | | 2 | 8-14 | 20-35 | 10YR6/3 | Pale brown sand | NCM |
| | 170 | | | | | Not Excavated: Saturated Soils | |
| | 171 | | | | | Not Excavated: Saturated Soils | |
| | 172 | | | | | Not Excavated: Saturated Soils | |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|--------------|-----|-------|------------|------------|---------------------------------|--|--|
| TR 19 | 173 | | | | | Not Excavated: Saturated Soils | |
| | 174 | 1 | 0-5 | 0-13 | 10YR3/2 | Very dark grayish brown silty clay | NCM |
| | | 2 | 5-8 | 13-20 | 10YR4/4 | Dark yellowish brown clay, terminated at rock | NCM |
| | 175 | 1 | 0-6 | 0-14 | 10YR5/2 | Grayish brown clay | NCM |
| | | 2 | 6-7 | 14-18 | 10YR5/8 | Yellowish brown clay | NCM |
| TR 20 | 176 | 1 | 0-24 | 0-60 | 10YR3/4, 10YR5/6 | Mixed dark yellowish brown and yellowish brown sandy clay, terminated at rock | Brick, metal, tile, and glass discarded |
| TR 21 | 177 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown sandy clay, terminated at rock | Horseshoe and plastic discarded |
| TR 22 | 178 | 1 | 0-5 | 0-63 | 10YR3/3, 10YR5/6, 10YR6/2 | Mixed dark brown and yellowish brown silty clay with light brownish gray sand and gravel, terminated at rock | Plastic and glass discarded |
| B-A | 1 | | | | | Not Excavated: Concrete Steps | |
| | 2 | 1 | 0-3 | 0-7 | 10YR4/4 | Dark yellowish brown silty clay loam, terminated at concrete | Plastic discarded |
| | 3 | 1 | 0-12 | 0-30 | 10YR3/4 | Dark yellowish brown sandy loam with cobbles | Wire, nail, glass, coal, and brick discarded |
| | | 2 | 12-17 | 30-44 | 10YR4/3 | Brown sandy loam with cobbles | NCM |
| | 4 | 1 | 0-5 | 0-13 | 10YR3/2 | Very dark grayish brown silty loam with gravel and cobbles, terminated at asphalt | Pipe bowl fragment |
| | 5 | 1 | 0-7 | 0-18 | 10YR3/3 | Dark brown sandy loam with gravel | NCM |
| | | 2 | 7-9 | 18-22 | Charcoal Pile | Charcoal Pile | NCM |
| | | 3 | 9-12 | 22-31 | 10YR3/3, 10YR4/6 | Mixed dark brown and dark yellowish brown sandy loam with gravel, terminated at cement | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------------------|---|---|
| B-A | 6 | 1 | 0-9 | 0-24 | 10YR3/4 | Dark yellowish brown sandy loam with gravel | Whiteware pearlware; brick and coal discarded |
| | | 2 | 9-15 | 24-37 | 10YR4/2 | Dark grayish brown silty loam with gravel | NCM |
| | | 3 | 15-19 | 37-49 | 10YR5/4 | Yellowish brown clay loam with gravel | NCM |
| | 7 | 1 | 0-19 | 0-47 | 10YR4/3 | Brown sandy loam with gravel | Metal and clear bottle glass discarded |
| | | 2 | 19-24 | 47-62 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 8 | 1 | 0-20 | 0-52 | 10YR3/4, 10YR5/4 | Mixed dark yellowish brown and yellowish brown silty sand with gravel | Redware, square nail |
| | | 2 | 20-25 | 52-64 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 9 | 1 | 0-6 | 0-14 | 10YR3/2 | Very dark grayish brown sandy loam with gravel | Rectangle nail, ceramic |
| | | 2 | 6-12 | 14-30 | 10YR4/6 | Dark yellowish brown sandy loam with gravel | NCM |
| | 10 | 1 | 0-6 | 0-15 | 10YR3/2 | Very dark grayish brown sandy loam with gravel | Window glass and brick discarded |
| | | 2 | 6-12 | 15-30 | 10YR3/6 | Dark yellowish brown sandy clay loam with gravel | NCM |
| | 11 | | | | | Already Excavated: ST 55 | |
| | 12 | 1 | 0-9 | 0-22 | 10YR3/2 | Very dark grayish brown sandy loam with gravel | NCM |
| | | 2 | 9-15 | 22-37 | 10YR4/6 | Dark yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|------------|----|-------|------------|------------|---------|--|--|
| B-A | 13 | 1 | 0-6 | 0-14 | 10YR3/2 | Very dark grayish brown sandy loam with gravel | Window glass and terra cotta discarded |
| | | 2 | 6-12 | 14-30 | 10YR4/6 | Dark yellowish brown sandy clay loam with gravel | NCM |
| | 14 | 1 | 0-7 | 0-18 | 10YR3/2 | Very dark grayish brown sandy loam with gravel | NCM |
| | | 2 | 7-12 | 18-30 | 10YR4/6 | Dark yellowish brown sandy clay loam with gravel | NCM |
| | 15 | 1 | 0-4 | 0-9 | 10YR3/2 | Very dark grayish brown silty loam | Whiteware; brick discarded |
| | | 2 | 4-14 | 9-35 | 10YR4/6 | Dark yellowish brown sandy clay loam | NCM |
| | 16 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown silty loam | Brick and round nail discarded |
| | | 2 | 8-16 | 20-40 | 10YR4/6 | Dark yellowish brown sandy clay loam | NCM |
| | 17 | 1 | 0-6 | 0-15 | 10YR3/2 | Very dark grayish brown silty loam | Pipe bowl bagged; window glass discarded |
| | | 2 | 6-14 | 15-35 | 10YR4/6 | Dark yellowish brown sandy clay loam | NCM |
| B-B | 1 | | | | | Not Excavated: Stone Porch | |
| | 2 | 1 | 0-7 | 0-19 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Coal, window glass, and horseshoes discarded |
| | | 2 | 7-13 | 19-33 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 3 | 1 | 0-9 | 0-22 | 10YR3/4 | Dark yellowish brown silty loam with gravel | window glass and metal discarded |
| | | 2 | 9-14 | 22-35 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|------------|----|-------|------------|------------|---------|--|---|
| B-B | 4 | 1 | 0-10 | 0-26 | 10YR3/4 | Dark yellowish brown silty loam with gravel | window glass, coal, coal slag, and cinder discarded |
| | | 2 | 10-15 | 26-39 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |
| | 5 | 1 | 0-5 | 0-13 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Brick and window glass discarded |
| | | 2 | 5-11 | 13-28 | 10YR5/6 | Yellowish brown sandy clay loam | NCM |
| | 6 | | | | | Not Excavated: Cement Pad | |
| B-C | 1 | 1 | 0-13 | 0-34 | 10YR3/3 | Dark brown sandy loam with cobbles, terminated at rock | NCM |
| | | 2 | 15-20 | 38-50 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 2 | 1 | 0-15 | 0-38 | 10YR4/3 | Brown sandy loam with cobbles | NCM |
| | | 2 | 11-16 | 29-41 | 10YR5/6 | Yellowish brown sandy clay loam with gravel | NCM |
| | 3 | 1 | 0-11 | 0-29 | 10YR4/3 | Brown sandy loam with cobbles | NCM |
| | | 2 | 9-15 | 23-37 | 10YR5/4 | Yellowish brown silty clay loam with gravel | |
| | 4 | | | | | Not Excavated: Concrete | |
| | 5 | 1 | 0-9 | 0-23 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Coal slag, window glass, terra cotta discarded |
| | | 2 | 0-12 | 0-30 | 10YR5/6 | Yellowish brown sandy clay loam | Brick at surface discarded |
| | 6 | | | | | Not Excavated: Cement Pad for Fuel Tank | |
| | 7 | | | | | | |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|------------|----|-------|------------|------------|---------------------------|---|------------------------------------|
| B-E | 1 | 1 | 0-6 | 0-15 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Window glass discarded |
| | | 2 | 6-12 | 15-31 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 2 | 1 | 0-4 | 0-10 | 10YR3/4 | Dark yellowish brown silty loam with gravel | Coal and window glass discarded |
| | | 2 | 4-12 | 10-30 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |
| | 3 | 1 | 0-7 | 0-19 | 10YR2/2 | Very dark brown silty loam | Window glass discarded |
| | | 2 | 7-18 | 19-45 | 10YR6/3 | Pale brown sandy loam with gravel | NCM |
| | 4 | 1 | 0-3 | 0-7 | 10YR2/2 | Very dark brown silty loam | NCM |
| | | 2 | 3-9 | 7-23 | 10YR4/3 | Brown sand, terminated at rock | Plaster and cement discarded |
| | 5 | 1 | 0-3 | 0-7 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 2 | 3-13 | 7-32 | 10YR4/4 | Dark yellowish brown sandy loam with gravel | NCM |
| | 6 | 1 | 0-4 | 0-9 | 10YR2/2 | Very dark brown silty loam with gravel | Window glass and plastic discarded |
| | | 2 | 4-16 | 9-41 | 10YR4/2 | Dark grayish brown sandy loam with gravel | Window glass and metal discarded |
| | 7 | 1 | 0-6 | 0-16 | 10YR2/2 | Very dark brown silty loam with gravel, terminated at roots | Plastic discarded |
| | 8 | 1 | 0-4 | 0-11 | 10YR2/2 | Very dark brown silty loam with gravel, terminated at roots | NCM |
| B-G | 1 | 1 | 0-17 | 0-43 | 10YR3/4, 10YR5/6, 10YR6/2 | Mixed dark yellowish brown, yellowish brown, and pale brown silty clay loam with gravel | NCM |
| | | 2 | 17-22 | 43-56 | 10YR5/4 | Yellowish brown sandy clay loam with gravel | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|------------|-----|-------|------------|------------|---------------------------------|---|---|
| B-G | 2 | 1 | 0-16 | 0-40 | 10YR3/4, 10YR5/6, 10YR6/2 | Mixed dark yellowish brown, yellowish brown, and pale brown silty clay loam with gravel | NCM |
| | | 2 | 16-20 | 40-51 | 10YR4/6 | Dark yellowish brown sandy clay loam | NCM |
| B-H | 1 | 1 | 0-9 | 0-24 | 10YR3/2 | Very dark grayish brown silty clay loam | Pearlware |
| | | 2 | 9-14 | 24-36 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| B-I | 1 | 1 | 0-6 | 0-16 | 10YR3/3 | Dark brown silty loam | Brick and coal discarded |
| | | 2 | 6-11 | 16-28 | 10YR4/4 | Dark yellowish brown silty loam | NCM |
| | 2 | 1 | 0-12 | 0-30 | 10YR4/2 | Dark grayish brown silty loam with gravel and cobbles, terminated at rock | Brown, green, and clear bottle glass, brick, and window glass discarded |
| | | 3 | 0-6 | 0-16 | 10YR2/2 | Very dark brown sandy loam | Porcelain; metal and window glass discarded |
| | 4 | 2 | 6-12 | 16-30 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown sandy loam | Burnt shell discarded |
| | | 2 | 8-12 | 20-30 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | | 5 | 1 | 0-2 | 0-6 | 10YR2/1 | Black loam |
| 2 | 2-6 | | 6-14 | 10YR5/3 | Brown sand with heavy gravel | NCM | |
| | | 3 | 6-7 | 14-17 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 4 | 7-16 | 17-40 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|------------|----|-------|------------|------------|---------------------|---|---------------------------------------|
| B-I | 6 | 1 | 0-4 | 0-9 | 10YR2/1 | Black loam | NCM |
| | | 2 | 4-7 | 9-18 | 10YR5/3 | Brown sand with heavy gravel | NCM |
| | | 3 | 7-13 | 18-34 | 10YR3/2 | Very dark grayish brown silty loam | NCM |
| | | 4 | 13-15 | 34-39 | 10YR5/4 | Yellowish brown sandy loam, terminated at rock | NCM |
| | 7 | 1 | 0-3 | 0-8 | 10YR2/1 | Black loam | NCM |
| | | 2 | 3-11 | 8-28 | 10YR3/2 | Very dark grayish brown sandy clay loam | NCM |
| | | 3 | 11-16 | 28-40 | 10YR5/4 | Yellowish brown sandy clay | NCM |
| | 8 | 1 | 0-3 | 0-8 | 10YR2/1 | Black silty loam | NCM |
| | | 2 | 3-7 | 8-18 | 10YR4/2 | Dark grayish brown clay loam | NCM |
| | | 3 | 7-11 | 18-29 | 10YR8/1 | White ash with coal | Coal discarded |
| | | 4 | 11-13 | 29-34 | 10YR3/2 | Very dark grayish brown silty clay loam | NCM |
| | | 5 | 13-17 | 34-44 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| B-J | 1 | 1 | 0-9 | 0-23 | 10YR3/2 | Very dark grayish brown sandy clay loam, terminated at rock | Window glass and brick discarded |
| | | 2 | 9-12 | 23-30 | 10YR5/4, 10YR5/6 | Mixed yellowish brown sandy loam | NCM |
| | 2 | 1 | 0-10 | 0-25 | 10YR3/2 | Very dark grayish brown sandy clay loam | Clear and blue bottle glass discarded |
| | | 2 | 10-16 | 25-40 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------------------|---|---|
| B-J | 3 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown clay loam | Porcelain and pearlware; brick discarded |
| | | 2 | 8-16 | 20-40 | 10YR4/3 | Brown sandy loam | NCM |
| | 4 | 1 | 0-6 | 0-15 | 10YR3/2 | Very dark grayish brown clay loam | Brick discarded |
| | | 2 | 6-16 | 15-40 | 10YR4/3 | Brown clay loam | NCM |
| | 5 | 1 | 0-10 | 0-25 | 10YR3/2 | Very dark grayish brown silty clay loam | Window glass, bottle glass, and brick discarded |
| | | 2 | 10-17 | 25-42 | 10YR4/3 | Brown sandy clay loam | Whiteware |
| | 6 | | | | | Not Excavated: Modern Trash Pile | |
| | 7 | 1 | 0-2 | 0-5 | 10YR3/2 | Very dark grayish brown sandy clay loam with gravel, terminated at rock | NCM |
| | 8 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown silty clay loam | Amber and clear bottle glass discarded |
| | | 2 | 8-16 | 20-40 | 10YR4/3 | Brown sandy loam | NCM |
| | 9 | 1 | 0-12 | 0-30 | 10YR4/3, 10YR5/4 | Mixed brown and yellowish brown sandy clay loam | Metal, window glass, bottle glass, coal, terra cotta, and plastic discarded |
| | | 2 | 12-20 | 30-50 | 10YR4/2 | Dark grayish brown coarse sandy clay | NCM |
| | 10 | | | | | Not Excavated: Concrete | |

| Transect | ST | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|----------|----|-------|------------|------------|---------|---|------------------------|
| B-J | 11 | 1 | 0-7 | 0-18 | 10YR3/2 | Very dark grayish brown sandy clay loam | Bottle glass discarded |
| | | 2 | 7-14 | 18-36 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |
| | 12 | 1 | | | | Not Excavated: Modern Trash | |
| | 13 | 1 | 0-8 | 0-20 | 10YR3/2 | Very dark grayish brown silty clay loam | Window glass discarded |
| | | 2 | 8-16 | 20-40 | 10YR5/4 | Yellowish brown sandy clay loam | NCM |

APPENDIX B: ARTIFACT CATALOG

| TR | ST | Level | Count | Class | Material | Type | Attributes | Age |
|-----|-----|-------|-------|---------------------|----------|----------------|------------------------|-----------|
| 3 | 17 | 1 | 1 | Food Service | Ceramic | yelloware | plain | 1840-1890 |
| 3 | 17 | 1 | 2 | Faunal | bone | turkey | | |
| 4 | 28 | 1 | 1 | Architectural | Metal | coat hook | | |
| 4 | 28 | 1 | 1 | Food Storage & Prep | glass | bottle | clear | |
| 4 | 28 | 1 | 1 | Food Service | Ceramic | yelloware | Plain | 1840-1890 |
| 5 | 35 | 2 | 1 | personal | pewter | medallion | holy family Medal | |
| 6 | 48 | 1 | 12 | Faunal | bone | turkey | | |
| 8 | 63 | 1 | 1 | Architectural | Metal | unidentified | flexible | |
| 9 | 72 | 1 | 1 | Food Service | Ceramic | semi-porcelain | Plain | 1850-1997 |
| 9 | 72 | 1 | 1 | Food Service | Ceramic | porcelain | plain | |
| 9 | 73 | 1 | 1 | Architectural | Metal | nail | Machine cut, rectangle | |
| 11 | 93 | 1 | 2 | Food Service | Ceramic | yelloware | Plain | |
| 11 | 93 | 1 | 1 | Food Service | Ceramic | whiteware | blue hand painted | 1830-1900 |
| 11 | 93 | 1 | 5 | Food Service | Ceramic | whiteware | plain | 1830-2010 |
| 11 | 93 | 1 | 1 | Food Storage & Prep | Ceramic | redware | brown slip | 1750-1930 |
| 11 | 94 | 1 | 1 | Food Service | Ceramic | whiteware | blue transfer print | 1830-1870 |
| 12 | 104 | 1 | 1 | Food Service | Ceramic | whiteware | plain | 1830-2010 |
| 13 | 107 | 1 | 1 | Food Service | Ceramic | whiteware | plain | 1830-2010 |
| B-A | 4 | 1 | 1 | personal | Ceramic | pipe bowl | plain | |
| B-A | 6 | 1 | 1 | Food Service | Ceramic | whiteware | plain | 1830-2010 |

| TR | ST | Level | Count | Class | Material | Type | Attributes | Age |
|-----|----|-------|-------|---------------------|----------|-------------|------------------------|-----------|
| B-A | 6 | 1 | 1 | Architectural | Ceramic | white paste | tile | |
| B-A | 8 | 1 | 1 | Architectural | Metal | nail | Machine cut, rectangle | |
| B-A | 8 | 1 | 1 | Food Storage & Prep | Ceramic | redware | unfinished/eroded | |
| B-A | 9 | 1 | 1 | Architectural | Metal | nail | Machine cut, rectangle | |
| B-A | 9 | 1 | 1 | Food Service | Ceramic | whiteware | blue transfer print | 1830-1870 |
| B-A | 15 | 1 | 1 | Food Service | Ceramic | whiteware | plain | 1830-2010 |
| B-A | 17 | 1 | 1 | personal | Ceramic | pipe bowl | plain | |
| B-H | 1 | 1 | 1 | Food Service | Ceramic | porcelain | blue banded | 1830-1920 |
| B-J | 5 | 1 | 1 | Food Service | Ceramic | porcelain | plain | 1830-1920 |
| B-J | 5 | 2 | 1 | Food Service | Ceramic | whiteware | blue transfer print | 1830-1870 |
| B-J | 8 | 1 | 1 | Food Service | Ceramic | porcelain | plain | 1830-1920 |

ALTERNATIVES ANALYSIS
FLORAL VILLA
SOUNDVIEW- UNDERHILL FARM PROJECT

370 UNDERHILL AVENUE
YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

PREPARED FOR:
10 JULIA LN. SUITE 103
COLD SPRING NY 10516



HUDSON VALLEY
Cultural Resource Consultants, Ltd.
PO Box 264, Salt Point, NY 12578

July 2021

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ALTERNATIVES ANALYSIS

INTRODUCTION AND PROJECT DESCRIPTION

In July of 2021 Hudson Valley Cultural Resource Consultants (HVCRC) was retained by the Unicorn Contracting to complete an Alternatives Analysis for the Soundview -Underhill Farms Development (“the Project”) in the hamlet of Yorktown Heights, Town of Yorktown, Westchester County, New York. 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. A review 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 was eligible for listing in the National Register of Historic Places. The period of significance is 1828 to 1888, encompassing the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill. 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” (Alternatives Analysis).

The Alternatives Analysis will document the existing conditions of the National Register Eligible property and will include all feasible alternatives explored for the project. This report was completed following the specifications of the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation (Federal Register United States Department of the Interior 1983).

The Project Parcel is comprised of a ±13.9 acres (5.62 hectares) located on the northern side of Underhill Avenue and west of Saw Mill River Road. A pond is located in the southwestern portion of the Project Parcel which drains through a culvert into a buried channel that crosses the Project Parcel to the northeast. The landscape around the buildings is maintained as lawn. The western portion of the Project Parcel is a mix of steep slopes, overgrown soil piles and is overgrown with bushes, brambles, and small trees.

The property includes the former Floral Villa estate built between 1828 and 1886 and owned by the Underhill Family. In the twentieth century, the estate became the Beaver Farm and Conference Center, and in the twenty-first, the Soundview Preparatory School.

The 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

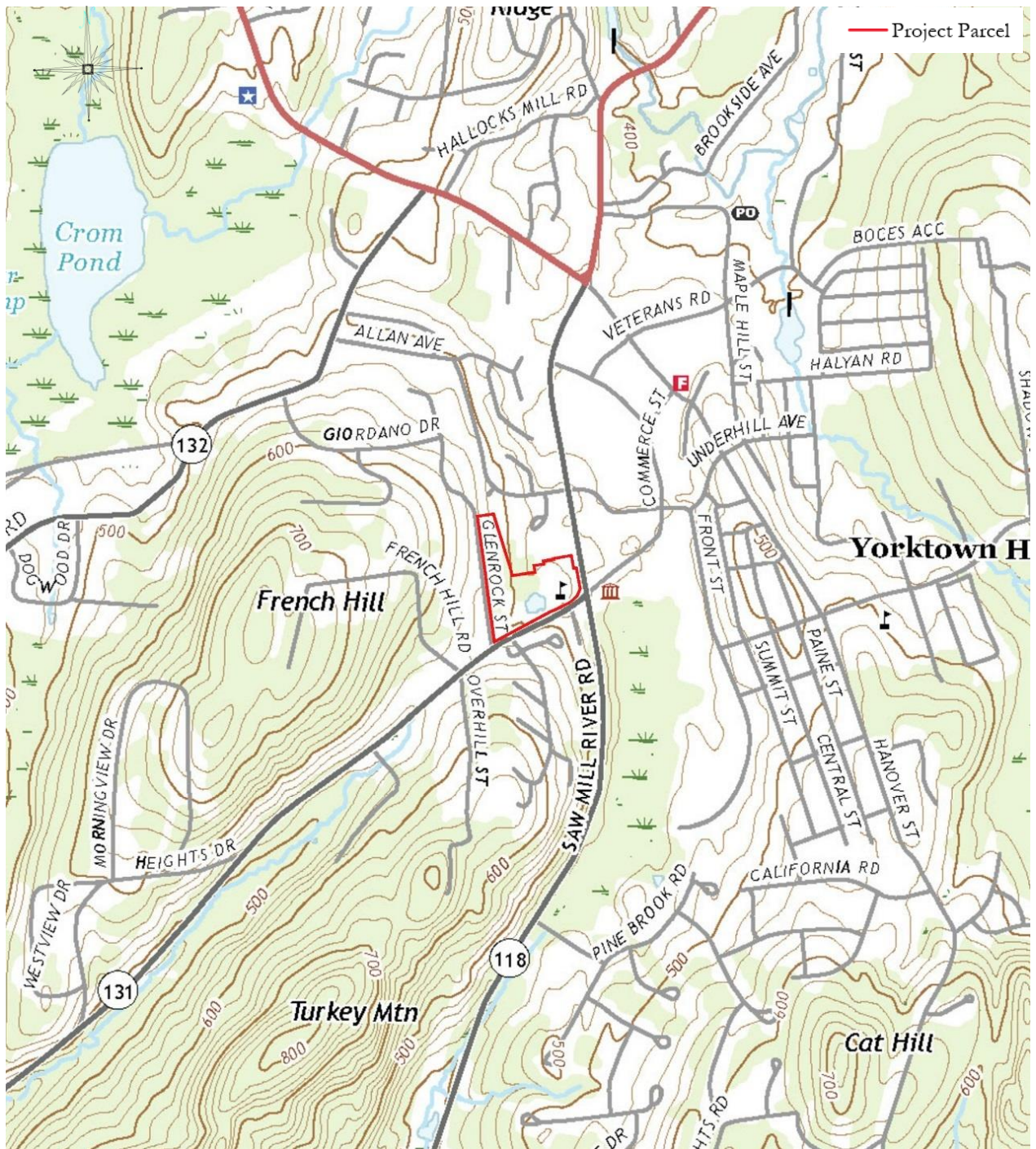


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.



Figure 2: Aerial image showing the Project Parcel. (Source: Google Earth) Scale: 1" = 340'

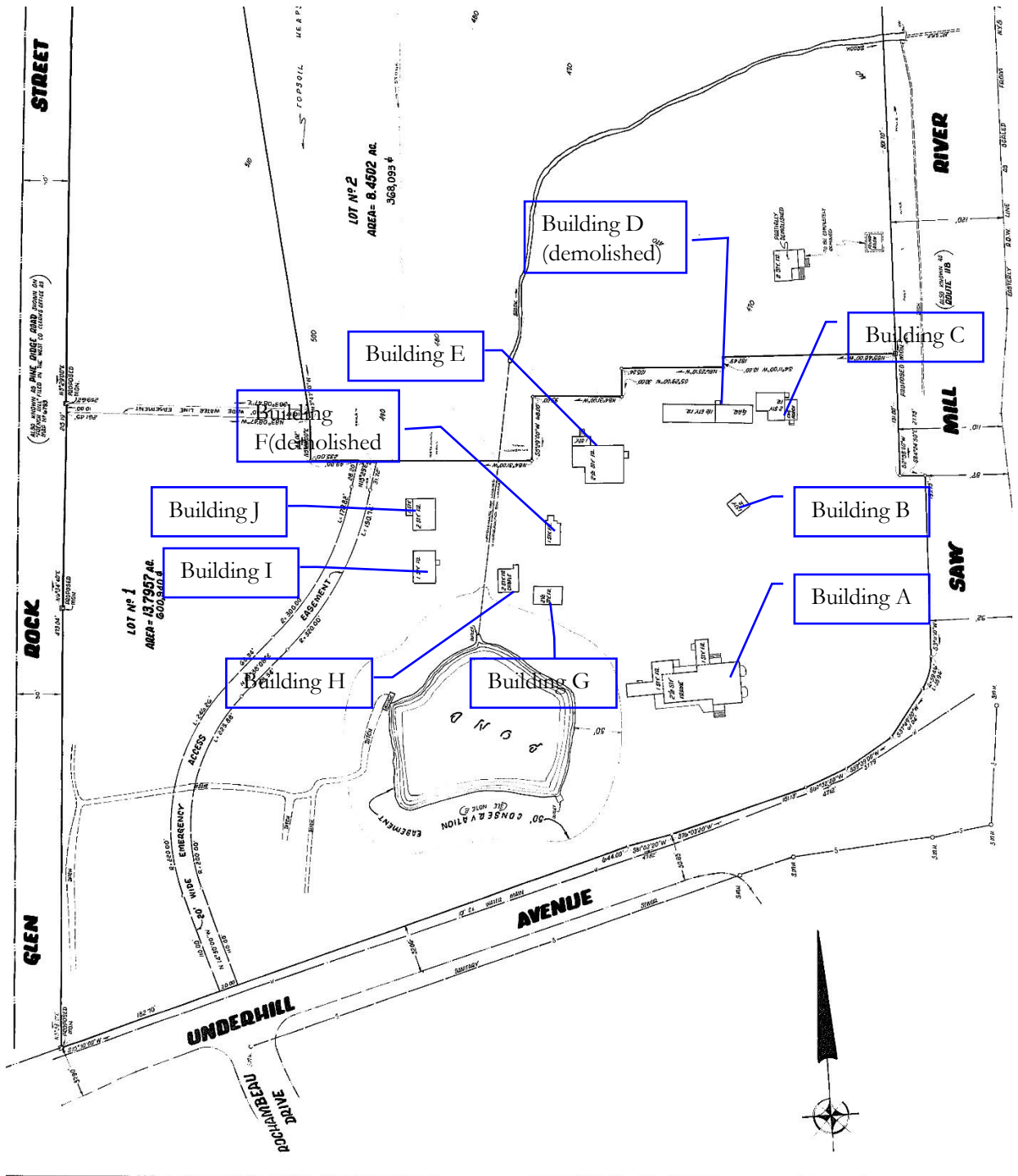


Figure 3: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'



“FLORAL VILLA.”
RESIDENCE OF EDWARD B. UNDERHILL,
YORKTOWN, WESTCHESTER CO., N. Y.

Figure 4: 1886 Lithograph of the Edward B Underhill Estate. (Source: Scharf 1886).

Unicorn Contracting is proposing to demolish the existing out-buildings within the Project Parcel and construct a multi-family residential and mixed use project. The proposed undertaking consists of constructing a series of residential structures along with retail and office spaces. The proposed residential structures will consist of townhouse, condominium and apartment units. The proposed design will retain and restore the former Underhill Mansion (Building A). The proposed undertaking includes the removal of the existing outbuildings (Buildings B-C, E, G-J). Buildings D and F, shown in Figure 3, were removed in the early twentieth century. In addition, the proposed plan includes the construction of parking lots, access roads and stormwater management basins.

The project plans include the rehabilitation of the existing mansion, updating the older additions, and reinvigorating the exterior. The former ice pond will also be restored. This pond is currently silted in and the stabilizing walls have collapsed. The immediate setting around the Mansion and pond is going to be revived, to allow for both public and private access to the property. Currently the property appears shabby and worn out.

FLORAL VILLA ESTATE -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 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. He made improvements to the land that included draining swamps and wet lands and removing rocks. Abraham Underhill died in 1841 (Scharf 1886).

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 (Scharf 1886).

Edward Underhill passed away in 1888. At that time, his estate included livestock barn, storage and hay barns and several other outbuildings. The lithograph of the Floral Villa, published in 1886, shows several lean-to, a pig-sty and a small boat house by the pond. This lithograph (Figure 4) 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 Beavers 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 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 (Rosenberg 1987).

The Soundview Preparatory school was founded in 1989. The school included facilities for housing 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.

STRUCTURAL CONDITION

In April 2021 HVCRC completed a visual assessment of the former Floral Villa Estate and its outbuildings. No testing or comprehensive structural analysis has been completed for this Alternatives Analysis. The following analysis is based on visual observations, rather than any testing or technical evaluation completed by a structural engineer. The assessment is being discussed on a per building basis.

BUILDING A

The Floral Villa Mansion (Building A) is an asymmetrical tower Italianate style building consisting of three distinct parts. The first is the eastern portion, which consists of a three story square, with a half-story tower on the western side. A two story rectangular form is located on the western side of the three story portion. On the northern elevation and northwestern corner, are two additions that were added in the late twentieth century (c. 1976). The exterior features wooden clapboard siding, but the roof features asphalt shingles. The roof of the bay windows and the northern addition are covered in tar paper. The original structure was reportedly built in 1828 (Scharf 1886). The western portion of the structure appears to be of Federal style in form, although entry way is not centered, and the exterior reflects the Italianate design of the house. The three story portion is likely the more recent portion, reportedly completed in 1881, as it features a substantial cut stone foundation and stone steps, as well as larger windows, and two bay windows on the eastern elevation. The western portion has porches on both elevations, and due to the existing lattice, it was not possible to determine if the foundation material on this side of the house, matched that of the eastern portion.

The house exhibits the characteristics of the Italianate design, including the towered asymmetrical form, segmental arch windows, hooded window crowns, bracketed cornices, porches, with decorative support columns, paired windows in the tower, decorative chimneys and chimney pots and a rusticated basement level.

Building A is in good condition and is going to be retained as part of the proposed project. The proposed rehabilitation efforts are principal aspect of this overall project.

BUILDING B

Building B has most recently been utilized by the Soundview School as a design studio. The location of the structures suggests it may have, at one time, been a summer kitchen. The foundation, consisting of stone rubble is built into the grade, and the basement level utilized for storage. The foundation has been patched several times, and exhibits large fissures and eroding mortar. The floor joists have settled, and the spaces between the joists and floor boards have been shored up by a series of 2 x 4 boards. Additional joists have been added to the basement to support the load bearing capability of the walls and stabilize the floor above.

The upper portion of the structure is constructed of wood frame with wooden shingles on the northern and southern sides, and wooden channel siding on the east and western elevations. The windows feature simple pedimented arches. The interior consists of a single room, that has been modernized for use as a classroom. The brick chimney in the space has been painted white, and electricity and air-conditioning have been added to the building.

The historic integrity of the building has been modified substantially in the past 30-50 years, to the extent that the original purpose of the building cannot be identified. The structural integrity of this building is considered poor to fair. The stability of the foundation would need to be improved, to meet existing building codes.

BUILDING C

Building C is located in the northeastern portion of the property, and based on the architectural style of the core structure and the 1908 Hyde Map (Appendix B, Figure 7) this building was constructed in the early twentieth century, and postdates the Floral Villa period of historic significance. Formerly a residential cottage used by the Beaver Conference Farm, this building was most recently utilized by the Soundview School as the Middle School Building.

The structure is an L shaped building with a facing gable that includes an addition on the eastern elevation, and enclosed portion on the southwestern side. The chimney is constructed of cinderblock, and all the windows within the structure are from the late twentieth century. The exterior is covered with vinyl siding, and the roof features asphalt shingles.

The interior of this building has recently been renovated, with new carpets, wall treatments (sheet rock, paint) and other cosmetic improvements. The only early nineteenth century elements that remain within the building are the interior stairs, an interior door, and closet. The interior of the building has been renovated to the extent that the original use of the building, (i.e. single family, vs multiple guests) by the Beaver Conference Farm, cannot be determined. The structural integrity of this building is considered good.

BUILDING D

Building D is no longer extant. This structure, shown on the 1979 plans of the Beaver Conference farm (Figure 3), and based on the foundation remains a large barn and garage. The northern foundation wall and poured concrete floor are still evident on the landscape. Aerial images indicate this structure was removed in 2016.

BUILDING E

Building E was most recently utilized by Soundview School as a science building. This structure was substantially renovated in 2012 at which time the interior was converted into classroom space, and all the windows were replaced. The exterior siding, consisting of batten and board, and wooden clapboard was also restored. Alterations to the building included the addition of a porch off the northern elevation, and the installation of heating and air conditioning.

The renovations to this building that took place in 2012 retained some of the historic architectural details on the façade of the structure, but the interior of the space was completely renovated. The interior of the second floor indicates that this structure, originally a barn, was updated and renovated in the 1950s. The wood floors, electrical circuit boxes and wainscoting in the second floor rooms are indicative of this mid-twentieth century period.

The historic integrity of the building has been modified substantially in the past 30-50 years, to the extent that the original purpose of the building only evident on the exterior, and it's unclear if this barn was original to the Floral Villa farm. The structural integrity of this building is considered good to excellent, due to the 2012 renovations.

BUILDING F

Building F is no longer extant. This structure, shown on the 1979 plans of the Beaver Conference farm (Figure 3), as a single story wood frame structure. No evidence of this structure remains on the landscape. Aerial images indicate this structure was removed in 2016.

BUILDING G

Building G is located to the west of Building A, and north of the pond. This structure was historically a carpenter's workshop, but more recently served as a carriage house and storage for the Soundview Preparatory School. The barn features a slate roof, the walls are slightly bowed and the fenestrations on the exterior are no longer in the pattern of the original design. The slate tiles on the roof are deteriorating and laminating. While it appears that electricity has been added to the structure, no additional improvements were noted.

The interior of the barn has been subdivided sometime in the past 30-50 years. The floors have been reinforced with plywood and other modern materials. The load bearing joists show signs of bowing, causing an overall shifting of the building. The foundation is two sided, and constructed of stone, on the eastern and western sides. The southern wall of the foundation is built into the hill, and the northern side is wood frame. The openings on the northern side have been closed over. The second level is currently, and formerly storage space.

The historic integrity of the building has been modified, but the historic intention can still be discerned. The structural condition is fair. As this structure has been historically a barn, and is still utilized as equipment storage, a substantial amount of rehabilitation would be required to convert this structure into any other purpose.

BUILDING H

Building H is the former Chapel, most recently utilized as a Music Conservatory by Soundview School. This structure includes a bell tower cupola, and is two stories high with a small addition on the northern elevation for circuit boards and HVAC equipment. As with Building G this structure is built into the grade and access is into the second level. The roof of the bell cupola and the balance of the structure and the small shed roof addition at the rear of the chapel are covered with asphalt shingles. The roof of the chapel is bowing inward. The walls are constructed of horizontal groove siding, and the original windows. The windows on the southern side of the church feature diagonal shaped grills. There is still an operational bell within the cupola, but its not clear at present if this is original.

The ground level floor of the Chapel consists of a single room with open rafters. The floor is wood plank and there are not other identifiable features in the space. The exposed rafters and other boards visible in the interior are constructed from dimensional lumber. This lumber type post dates World War I, indicating that this building was not present during the historically significant period of the Floral Villa Estate, but was added by the owners of the Beaver Conference Farm.

The basement has been fully renovated in the latter portion of the twentieth century. This space includes sheet rock and a poured concrete floor.

The structural condition is fair. This building has been a chapel and an assembly hall space. A substantial amount of rehabilitation would be required to convert this structure for any other use.

BUILDING I

This structure, originally constructed as a barn, features a chimney on the southern exterior. The siding consists of vertical boards, with a roof covered with asphalt shingles. The windows appear to be original, and a brick chimney is located on the southern side of the structure. This building was most recently used as the Soundview Playhouse. Based on the fenestration on the northern elevation, this may have been utilized for storage at one time.

The historic integrity of the building has been modified in the early twentieth century, to function as either an assembly space or residential space. A brick fireplace was added, and the upper level enclosed. The hand hewn beams of the original barn can still be seen in the interior, and are supported by modern vertical beams. The structural conditions is fair to poor. There is not foundation to speak of, as the original is a course of dry laid stone. The exterior boards are rotting at the base, due to the proximity to the ground. As this structure has historically been a barn, a substantial amount of rehabilitation would be required to convert this structure for another purpose.

BUILDING J

Building J is a small residential structure that consists of white board and batten siding and asphalt shingles. The windows appear to be original, with the first story windows on the western side boarded up. A small addition is located on the western side of the building. The fenestration on the northern side of the building has been altered, suggesting that the use of the building may have changed over time. The fenestration on the eastern elevation suggests that this building may have been residential apartments.

The building dates to the early twentieth century, based on the presence of dimensional lumber exposed in the interior. An interior wall, constructed of brick, divides the space. The second level has collapsed into the first floor space in some sections. This area has been most recently been used as residential space.

This structure appears to have been originally constructed in the twentieth century as residential space. This building is not structurally sound as parts of the floor in interior have collapsed. Any renovation to this building would involve substantial changes.

ALTERNATIVE #1: AVOID DEMOLITION OF STRUCTURES BY REDUCING THE NUMBER OF PROPOSED PROJECT

The Project is designed to provide multi-family housing in Yorktown Heights, including community spaces such as a pool house and senior center as well as office and retail space. A total of one hundred and sixty-five (165) housing units are included in the proposed project. The project is designed considering the existing Underhill Mansion, which is to be retained, the overall topography of the site, and the existing landscape features. The main interior roads will be retained around the former mansion and the pond.

The proposed undertaking consists of constructing a condominium building, an apartment building, and ten (10) town house buildings, along with appropriate infrastructure, community spaces and parking areas. In addition, the project sponsor is providing funding for community improvements, including the rehabilitation of the pond into a more park like setting, and the improvement of the nearby intersection of Underhill Ave and Saw Mill River Road. Based on the goals of the Project, it is not feasible to incorporate or adaptively reuse the barns and outbuildings within the former Floral Villa Estates property.

The proposed senior citizen center is being constructed at no cost to the Town of Yorktown, by the adjacent property owner. This aspect of the project cannot go forward unless the thirty (30) parking spaces are proved. This involves the demolition Buildings C and E.

Reducing the overall size of the proposed Underhill Farm would impact the overall viability of the project, which is contingent upon constructing a high number of residential units, as well as community improvements (Senior Center, park area around the pond, etc). Reducing the overall scale of the project would significantly reduce the financial viability of the project, and would prevent these community improvements from taking place. The reduced scale would not achieve the level of investor rate of return necessity for a privately funded

project, nor would it provide needed housing units within the Yorktown Heights region of Westchester County, needed parking and community space, and safety improvements at a nearby intersection. If the project were to be scaled down, it could not be completed.

The financial feasibility of multifamily housing development is contingent on the economy of scale generated by developing a significant number of units. This holds true for projects using public or private financing. Reducing the scale of the project alters this goal, and makes the project and the associated community enhancements, no longer financially viable.

ALTERNATIVE #2: AVOID DEMOLITION OF STRUCTURES BY SELECTING ALTERNATIVE LOCATION OF PROPOSED PROJECT

The project is ideally located within the residential neighborhood of Yorktown Heights. There are a limited number of properties available within the region that have the appropriate size and zoning that will allow mixed use development.

In addition, the property is located within the proposed Yorktown Heights Design Overlay District, which allows for mixed use buildings, live-work space, planned design development and includes the utilization of historic or unique buildings. The proposed overlay district is being considered by the Town of Yorktown to allow for the further economic development in the Town. This district is intended to create mixed-use residential and commercial parcels to both provide abundant job opportunities and contribute to the local tax base.

The property location at the corner of Saw Mill River Road and Underhill Avenue, is within close proximity to both the Taconic Parkway, and Saw Mill River Parkway. In addition, this location is within walking distance of the core of the Yorktown Heights, where there are employment opportunities, commercial districts, stable neighborhoods, and public transportation. The project location is a short distance to town and state park spaces such as Turkey Mountain Park, and FDR State Park.

ALTERNATIVE #3: ADAPTIVE RE-USE OF THE EXISTING STRUCTURES

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, E, G & H) are one to two story wood frame buildings with stone or no foundation. 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 & 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 square foot (Gonzales 2016). Any adaptive reuse of these buildings, in addition to being financially prohibitive, would require substantial changes ensure the structural integrity, as well as improve and modernize them into residential living or usable spaces.

Building J has already begun to become structurally unstable, adaptive reuse is not a viable option for this structure.

Buildings C and E, have recently been renovated. Building C has most recently been used as residential, 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.

ALTERNATIVE #4: NO ACTION

Under this alternative the Project Parcel would continue to be an underutilized property, as the current structures are vacant. As many of the buildings in the property are currently vacant, further deterioration of the condition of the buildings would occur. Furthermore, the local community currently has no access to the property. This would continue if the project were not to proceed.

Unicorn Contracting has not been able to identify a scenario that would be consistent with the project goals, and retain the existing outbuildings. The proposed undertaking will provide much needed housing within the Town of Yorktown, while at the same time preserving the former Underhill Mansion, a significant historic resource.

SUMMARY AND RECOMMENDATIONS

Unicorn Contracting is seeking to redevelop the parcel at 370 Underhill Avenue to create residential housing, a much needed resource, community resources and off site improvements. The buildings on the property are primarily vacant.

The existing Underhill Mansion will be retained and rehabilitated as part of the proposed Underhill Farms project. 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, that 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 as 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.

While the construction of the new buildings adjacent to the former Underhill Mansion will have a visual effect, however, it can be minimized through architectural style, building design and materials as well as landscaping and vegetation. These new buildings reflect the ever changing needs of the Town of Yorktown, and the history of the property, which has a documented and ongoing historic, commercial and social evolution. The community will be able to utilize this reinvigorated property, that is currently underutilized.

It is HVCRC's recommendation that a plan to mitigate the Adverse Effect of the proposed undertaking on the former Underhill property developed in consultation with OPRHP. This mitigation plan would include, at a minimum, some additional documentation of the outbuildings and salvaging the significant architectural components (fireplace surrounds, lighting and fixtures, trim and windows), where feasible. Old slate and brick can be salvaged for use in hardscaping around the new buildings or in park spaces. In addition, Unicorn Contracting will continue to consult with OPRHP, regarding the renovations planned for the former Underhill Mansion.

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United States Geological Survey

2019 United State Geological Survey Topographical Map. Mohegan Lake, NY Quadrangle. 7.5 Minute Series.

1956 United State Geological Survey Topographical Map. Mohegan Lake, NY. 7.5 Minute Series.

Westchester County Records

wro.westchesterclerk.com

APPENDIX A: PHOTOGRAPHS

1. Underhill Estate/Sound view School (Building A). View to the northeast.



2. A small storage building (Building B) served as the School's design studio.



3. The Chapel
(Building H).



4. Building G
was formerly
a carpenter's
workshop,
and is used
for storage.



5. Building E is the Science building. This structure, formerly the carriage house, was substantially rehabilitated in 2012.



6. Building C served as the middle school classroom for Soundview School.



7. Building J, is a small residential cottage.



8. Building I served as the Soundview School Playhouse.



9. View to the northeast of Building I.



10. View to the southwest of the pond.



11. View to the southwest of the former ice pond.



12. The existing paths around the Mansion follow the historic carriage trails.



APPENDIX B: HISTORIC MAPS

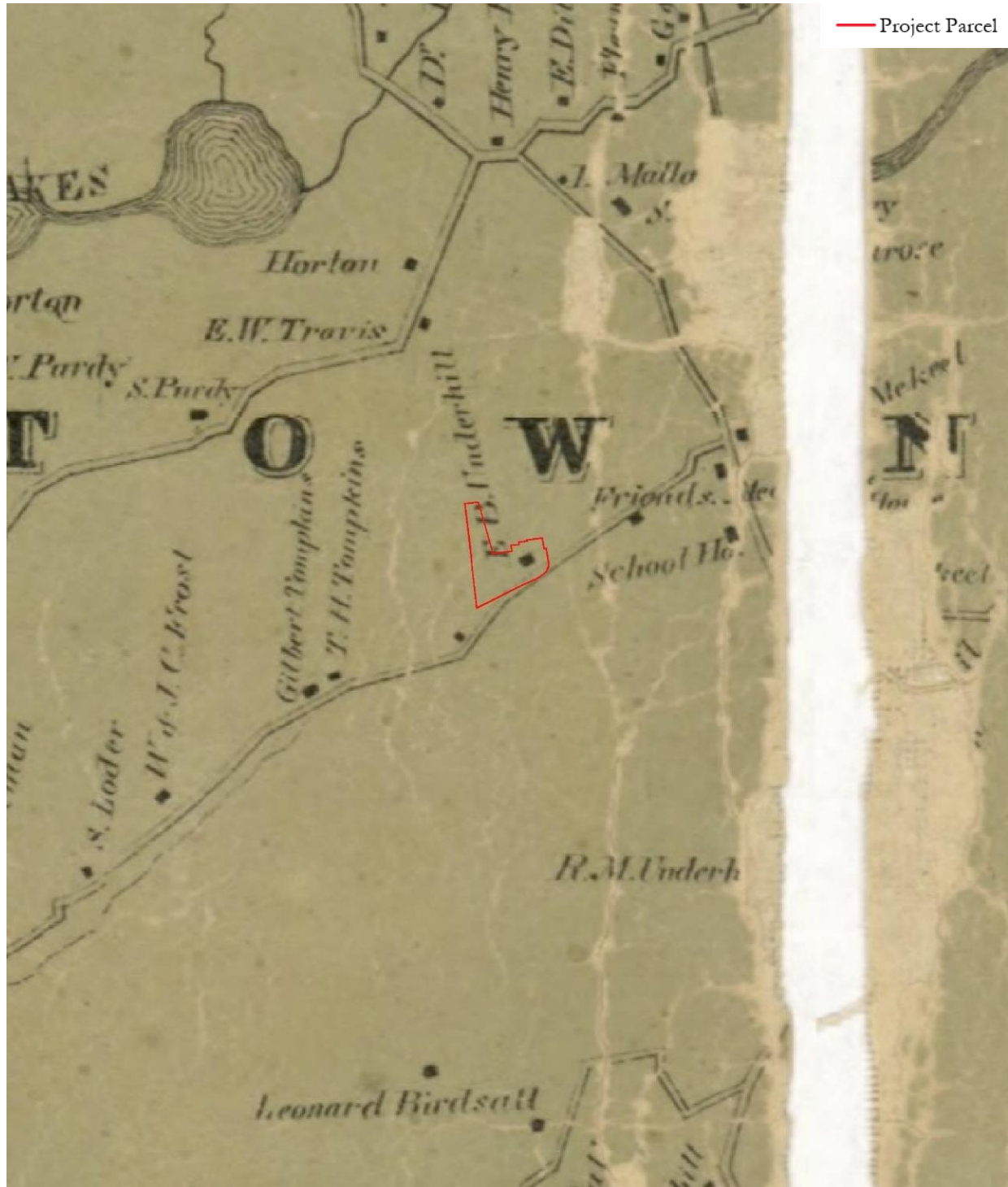


Figure 5: 1858 F.C. Merry *Atlas of Westchester County*. (Source: Library of Congress) Scale: 1"=1700'.

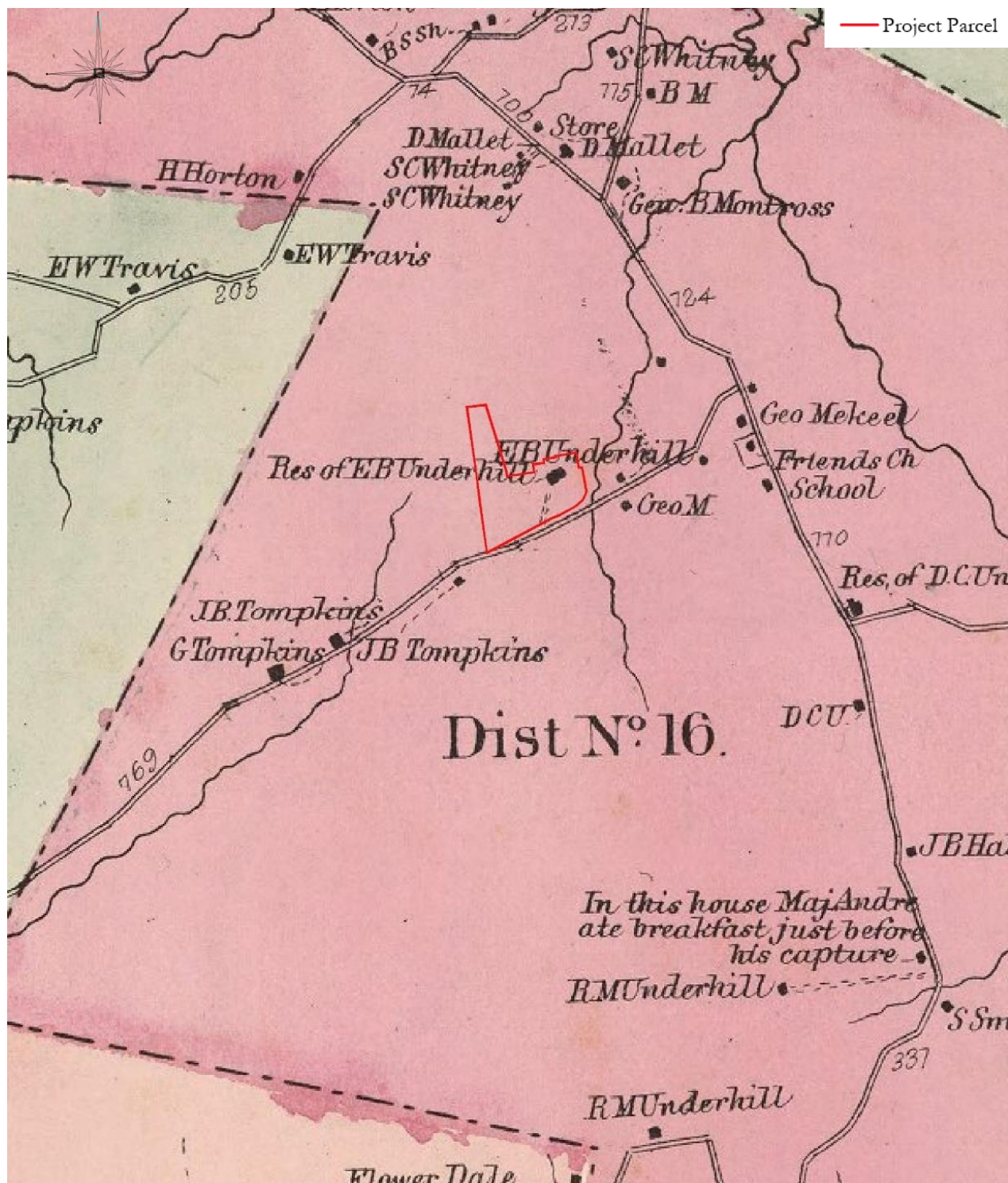


Figure 6: 1867 F.W. Beers' *Atlas of Westchester County, Town of Yorktown*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

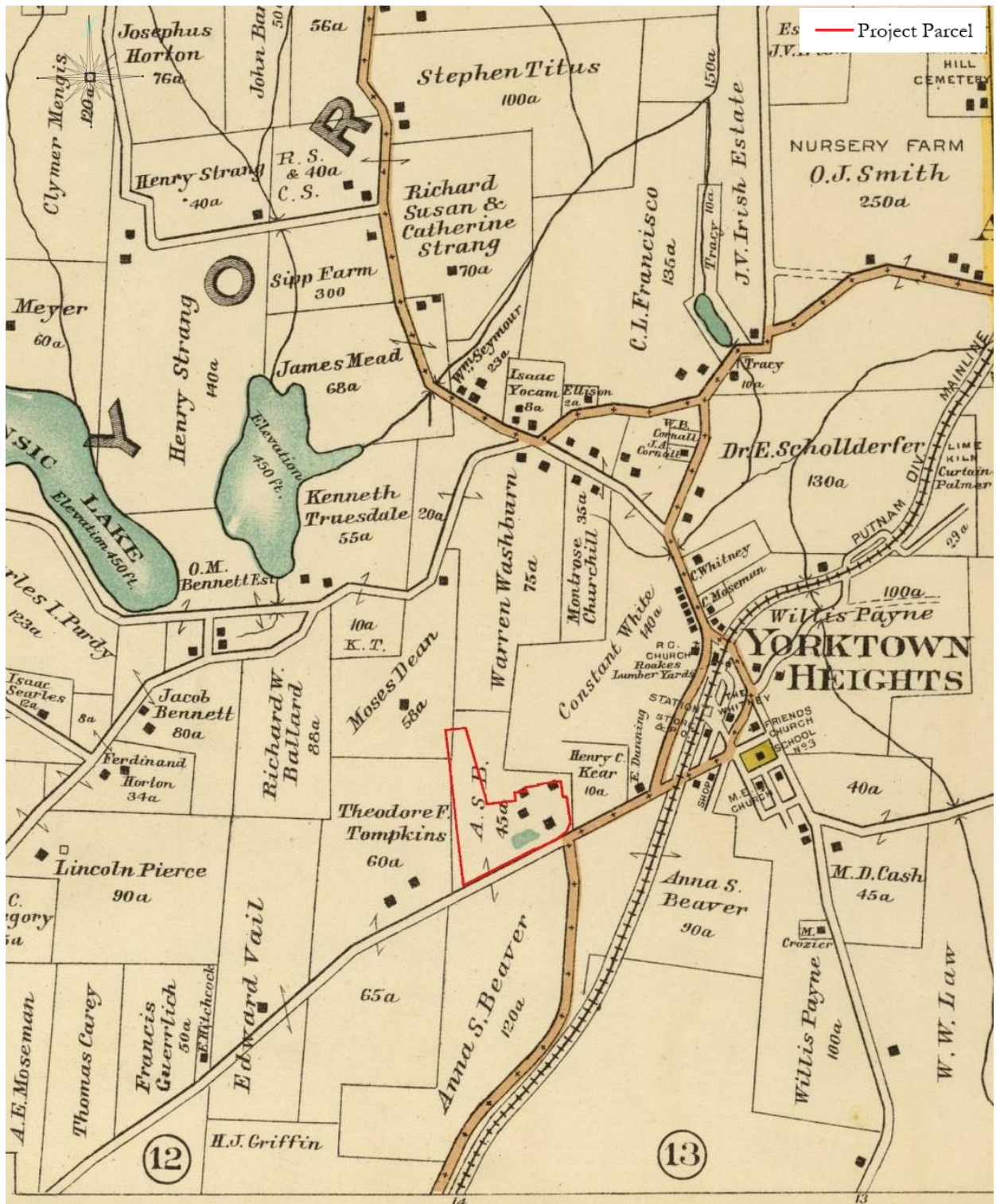


Figure 7: 1908 Hyde E. Belcher *Atlas of Westchester County*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

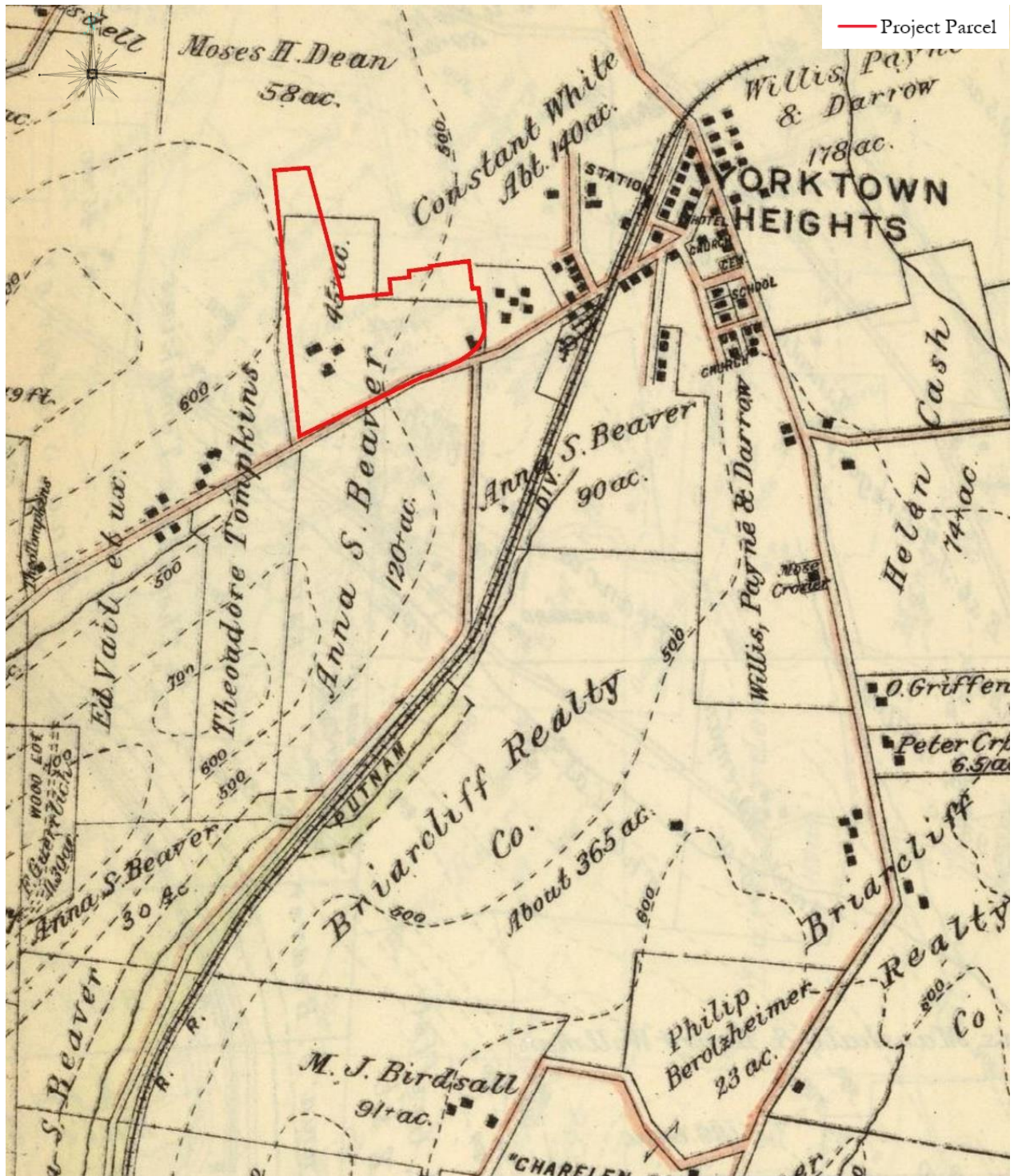


Figure 8: 1914 G. W. Bromley Map of Westchester County, New York. (Source: David Rumsey Cartography Associates) Scale: 1"=850'.

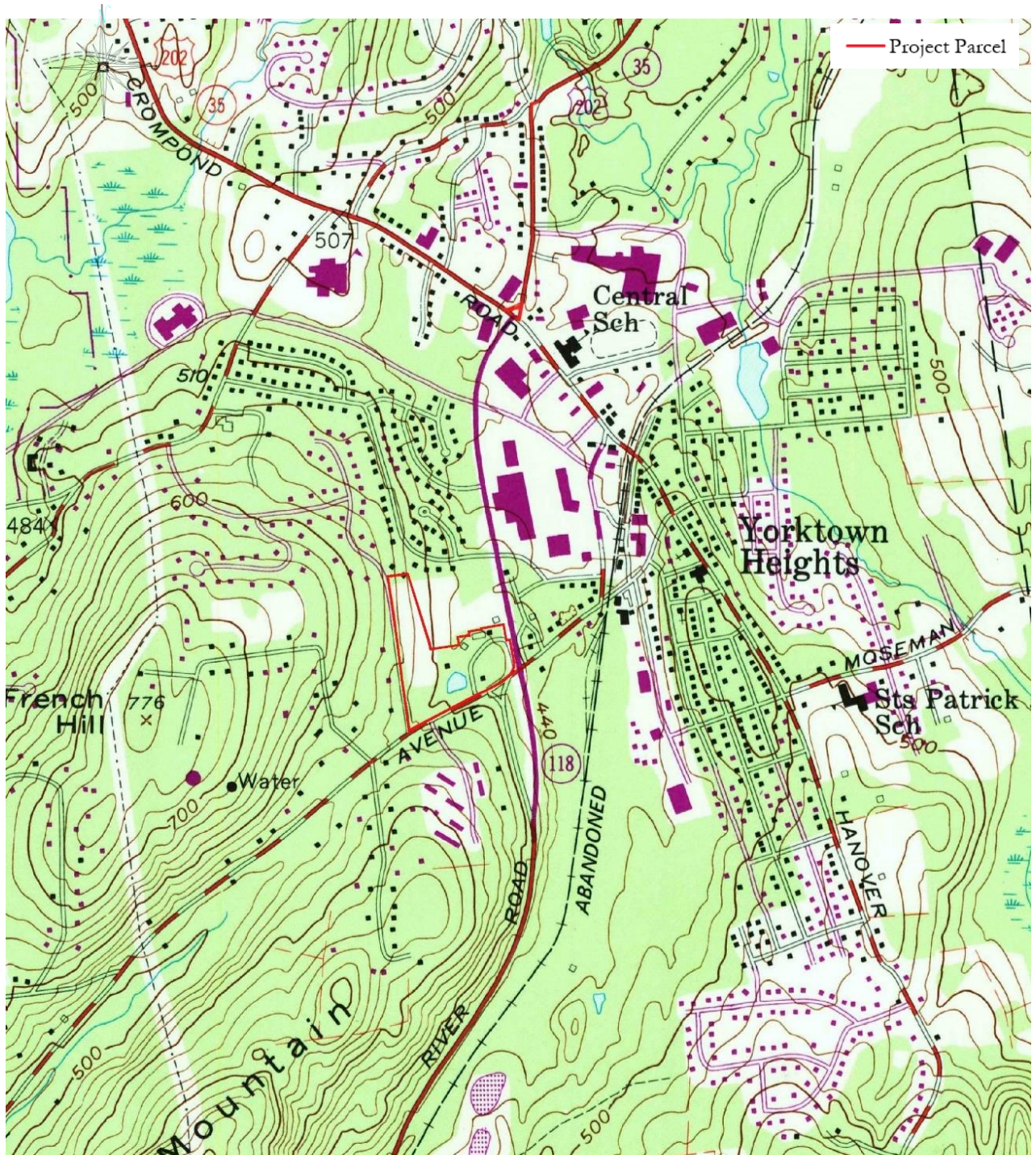


Figure 9: 1956 Mohegan Lake NY USGS Topographical Quadrangles. (Source: USGS.gov) Scale: 1"=1200'.



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 27, 2021

RECEIVED
PLANNING DEPARTMENT

MAY 28 2021

TOWN OF YORKTOWN

Alexandra Ryan
General Engineer/Project Manager
USACE Operations
Regulatory 16-406
26 Federal Plaza
New York, NY 10278

Re: USACE
Soundview -Underhill Farms Development
Town of Yorktown, Westchester County, NY
21PR02382

Dear Alexandra Ryan:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Flora Villa, also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places. First developed in 1828, the estate appears to be eligible under Criterion A and C. Criteria A for Abraham and Edward B. Underhill's contribution to the settlement and economic development of Yorktown and C, as an intact example of a Federal style building adapted to the Italianate style reflecting the evolution of popular architectural tastes throughout the mid-to-late 19th century. The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity.

Our office has reviewed the proposed development of the property. With the intensity of construction proposed the setting and feeling of the property would be significantly altered. We further note that the majority of the contributing outbuildings on site are proposed for removal. Under the provisions of Section 106, demolition of historic resources is deemed an Adverse Effect.

This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects. As a matter of policy and practice, this exploration must occur before mitigation measures can be developed and before demolition can occur. If no prudent and feasible alternatives are identified in the analysis, we would begin development of a formal agreement document, which would document the reasons for the adverse finding and identify proper mitigation measures to be incorporated into the work.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

During the Section 106 process, consulting parties should be invited to participate in the process. Please note that the Yorktown Heritage Preservation Commission and the Underhill Society of America, Inc., may be interested in being included as consulting parties as required under 36 CFR Part 800.2. If you have any questions, I am best reached by email.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', with a long horizontal flourish extending to the right.

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

RECEIVED
PLANNING DEPARTMENT

AUG 25 2021

TOWN OF YORKTOWN

August 24, 2021

Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Soundview -Underhill Farms Development
Town of Yorktown, Westchester County, NY
21PR02382

Dear Charles. Vandrei:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Our office has reviewed the alternatives analysis dated July 2021 for the proposed work at the historic Underhill Estate property. This analysis was requested to determine if there are alternatives to the proposed work that might remove the Adverse Impact finding or minimize harm to the historic property. In general, we are pleased that the mansion building will be retained and rehabilitated with the ice pond being restored.

However, the project proposes demolition of seven contributing buildings and extensive changes to the historic setting. Due to these impacts, the project remains adverse to historic resources. After review of the provided analysis, we request the following additional alternatives be explored:

1. Demolition of the contributing outbuildings alone constitute an adverse impact to this historic property. The Underhill Mansion's setting is proposed to be further impacted by encroachment of the proposed surface parking and large-scale new construction. Our office requests investigation of additional alternatives that may reduce this impact by exploring proposed siting of the new construction and parking which may provide for some distance between the new construction and the historic mansion. Please also explore allowing parking near to the historic outbuildings and/or retaining and mothballing these outbuildings in place.
2. We note that parking was cited as a reason for removal of several contributing buildings. Parking in and around the historic outbuildings could be a way to minimize harm to the historic setting. In addition to the analysis of possible siting changes, please investigate whether surface parking can be reduced and sensitively included around the existing historic outbuildings to avoid demotions.

3. The existing carriage roads are considered a character defining feature of this historic estate property. Please provide additional siting options that might retain the carriage roads in an effort to minimize harm to this historic estate.

We request the additional information be provided via our Cultural Resource Information System (CRIS) at <https://parks.ny.gov/shpo/online-tools/> Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project." You will need the project number and your e-mail address. If you have any questions, I am best reached by email.

Sincerely,



Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

OCT 20 2021

TOWN OF YORKTOWN



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

October 18, 2021

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Soundview -Underhill Farms Development
Town of Yorktown, Westchester County, NY
21PR02382

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

Please note that this project was initially submitted for review under Section 106 of the National Historic Preservation Act of 1966. The United States Army Corps of Engineers (USACE) has indicated to our office that they are not involved. Since there is no Federal involvement, this letter is being reissued under Section 14.09 of the New York State Historic Preservation Law (NYSHPL).

Flora Villa, also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places. First developed in 1828, the estate appears to be eligible under Criterion A and C. Criteria A for Abraham and Edward B. Underhill's contribution to the settlement and economic development of Yorktown and C, as an intact example of a Federal style building adapted to the Italianate style reflecting the evolution of popular architectural tastes throughout the mid-to-late 19th century. The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity.

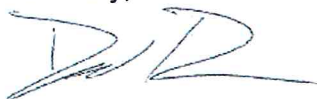
Our office has reviewed the proposed development of the property. With the intensity of construction proposed the setting and feeling of the property would be significantly altered. We further note that the majority of the contributing outbuildings on site are proposed for removal.

Under the provisions of Section 14.09 of the NYSHPL, demolition of historic resources is deemed an Adverse Effect.

This finding has triggered an exploration of prudent and feasible alternatives that might avoid or reduce the project effects. That alternatives analysis is currently under review by our office. If no prudent and feasible alternatives are identified in the analysis, we would begin development of a formal agreement document, which would document the reasons for the adverse finding and identify proper mitigation measures to be incorporated into the work.

We request that any additional information be provided via our Cultural Resource Information System (CRIS) at <https://parks.ny.gov/shpo/online-tools/> Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project." You will need the project number and your e-mail address. If you have any questions, I am best reached by email.

Sincerely,



Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

RECEIVED
PLANNING DEPARTMENT

NOV 4 2021

TOWN OF YORKTOWN

October 29, 2021

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Soundview -Underhill Farms Development
Town of Yorktown, Westchester County, NY
21PR02382

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Our office has reviewed the alternatives analysis dated July 2021, which also includes a conditions report for the Underhill Estate/Flora Villa. The report explored such alternatives as: adaptive reuse of the existing structures, reduction of scale of proposed new construction, alternative project locations and a no action approach. Based upon our review of the alternatives analysis, we concur with your determination that there are no prudent and feasible alternatives to the development proposed at the Underhill Estate Property. Therefore, Our Adverse Impact finding remains unchanged.

At this time, we recommend 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. Documentation of the estate and the outbuildings proposed for removal, continued consultation for all rehabilitation work proposed at the historic Manor as well as, continued design review and approval of the proposed new construction and landscape work, should be considered baseline mitigation. Additional mitigation should also be developed and may include but is not limited to – relocation of the outbuildings rather than demolition, donation of the entire buildings and/or salvage of certain elements of those buildings, and interpretive signage conveying the history of the property and its buildings. We encourage working with the local preservation community to develop additional meaningful and creative mitigation measures. Our office would be happy to discuss any new concepts for mitigation.

Once a draft agreement is prepared, please submit it to our office for review and comment. We request the additional information be provided via our Cultural Resource Information System (CRIS) at <https://parks.ny.gov/shpo/online-tools/> Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an

existing project." You will need the project number and your e-mail address. If you have any questions, I am best reached by email.

Sincerely,

A handwritten signature in black ink, appearing to be 'DR' with a stylized flourish.

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

Cc: B. Selig, J. Tegeder, J. Dahlgren, P. Guillaro



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

RECEIVED
PLANNING DEPARTMENT

DEC 9 2021

TOWN OF YORKTOWN

December 9, 2021

Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Soundview -Underhill Farms Development
Town of Yorktown, Westchester County, NY
21PR02382

Dear Mr. Vandrei:

Thank you for your ongoing consultation with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Our office has read and commented on the draft LOR submitted for this project. Please see the attached tracked changes LOR with OPRHP's suggested revisions. If you have any questions regarding the proposed changes, please let me know. We ask that

We request revisions be provided via our Cultural Resource Information System (CRIS) at <https://parks.ny.gov/shpo/online-tools/> Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project." You will need the project number and your e-mail address. If you have any questions, I can be reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

**LETTER OF RESOLUTION AMONG
NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC
PRESERVATION
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AND
UNDERHILL SOUNDVIEW LLC**

**REGARDING the UNDERHILL SOUNDVIEW FARM
[21PR02382](#)**

WHEREAS, Underhill Soundview LLC (“Applicant”) intends to build “Underhill Soundview Farm” a multi-family and mixed-use project is planned for the property located at 340 Underhill Avenue in the Town of Yorktown Heights, Westchester County, New York, which property is owned by the Applicant and,

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WHEREAS, the project requires multiple permits from the New York State Department of Environmental Conservation (“NYSDEC”); which include coverage under a General Permit for Stormwater Discharges from Construction Activities (GP-0-12-001), and a Permit for Private, Commercial & Institutional (P/C/I) (GP 0-15-001) and the approval of the Town of Yorktown Heights locality; and

WHEREAS, the Department has consulted with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in accordance with Section 14.09 of the New York State Parks Law, 9 NYCRR part 428 and the procedures agreed upon in a 2015 interagency Letter of Resolution for construction activities relating to GP-0-12-001; and

WHEREAS, OPRHP has determined that the existing Soundview-Underhill /Floral Villa Estate (“Underhill Estate”), located at 340 Underhill Avenue, in the Town of Yorktown Heights, Westchester County, New York, are eligible for inclusion in the State and National Registers of Historic Places. The Soundview complex is eligible under National Register criterion A for Abraham and Edward B. Underhill’s contributions to the settlement, agricultural, and economic development of Yorktown and Criterion C in the area of architecture as an intact example of a Federal-style farmhouse transformed into a large Italianate-style residence.

WHEREAS, the Applicant is proposing to construct a multi-family and mixed use project (Underhill Soundview Farm), and it has been determined that the proposed project will have an Adverse Impact on the Underhill Estate

WHEREAS, ~~it has been determined that~~ In a letter dated October 29, 2021, OPRHP has concurred that no prudent or feasible alternatives exist that would lessen or avoid the adverse impacts to the historic resources,

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~~WHEREAS OPRHP has consulted with representatives of the New York Department of Environmental Conservation (DEC) who are involved with the Project through a required permit in accordance with Section 14.9 implementing regulations of the New York State Parks, Recreation and Historic Preservation Law.~~

NOW, THEREFORE, in accordance with the New York State Parks, Recreation and Historic Preservation Law, ~~NYCDEC~~~~the Department~~, OPRHP, and Applicant agree that the Project may proceed subject to the stipulations set forth below:

STIPULATIONS

I. Historic Resources

- A. Underhill Estate Building District (USN: 11918.000175)
- The Applicant agrees to preserve and rehabilitate the Mansion House (11918.000173) and retain the carriage paths on the southern side of the building. Rehabilitation Plans for the Mansion House will be submitted to OPRHP for review and approval at the preliminary and pre-final stages of development. If OPRHP may request additional reviews after the pre-final stages of design review. Review and approval by OPRHP shall be completed prior to construction activities. prior to construction activities.
 - The Applicant agrees to preserve the pond, and ~~create a park-like setting around the pond~~retain the historic landscape for community use.
 - The Applicant agrees that any constructed ancillary or accessory buildings will reflect the character and architecture of the Chapel and/ or Carriage Barn.
 - ~~The Applicant agrees to provide consult with OPRHP for review and approval in regard to with the proposed designs of any ancillary or accessory structures, and the rehabilitation efforts within the Mansion house. These plans shall be submitted to OPRHP for review and approval at the preliminary and pre-final stages of development. OPRHP may request additional reviews after the pre-final stages of design review. Review and approval by OPRHP shall be completed prior to construction activities.~~Existing vegetation on the property shall be maintained to reduce the potential visual impacts to the Mansion House due to the new construction
- B. The Applicant will offer the buildings that are slated for demolition as donation and relocation to any interested parties, including local historic and preservation groups. Evidence of these offers and the interested parties response shall be provided to OPRHP.
- C. The Applicant will approach historic preservation salvage entities and offer salvage items from the buildings slated for demolition to be used in historic preservation projects. Evidence of these offers to an interested entities shall be provided to OPRHP.
- D. The Applicant will create a historic exhibit that conveys the history of the Underhill Estate that will be displayed in a publicly accessible location. design for this exhibit and location shall be submitted to OPRHP for our review and approval.
- E. A Comprehensive documentation report will be completed of the entire property, following OPRHP's Standards for Structure Documentation (Exhibit A).

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II. Other Terms and Conditions:

- Modifications, amendments, or termination of this agreement as necessary shall be accomplished by the signatories in the same manner as the original agreement.

- Disputes regarding the completion of the terms of this agreement shall be resolved by the signatories.

III. If suspected human remains are encountered at any point during this project, OPRHP's Human Remains Discovery Protocol (Exhibit B) will be followed.

The signatories agree that by execution of this agreement the Department of Environmental Conservation has satisfied its requirements for compliance with Section 14.09 of the New York State Parks Law of 1980 and 9 NYCRR part 428.

SIGNATURES (3) FOLLOW:

Unicorn Contracting

Signature

Date

Name

Title

NYS Department of Environmental Conservation

Signature

Date

Charles E. Vandrei
Agency Historic Preservation Officer

NYS Office of Parks, Recreation and Historic Preservation

Signature

Date

~~Daniel Mackay~~
~~Michael F. Lynch, AIA, P.F. R. Daniel Mackay~~
~~Deputy Commissioner for Historic Preservation~~
~~Director, Division for Historic Preservation~~

Exhibit A:

Structure Documentation

The State and National Register eligible Underhill Estate Building District (USN: 11918.000175) located in the Town of Yorktown Heights, Dutchess County, New York, are to have current conditions documented using the following format:

Photographs

Photographs submitted, as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property both exterior and interior (where safely accessible).

Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera. Images should be saved in Tag Image File (TIFF) format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.

Several historic images (if available) depicting the facility should be included in the documentation. Each photograph be titled/numbered to correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. will be listed once on the photograph log.

Historic Narrative

A brief narrative history pertaining to development and construction of the building(s) should be provided. Historic period documentation, *if available*, should also be included.

Plans/Drawings

Copies of construction plans, *if available*, should be reproduced and included in the documentation package.

DVD Copy

The final report (including images and a PDF version of the Historic Narrative) should be saved on digital media (CD, DVD, or USB thumb drive) and 2 copies will be submitted to the Agency Preservation Officer at the Division for Historic Preservation.

Printed Copy

Two copies of the report will be printed and bound. One copy of the report will be submitted to the Agency Preservation Officer at the Division for Historic Preservation for forwarding to the NY State Archives and one copy of the report will be forwarded by the Applicant to a local public library or historical society.

Exhibit B:

**New York State Office of Parks, Recreation and Historic Preservation
Human Remains Discovery Protocol (August 2018)**

If human remains are encountered during construction or archaeological investigations, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that the following protocol is implemented:

- Human remains must be treated with the utmost dignity and respect at all times. Should human remains or suspected human remains be encountered, work in the general area of the discovery will stop immediately and the location will be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine whether they are human, the remains and any associated materials must be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if they are human.
- No skeletal remains or associated materials will be collected or removed until appropriate consultation has taken place and a plan of action has been developed.
- The OPRHP, the appropriate Indian Nations, the involved state and federal agencies, the coroner, and local law enforcement will be notified immediately. Requirements of the coroner and local law enforcement will be adhered to. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if the remains are Native American or non-Native American.
- If human remains are determined to be Native American, they will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP and the Indian Nations. The LGPC or the Department will consult OPRHP and the appropriate Indian Nations to develop a plan of action that is consistent with the Native American Graves Protection and Repatriation Act (NAGPRA) guidance. Photographs of Native American human remains and associated funerary objects should not be taken without consulting with OPRHP and the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP. Consultation with the OPRHP and other appropriate parties will be required to determine a plan of action.
- To protect human remains from possible damage, the OPRHP recommends that burial information not be released to the public.



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

RECEIVED
PLANNING DEPARTMENT

MAR 21 2022

TOWN OF YORKTOWN

March 21, 2022

John Tegeder, Director of Planning
Town of Yorktown
1974 Commerce Street
Yorktown Height, NY 10598

Re: SEQRA, DEC
Soundview-Underhill Farms Development
Town of Yorktown, Westchester County
21PR02382

Dear Mr. Tegeder:

It has come to the attention of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) that the State Environmental Quality Review Act (SEQRA) process for this project has been initiated. To allow for public comment and for potential updates to the alternatives analysis for the National Register eligible Underhill Estate Building District (11918.000175), the OPRHP will review and execute the Letter of Resolution at the completion of the SEQRA review process.

If you have any questions, I can be reached at nancy.herter@parks.ny.gov.

Sincerely,

Nancy Herter
Director, Technical Preservation Services Bureau

cc. Charles Vandrei, DEC Agency Preservation Officer
Paul Guillaro, Unicorn Contracting

Lead Agency Responses

Robyn Steinberg

From: Robyn Steinberg
Sent: Tuesday, May 3, 2022 11:19 AM
To: CGarcia@dep.nyc.gov; 'Lee.Zimmer@dot.ny.gov'; 'akhter.shareef@dot.ny.gov'; 'DEP.R3@dec.ny.gov'; 'kelly.turturro@dec.ny.gov'; 'rhattar@yorktown.org'; 'tcole@yorktown.org'; Lukas Herbert; 'Vernon, Michael V'; 'loliva@mtahq.org'; 'cenan.publicnotices@usace.army.mil'; 'nancy.herter@parks.ny.gov'
Cc: John Tegeder
Subject: Underhill Farm Lead Agency Circulation
Attachments: Underhill Farm Lead Agency Circulation - 05.03.22.pdf

Please find attached a circulation for Lead Agency from the Town of Yorktown Planning Board for the Underhill Farm application located at 370 Underhill Avenue, Yorktown Heights.

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
Albert A. Capellini Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598
Phone | 914-962-6565
Email | rsteinberg@yorktownny.org
Web | <http://www.yorktownny.org/planning>



Yorktown Town Hall
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

(914) 962-5722
www.yorktownny.org

May 3, 2022

To: Involved & Interested Agencies

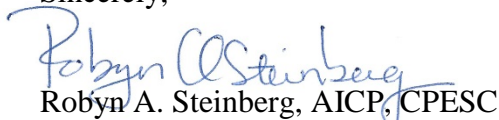
Subject: Underhill Farm
370 Underhill Avenue, Yorktown Heights
Section 48.06, Block 1, Lot 30
Town of Yorktown
Determination of Lead Agency

For the purpose of determining lead agency under the State Environmental Quality Review Act (SEQRA) and pursuant to 6, N.Y.C.R.R. Section 617.6(c) we are circulating an application for a mixed-use development to be processed under Yorktown's Planned Design District Overlay Zone (Chapter 300, Article XXXI of the Town of Yorktown Town Code) as shown on drawings titled "Preliminary Site Plan prepared for Underhill Farm," prepared by Site Design Consultants, dated June 22, 2020, and last revised March 16, 2022.

The involved & interested agencies in this action are as listed on the attached Lead Agency selection form.

Based on Section 617.6 criteria we suggest that the Town of Yorktown Planning Board is the proper agency to be designated as lead agency. Please advise us of your position on this matter within thirty days of this mailing.

Sincerely,


Robyn A. Steinberg, AICP, CPESC
Town Planner

**TOWN OF YORKTOWN
PLANNING BOARD
1974 COMMERCE STREET
YORKTOWN HEIGHTS, NY 10598
PHONE: (914) 962-5722**

LEAD AGENCY SELECTION FORM

This **LEAD AGENCY SELECTION FORM** is being circulated for the purpose of determining the Lead Agency under SEQRA for the project:

Applicant: Unicorn Contracting
Map titled: Preliminary Site Plan prepared for Underhill Farm
Prepared by: Site Design Consultants
Dated: June 22, 2020, and last revised March 16, 2022

Proposed mixed use development of 148 residential units, 11,000 SF retail, and recreational amenities. Original main structure to remain and to be used for a mix of uses. Development is proposed to disturb 10.9 acres of a 13.78 acre parcel in the R1-40 with authorization from the Town Board to be processed under Yorktown's Planned Design District Overlay Zone.

Location: 370 Underhill Avenue, Yorktown Heights, NY
Section 48.06, Block 1, Lot 30

Town Agency Initiating Lead Agency Process: Town of Yorktown, Planning Board

Contact Person: Robyn Steinberg, Town Planner
Mailing Address: Town of Yorktown Planning Department
1974 Commerce Street, Yorktown Heights, NY 10598

Telephone: (914) 962-6565
Email: rsteinberg@yorktownny.org

Date Mailed: May 3, 2022

Response Required: June 2, 2022

Type of Action: Type I

Involved Agencies:

- ✓ Town of Yorktown Planning Board
- ✓ Westchester County Department of Health
- ✓ NYC Department of Environmental Protection
- ✓ NYS Department of Transportation

Interested Agencies:

- ✓ Yorktown Central School District
- ✓ Westchester County Planning Board
- ✓ Metropolitan Transportation Authority
- ✓ NYS Office of Parks, Recreation, and Historic Preservation
- ✓ NYS Department of Environmental Conservation
- ✓ U.S. Army Corp. of Engineers

George Latimer
County Executive

LEAD AGENCY NOTIFICATION RESPONSE

May 3, 2022

Robyn A. Steinberg, Town Planner
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
MAY 3 2022
TOWN OF YORKTOWN

Dear Ms. Steinberg:

The Westchester County Planning Board has received Notice of Intent to be Lead Agency pursuant to the NYS Environmental Quality Review Act (SEQR) for the following action:

Project Name/File Number: **Underhill Farm — YTN 22-003**

Action: **Site Plan**

Location: **370 Underhill Avenue**


We have no objection to the Yorktown Planning Board assuming Lead Agency status for this review.

Please be advised that the County Planning Board has already submitted preliminary comments on this matter in a letter to the Town Board dated February 14, 2022. A copy of that letter is attached.

The County Planning Board looks forward to continuing its review of this matter as an Interested Agency.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/LH

George Latimer
County Executive

February 14, 2022

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 22-003 – Underhill Farm, 370 Underhill Avenue
Planned Design District Overlay**

Dear Ms. Quast:

The Westchester County Planning Board has received a referral with respect to Underhill Farm, which is a development proposal for a 13.8-acre property that formerly housed the Soundview Preparatory School. The site, located at 370 Underhill Avenue, occupies substantial street frontage at a main intersection with Saw Mill River Road (NYS Route 118) at the south end of the Yorktown Heights hamlet. The applicant proposes to redevelop this site with a mixed-use development containing 85 rental apartments along with 80 for-sale units that would consist of 30 apartments and 50 townhouses. Retail and office spaces would also be included in the development and would occupy a portion of the rental apartment building. A historic building on the site, known as the Captain Underhill House, would also be restored as part of the redevelopment. This building is also envisioned to contain retail or office space. Publicly accessible amenities, such as walking paths and access to a restored pond on the site, are also proposed.

This is the first development application the Town has considered since adopting new zoning regulations for Planned Design District Overlay Zones (PDDOZ). Under those regulations, the Town Board must approve this application as eligible to be developed under PDDOZ regulations. If approved, the application would then only require site plan approval from the Yorktown Planning Board.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we are supportive of the Town Board authorizing this application for development under PDDOZ regulations.

Since 1977, Westchester County has worked with the Town of Yorktown on public investments through the Community Development Block Program. Many of these efforts, such as the construction of sidewalks and public spaces in the Yorktown hamlet, have provided key infrastructure that can now be leveraged for this next generation of development. Other County investments, such as the North County Trailway, have provided additional key infrastructure. It is within the context of these County investments that we offer the following comments for the Town Board to consider. While we understand that the site plan review undertaken by the Yorktown Planning Board is the most appropriate time to submit site planning comments, there are some broader concerns we wish to express at this time.

1. Affirmatively furthering fair housing (AFFH).

The application materials did not indicate if any of the proposed residential units would be set aside as affordable AFFH units. Because the Town repealed its regulations concerning the Model Ordinance

Provisions, the applicant is not required to make this inclusion, which would have been automatic had the Town not repealed these regulations.

Fair and affordable housing is a critical need in Westchester County, as documented in the *Westchester County Housing Needs Assessment*, and it has been a longstanding priority for the County to promote more affordable housing in hamlet centers, which are ideal locations for affordable housing. Given the County's level of investment in the hamlet, and the fact that this investment has contributed towards the development potential of this site, this development should include affordable AFFH units at a ratio of no less than 10%. We also continue to urge the Town to consider re-adopting the Model Ordinance Provisions.

2. Need to redesign Saw Mill River Road/Underhill Avenue intersection.

The intersection of Saw Mill River Road (NYS Route 118) and Underhill Avenue is a main gateway to the Yorktown Hamlet. This intersection, which was initially created when Route 118 was constructed to bypass higher-speed car traffic away from Commerce Street, has never had a sufficient level of pedestrian accommodation and safety. With the addition of 165 residential units to this site along with retail and office space, it will be necessary to redesign this intersection to accommodate higher levels of pedestrian and bicycle activity. Because of the County's involvement in sidewalk and trailway construction near this site, this development must be able to connect to those investments, which are designed to help people walk or bike to stores and services within the hamlet without needing to drive. The reduction of unnecessary driving of single-occupancy vehicles is an important policy goal of the County Planning Board, and we have the expectation that new development within the hamlet should connect to the investments the County made in support of that goal. We also point out that to access Bee-Line bus stops from this development will also require crossing this intersection.

As part of the site plan review, the applicant and the Town must work with the NYS Department of Transportation to make improvements to this intersection and to connect all sides of the intersection to the existing sidewalk network. In addition, we also point out that the PDDOZ regulations require that sidewalks be provided on the site's entire frontage with both Underhill Avenue and Saw Mill River Road. Since these sidewalks are not shown on the conceptual plans, we assume they will be shown on the plans during site plan review.

3. Inconsistencies with PDDOZ regulations.

While the bulk of the review of the subject application will occur as part of the site plan review conducted by the Yorktown Planning Board, the Town Board must authorize that review according to the PDDOZ regulations. However, we note that the conceptual plans submitted by the applicant do not fully comply with PDDOZ regulations. The following should be clarified or corrected before the Town Board issues its approval:

a. Complete street design methods.

The PDDOZ regulations contain seven objectives that are encouraged for all hamlet development. The objective concerning complete street design methods does not appear to be met by the conceptual plan, since it does not show proposed improvements to the intersection of Saw Mill River Road and Underhill Avenue as discussed above. This objective specifically calls for the encouragement of design that is supportive of pedestrians, cyclists and the disabled "to be able to move through the overlay zone safely."

b. Sidewalks.

As noted above, the PDDOZ regulations require that sidewalks be provided on the site's entire frontage with both Underhill Avenue and Saw Mill River Road. This is not shown on the conceptual plans.

c. Parking in front yard.

The PDDOZ regulations do not permit parking to be located in the front yard unless a waiver is granted. The conceptual site plans show surface parking lots located in front of the proposed apartment building and directly along the street frontage. Since this is not permitted, the applicant should state if it is their intention to seek a waiver. We would not be supportive of this waiver since we consistently encourage municipalities to work with applicants to locate parking behind buildings whenever possible to enhance the streetscape.

d. Shared parking.


The application materials note that a shared parking system would be used to reduce impervious surfaces on the site. However, specific details were not provided in the application, and surface parking is shown on the conceptual plans to be a prominent site feature.

We encourage the Town to consider the impacts of parking and consider using practices that would provide sufficient parking, but would also help avoid the impacts of unnecessary parking. Such practices could include landbanking, setting parking maximums (instead of minimums), sharing parking between adjacent properties, unbundling the cost of parking from housing costs (except for affordable units), and other strategies. Such parking management incentives could potentially allow municipalities to eventually lower parking requirements, which can have positive benefits in reducing land disturbance and stormwater runoff. These environmental benefits are of heightened importance for the Yorktown Heights hamlet due to its location in the Croton Watershed.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Commissioner

NVD/LH

cc: Lance MacMillan, Regional Director, NYS Department of Transportation, Region 8
Anne Darelus, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP

Submitted Comments

Robyn Steinberg

From: SUSAN SIEGEL <BOOKHUNTERPRESS@VERIZON.NET>
Sent: Thursday, May 5, 2022 2:36 PM
To: Robyn Steinberg
Subject: underhill farm
Attachments: pb memo 5-6-2022.docx; county planning board referral.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If Underhill Farm is on the agenda for may 9 meeting, please include the attached memo and the letter from Westchester County Planning Board in the meeting packet.

Thanks

Susan Siegel
914-245-2661
bookhunterpress@verizon.net

MAY 5 2022

TOWN OF YORKTOWN

MEMO

To: Planning Board
From: Susan Siegel
Re: Underhill Farm site plan
Date: May 5, 2022

In advance of the public informational hearing, these are some issues you may want to consider as you begin your review of the Underhill Farm site plan. Please note that these comments represent my personal view.

1. Is there a potential positive declaration that would trigger need for more in depth DEIS
 - a. At what point in review process should Part 3 determination be made
 - b. Only need ONE potential adverse impact for pos dec
 - c. Possible adverse impacts
 - i. SHPO letter on adverse impact (does board have a copy of this letter?)
 - ii. Traffic: money into a fund doesn't mean improvement will be made
 - d. Problems with submitted EAF
 - i. Many responses are incomplete, misleading, or in error
 - e. Problems with supplemental EAF reports
 - i. Gaps in historical preservation materials
 - ii. Misleading numbers in fiscal impact
2. Extent of board's flexibility to modify site plan
 - a. Given text of Overlay Law, to what extent is pb bound by the Town Board's approval for 148 units plus the commercial space and the general approach of the site plan
3. Why change in phasing plan
 - a. All prior presentations had townhouses as first phase and apartments and commercial use as phase 2
 - b. In all prior presentations, Phase 2 wouldn't move forward until improvements were made to intersection
 - i. Current plan is only to put money into a fund for a FUTURE improvement
4. Misleading numbers to be corrected
 - a. Commercial space: not just 11,000 sf in apartment building – commercial use of main house needs to be included for a TOTAL commercial count.
 - b. Density
 - i. Residential density should be based on BUILDABLE acreage, not total acreage
 1. Comparison should be limited to Rochambeau units and Glen Rock and not include Beaveridge
 - ii. Overall site density should include commercial uses
5. Density
 - a. Is proposed density simply too much for the site?
 - i. Out of character with neighborhood
 - b. No showing of scaled-back plan that could still generate reasonable ROI
 - c.
6. Parking spaces
 - a. doesn't include commercial use of main house
 - b. does it include guest parking
 - c. does it include parking for public use
 - d. 30 spaces for senior center not based on a REAL analysis of parking needs
 - e. Uncertainty of use of 11,000 sf
 - i. If medical offices, consider Caremount experience

7. Site plan issues
 - a. Not related to/integrated with hamlet
 - b. Directs pedestrians and traffic through Beaveridge
 - c. Limited sidewalks (see County letter)
 - d. Provisions for refuse and loading for commercial uses
 - e. Provision for playgrounds for on site residents
 - i. See note on site plan
 - ii. Will playground be part of condo HOA or available to all 148 units
 - f. How to distinguish condo HOA land from public access land
 - i. Location of 2 unit townhouse building next to pool and public access
 - g. Length of road ending in cul d' sac for townhouses
 - h. Safety of public access entrance gate at 118/underhill intersection
 - i. Feasibility of public walking trail around wetland mitigation area
 - j. Allowing wetlands to be filled in in order to accommodate more units for developer
 - k. Location of 2-unit townhouse close to clubhouse and "public" area
8. Public park
 - a. Where is study showing need for this
 - b. Input from Rec Commission and loss of all or part of \$4,000/unit
 - c. Site plan issues
 - i. Separation of HOA land and what is for public use
9. Senior units
 - a. What exactly does "senior friendly" mean
 - i. Anti discrimination laws
 - b. Will prospectus for condo units specify age restricted
 - i. Which units
 - c. Impact on school children and traffic generation numbers
10. Adaptive reuse of main house
 - a. Potential uses have been all over the place
 - b. Extent to which site plan approval locks in new use
 - i. Usage affects parking, traffic flow, etc.
11. Traffic
 - a. Should development proceed in advance of intersection improvements
 - i. consider history of weyant plan
 - b. Safety of diverting traffic through beaveridge
 - c. Accuracy of projected numbers
 - i. Assumption about senior units
 - ii. Does diverting traffic through beaveridge misrepresent/minimize true traffic impact
12. Visual issues
 - a. Are buildings 4-story?
 - b. visual impact of 3-4 story building overwhelming historic main house
 - c. Visibility from woods condos backing up to underhill



Westchester County Planning Board Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

February 14, 2022

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

FEB 14 2022

TOWN OF YORKTOWN

**County Planning Board Referral File YTN 22-003 – Underhill Farm, 370 Underhill Avenue
Planned Design District Overlay**

Dear Ms. Quast:

The Westchester County Planning Board has received a referral with respect to Underhill Farm, which is a development proposal for a 13.8-acre property that formerly housed the Soundview Preparatory School. The site, located at 370 Underhill Avenue, occupies substantial street frontage at a main intersection with Saw Mill River Road (NYS Route 118) at the south end of the Yorktown Heights hamlet. The applicant proposes to redevelop this site with a mixed-use development containing 85 rental apartments along with 80 for-sale units that would consist of 30 apartments and 50 townhouses. Retail and office spaces would also be included in the development and would occupy a portion of the rental apartment building. A historic building on the site, known as the Captain Underhill House, would also be restored as part of the redevelopment. This building is also envisioned to contain retail or office space. Publicly accessible amenities, such as walking paths and access to a restored pond on the site, are also proposed.

This is the first development application the Town has considered since adopting new zoning regulations for Planned Design District Overlay Zones (PDDOZ). Under those regulations, the Town Board must approve this application as eligible to be developed under PDDOZ regulations. If approved, the application would then only require site plan approval from the Yorktown Planning Board.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we are supportive of the Town Board authorizing this application for development under PDDOZ regulations.

Since 1977, Westchester County has worked with the Town of Yorktown on public investments through the Community Development Block Program. Many of these efforts, such as the construction of sidewalks and public spaces in the Yorktown hamlet, have provided key infrastructure that can now be leveraged for this next generation of development. Other County investments, such as the North County Trailway, have provided additional key infrastructure. It is within the context of these County investments that we offer the following comments for the Town Board to consider. While we understand that the site plan review undertaken by the Yorktown Planning Board is the most appropriate time to submit site planning comments, there are some broader concerns we wish to express at this time.

1. Affirmatively furthering fair housing (AFFH).

The application materials did not indicate if any of the proposed residential units would be set aside as affordable AFFH units. Because the Town repealed its regulations concerning the Model Ordinance

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Provisions, the applicant is not required to make this inclusion, which would have been automatic had the Town not repealed these regulations.

Fair and affordable housing is a critical need in Westchester County, as documented in the *Westchester County Housing Needs Assessment*, and it has been a longstanding priority for the County to promote more affordable housing in hamlet centers, which are ideal locations for affordable housing. Given the County's level of investment in the hamlet, and the fact that this investment has contributed towards the development potential of this site, this development should include affordable AFFH units at a ratio of no less than 10%. We also continue to urge the Town to consider re-adopting the Model Ordinance Provisions.

2. Need to redesign Saw Mill River Road/Underhill Avenue intersection.

The intersection of Saw Mill River Road (NYS Route 118) and Underhill Avenue is a main gateway to the Yorktown Hamlet. This intersection, which was initially created when Route 118 was constructed to bypass higher-speed car traffic away from Commerce Street, has never had a sufficient level of pedestrian accommodation and safety. With the addition of 165 residential units to this site along with retail and office space, it will be necessary to redesign this intersection to accommodate higher levels of pedestrian and bicycle activity. Because of the County's involvement in sidewalk and trailway construction near this site, this development must be able to connect to those investments, which are designed to help people walk or bike to stores and services within the hamlet without needing to drive. The reduction of unnecessary driving of single-occupancy vehicles is an important policy goal of the County Planning Board, and we have the expectation that new development within the hamlet should connect to the investments the County made in support of that goal. We also point out that to access Bee-Line bus stops from this development will also require crossing this intersection.

As part of the site plan review, the applicant and the Town must work with the NYS Department of Transportation to make improvements to this intersection and to connect all sides of the intersection to the existing sidewalk network. In addition, we also point out that the PDDOZ regulations require that sidewalks be provided on the site's entire frontage with both Underhill Avenue and Saw Mill River Road. Since these sidewalks are not shown on the conceptual plans, we assume they will be shown on the plans during site plan review.

3. Inconsistencies with PDDOZ regulations.

While the bulk of the review of the subject application will occur as part of the site plan review conducted by the Yorktown Planning Board, the Town Board must authorize that review according to the PDDOZ regulations. However, we note that the conceptual plans submitted by the applicant do not fully comply with PDDOZ regulations. The following should be clarified or corrected before the Town Board issues its approval:

a. Complete street design methods.

The PDDOZ regulations contain seven objectives that are encouraged for all hamlet development. The objective concerning complete street design methods does not appear to be met by the conceptual plan, since it does not show proposed improvements to the intersection of Saw Mill River Road and Underhill Avenue as discussed above. This objective specifically calls for the encouragement of design that is supportive of pedestrians, cyclists and the disabled "to be able to move through the overlay zone safely."

b. Sidewalks.

As noted above, the PDDOZ regulations require that sidewalks be provided on the site's entire frontage with both Underhill Avenue and Saw Mill River Road. This is not shown on the conceptual plans.

c. Parking in front yard.

The PDDOZ regulations do not permit parking to be located in the front yard unless a waiver is granted. The conceptual site plans show surface parking lots located in front of the proposed apartment building and directly along the street frontage. Since this is not permitted, the applicant should state if it is their intention to seek a waiver. We would not be supportive of this waiver since we consistently encourage municipalities to work with applicants to locate parking behind buildings whenever possible to enhance the streetscape.

d. Shared parking.


The application materials note that a shared parking system would be used to reduce impervious surfaces on the site. However, specific details were not provided in the application, and surface parking is shown on the conceptual plans to be a prominent site feature.

We encourage the Town to consider the impacts of parking and consider using practices that would provide sufficient parking, but would also help avoid the impacts of unnecessary parking. Such practices could include landbanking, setting parking maximums (instead of minimums), sharing parking between adjacent properties, unbundling the cost of parking from housing costs (except for affordable units), and other strategies. Such parking management incentives could potentially allow municipalities to eventually lower parking requirements, which can have positive benefits in reducing land disturbance and stormwater runoff. These environmental benefits are of heightened importance for the Yorktown Heights hamlet due to its location in the Croton Watershed.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Commissioner

NVD/LH

cc: Lance MacMillan, Regional Director, NYS Department of Transportation, Region 8
Anne Darelius, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP

To the Members of the Town of Yorktown Planning Board,

April 26, 2022

Watching last night's Planning Board Meeting (April 25th, 2022) on the live feed, I couldn't help but notice how effective Michael Grace's approach was in his efforts to raise concerns about the massive solar project proposed for the Granite Knolls town park area. He was effective, I believe, for two main reasons. The first reason was related to his 'why' – the fact that Mr. Grace has strong feelings about the creation of the park since he was instrumental in advocating for it in the first place. He has "skin in the game", so-to-speak, which comes in the shape of a motive to keep the property park-like and beautiful, as it is part of his legacy, in addition to being a benefit to all of the town residents who seek recreation opportunities at the highest peak in the area. The other reason Mr. Grace's plea was effective had to do with his delivery. He told the story. While some may lose patience during long-winded board meetings, the story is, in fact, extremely important. As town residents, and stewards of this land for future generations to come, we must never lose sight of the story. We can't allow the desire to make a few dollars now become reason to abandon our ideals, forget our history and to decimate our natural spaces for the future. At the meeting last night, many began to ask *who let this happen*.

The same logic applies to the Underhill Farm proposal on the former Soundview School Property. The story matters. It is imperative that the members of the Yorktown Planning Board reflect upon how this proposal came to be, including how the property was included in the Overlay Zoning District in the first place. Because when the entire story is told, none of it makes sense, and I can guarantee that the majority of the town residents will be wondering *how this was ever allowed to happen*.

Even a precursory look into the history of the use of the Overlay Zones in Yorktown demonstrates that they were designed to invigorate, or bring new life into, depressed or sluggish downtown or village center-type areas. No one would argue that some of our smaller hamlets, such as Shrub Oak and Jefferson Valley, would benefit from some flexibility in the requirements given the vacancies and stalled businesses. The same holds true for the center of Yorktown Heights where we have a plethora of parking lots, outdated buildings and obsolete infrastructure. However, the narrative took a sharp turn when the Town Supervisor, Matt Slater, used his authority and a pen to suddenly and seemingly arbitrarily extend the zone lines beyond Route 118 to include the historic Underhill property. Many will argue that the extension of the zone into residential property was not arbitrary at all; they point out that the person that will benefit the most, Mr. Paul Guillaro, CEO of Unicorn Development Corp. who has made the Underhill Farm application, has ties to many politicians in the area.

The common thread for both properties here is Matt Slater. In his haste to generate revenue, to bring in development, and to loosen restrictions for developers, Mr. Slater is giving away our natural resources, forever altering our views, and changing the aesthetics and character of our town forever. These projects have now landed before the Planning Board, where I urge you to take the time to learn the story. You will see that the developer has not only been allowed by Mr. Slater and the Town Board to short-cut the typical process, but he is asking you to take his word on crucial aspects of the plan and continue to fast-track this monumental proposal. He is short on factual evidence and documents, and long on pretty pictures and buzz words. *Don't let this happen!*

Regina Kaishian

Resident, Town of Yorktown

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