Wendy's Restaurant

John A. Tegeder, R.A.
Director of Planning

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

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

MEMORANDUM

To: Building Inspector
From: Planning Department
Date: May 20, 2022
Subject: Building Permit Application for Wendy's Restaurant
3399 Crompond Road, *aka* Staples Plaza
SBL: 36.06-2-76

Thank you for referring the above referenced project to this office. Our comment and evaluation are cited below.

The proposed Wendy's is planned to occupy the current Dunkin Donuts/York Pizza space in the BJs/Staples Plaza at 3399 Crompond Road. It is a substantial renovation and refit and proposes some site work as well. Some notable modifications are as follows.

The project proposes a full interior demolition and renovation in which the patron/seating area is being expanded. Restaurant uses are subject to a parking demand requirement under Town Code that requires 1 parking space per 50 SF of patron/dining area and 1 parking space per 100 SF of preparation area. Also, the drive-thru window is being enlarged by additional square footage therefore increasing the parking demand under the Town Code. **These two items trigger Planning Board review**. By way of history, this site has gone through multiple site amendments, use changes, and rezoning approvals in the last several years in which both the Town Board and Planning Board have sought to balance the evolution of the commercial needs of the property with code required health, safety, and welfare issues including but not limited to, adequate provision of parking and vehicular circulation.

The project proposes an entirely new lighting scheme, both interior and exterior. We assume that one or more of the menu board/ordering apparatus will have lighting in addition to lighting of adjacent exterior walkways and seating areas, egress points, and general site area lighting. **This triggers lighting plan approval under the Town Code**. As you may recall, all lighting must be fully shielded and not exceed 1.0 footcandle at any property line. Of particular note is the proposal to replace 4 rooftop security style fixtures that face out from each side of the building and which are directing light at the horizontal or near horizontal plane. This type of lighting practice is contrary to the Town Code.

The project proposes site modifications to the area of the existing drive-thru queueing lane and immediate environs. New ordering stations and menu boards along the drive-thru lane are proposed in the adjacent landscape island. It is unclear as to the impact on the landscaping or any proposed modifications thereto. Further, the adjacent parking area is proposed to be restriped from perpendicular spaces to diagonal spaces. It is unclear as to the number of spaces being displaced or reduced or if there is any impact on operational values. **This triggers Planning Board review**.

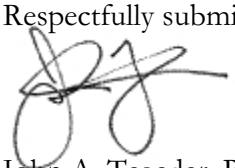
The project proposes to demolish all aluminum storefront and glazing, clerestory windows, and a storage enclosure at the rear of the building. Existing brick veneer is proposed to be painted in varying colors and two acrylic stucco accent walls nearly 21 feet high are to be added at building perimeter. The storage

enclosure will be replaced with a walk-in refrigeration unit of unknown finish or color. The fascia and parapet will be clad in horizontal simulated wood material. Additional wood screen panels are proposed at the perimeter. In other words, a wholesale architectural redesign is proposed. **While any commercial renovation requires ABACA review, it is particularly the case with such an overall set of external modifications.**

The project proposes an entirely new sign scheme and proposes two 21' high walls on which signage is proposed to be affixed. A third logo sign is proposed to be placed at eye level on a section of existing brick wall. As you may recall, the Town code provides that master sign plans be developed for commercial complexes and this site has such a master sign plan. If the proposed signs comply with the master sign plan, a permit may be issued without further review. We are unaware as to whether such a compliance check was conducted, but given the new accent walls at 21' high with signage reaching over 18' high, we believe it is not compliant with the master sign plan and therefore, on that basis alone, **triggers master sign plan review by the Planning Board and potential referral to the ABACA**. No determination has been made relative to their size in this writing, nor should any conclusion be assumed.

Given the foregoing, it is premature to issue any permits until these and any other items are concluded.

Respectfully submitted,



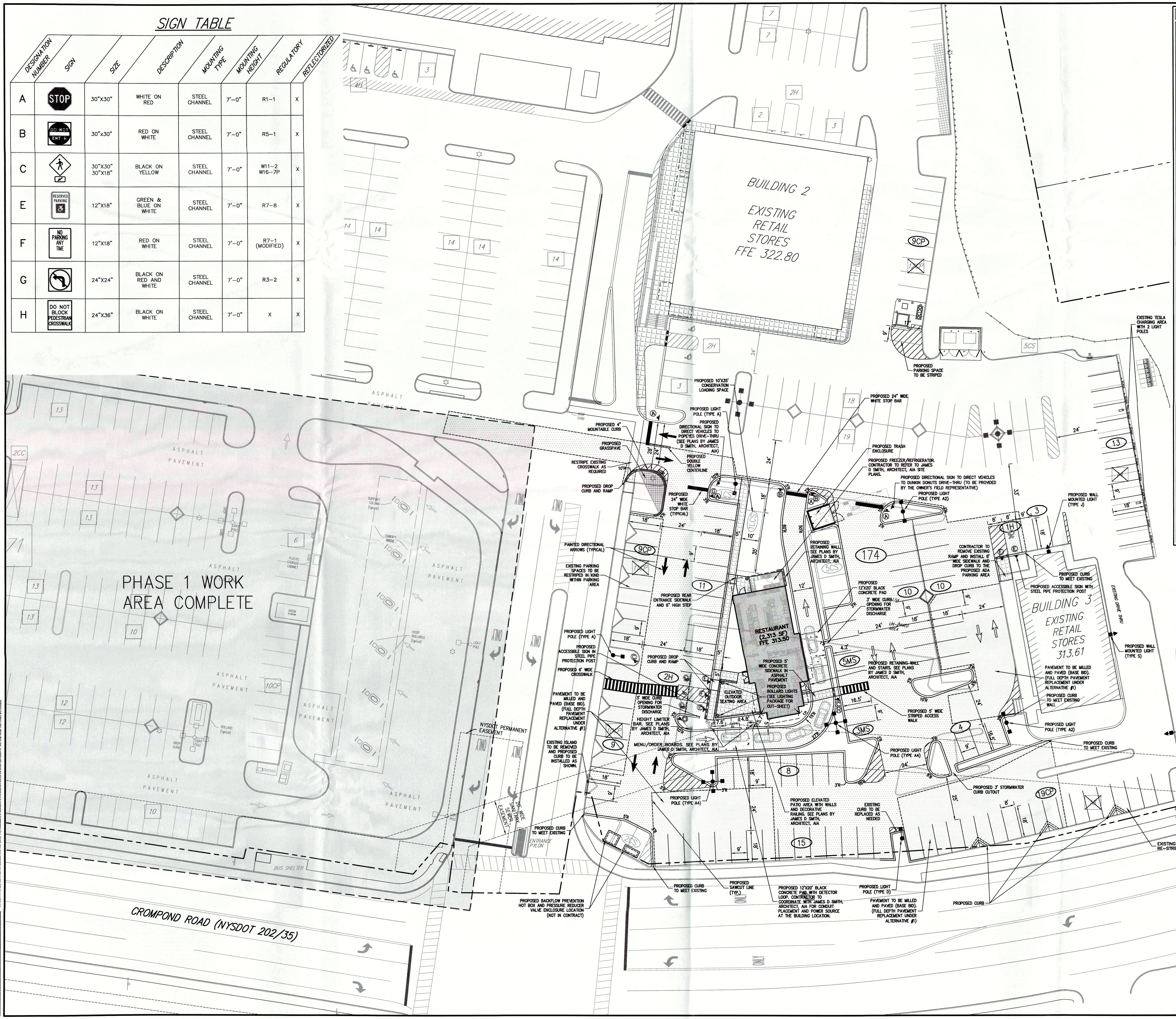
John A. Tegeder, RA
Director of Planning

cc: Applicant
Urstadt Biddle Properties, Inc.
S. Fraietta, Asst. Building Inspector
Town Engineer
Planning Board
ABACA
File

F:\Office\WordPerfect\Current_Projects\Staples Plaza\WENDY'S\PDmemo-Wendys052022.wpd

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'–0"	R1–1	X
B	DO NOT ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'–0"	R5–1	X
C	(pedestrian crossing)	30"X30" 30"X18"	BLACK ON YELLOW	STEEL CHANNEL	7'–0"	W11–2 W16–7P	X
E	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'–0"	R7–8	X
F	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'–0"	R7–1 (MODIFIED)	X
G	(no left turn)	24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'–0"	R3–2	X
H	DO NOT BLOCK PEDESTRIAN CROSSWALK	24"X36"	BLACK ON WHITE	STEEL CHANNEL	7'–0"	X	X



NOT FOR CONSTRUCTION

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING DOT RIGHT OF WAY
- EXISTING SEWER EASEMENT
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING CART CORALLE
- EXISTING CONSERVATION SPACES
- EXISTING COMPACT SPACES
- PROPOSED QUADRUPLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE HEADER/CURB
- PROPOSED NO REVEAL CURB
- PROPOSED MOUNTABLE CURB
- PROPOSED CONCRETE PAD
- PROPOSED WALL WITH DECORATIVE FENCE
- PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (CP=COMPACT, CS=CONSERVATION)
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED PAVEMENT MILL AND PAVE
- PROPOSED RETAINING WALL
- PROPOSED PAINTED TRAFFIC FLOW ARROW
- REPRESENTATIVE TRAFFIC FLOW ARROW

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "EXISTING CONDITIONS PLAN," PREPARED BY ATLANTIC CONSULTING AND ENGINEERING, DATED 07–11–2014.
2. BUILDING 4 (POPEYES) RESTAURANT HOURS:
   WEEKDAYS: 10:00 AM – 10:00 PM
   WEEKENDS: 10:00 AM – 2:00 AM
   DELIVERIES WILL NOT BE MADE DURING BUILDING 4 (POPEYES) RESTAURANT HOURS.

NO.	REVISION	DATE	BY
4.	REVISED PER TOWN BOARD SPECIAL PERMIT	03/24/2016	DC
5.	REVISED PER TOWN BOARD SPECIAL PERMIT	05/12/2016	DC
6.	REVISED PER APPROVAL RESOLUTION CONDITIONS	01/10/2017	DC
7.	PLANNING BOARD SUBMISSION	07/05/2018	BMS
8.	PLANNING BOARD SUBMISSION	08/31/2018	BMS
9.	REVISED PER DEP SUBMISSION	10/24/2018	BMS
10.	FINAL PLANNING BOARD SUBMISSION	02/25/2019	BMS

Previous Editions Obsolete

APPLICANT:
AVS FOODS, INC. (DBA POPEYES)
135 TIMBER LANE COURT
YORKTOWN HEIGHTS, NY 10598

OWNER:
UB YORKTOWN, LLC
321 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

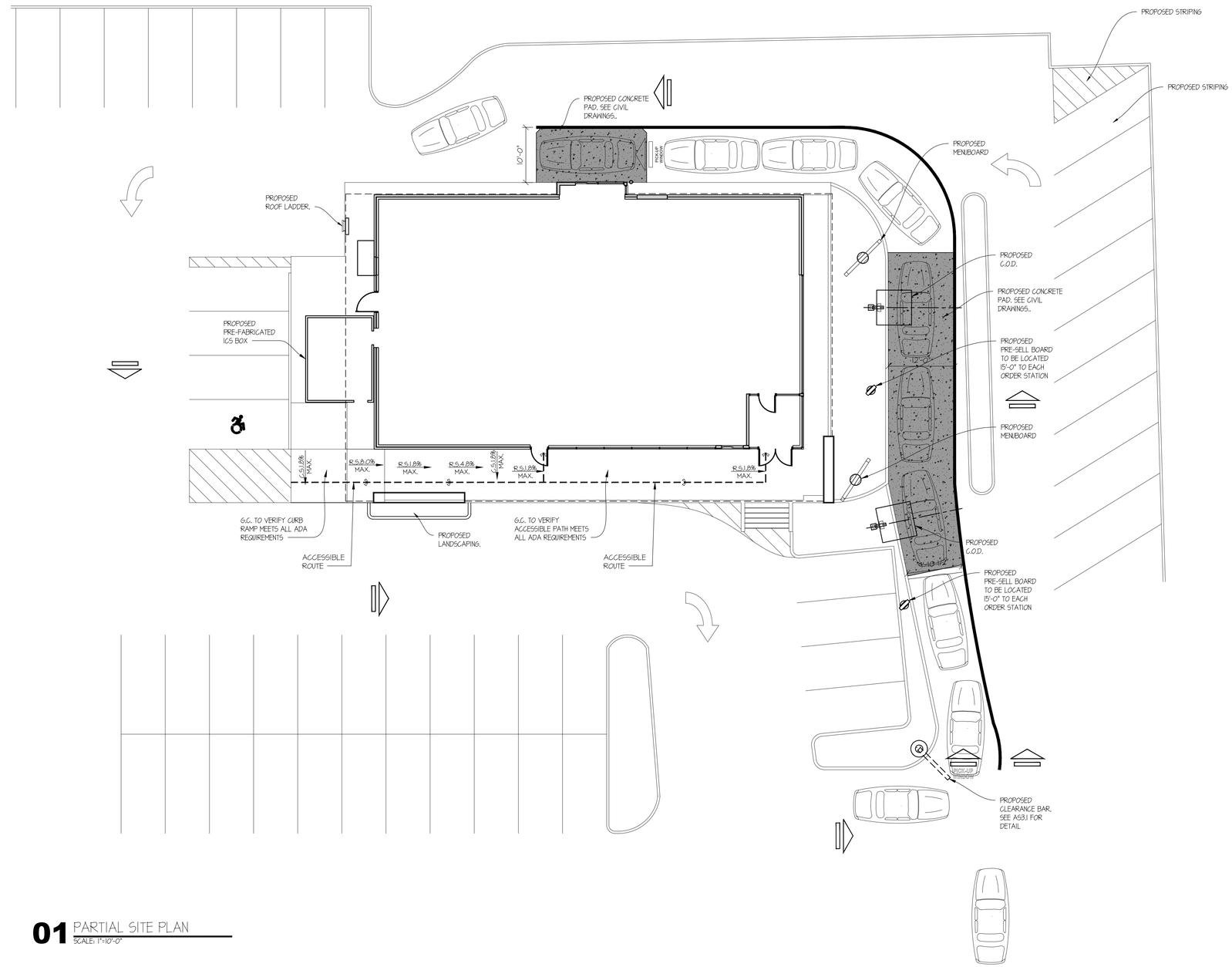
LAYOUT PLAN

STAPLES PLAZA REDEVELOPMENT
3303 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

STATE OF NEW YORK · ROBERT AIELLO · 86390 · LICENSED PROFESSIONAL ENGINEER

APPROVED
Resolution Number 18.18
Date OCT. 15, 2018

DRAWN: BMS	APPROVED: RA
SCALE: 1"=20'	
DATE: 10/08/2014	
PROJECT No: 12148	
DWG: 18061-SITE	TAB: LAYOUT / SCR: LAYOUT
DRAWING No: SP–4	



01 PARTIAL SITE PLAN
SCALE: 1"=10'-0"

3339 Crompond Rd, Yorktown Heights NY_SITE.dwg 4/1/2022 STAN AS1.0

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 7/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS1.0

PERMIT SET 04/11/22

LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- EGRESS TRAVEL PATH
- OCCUPANT AREA BOUNDARY

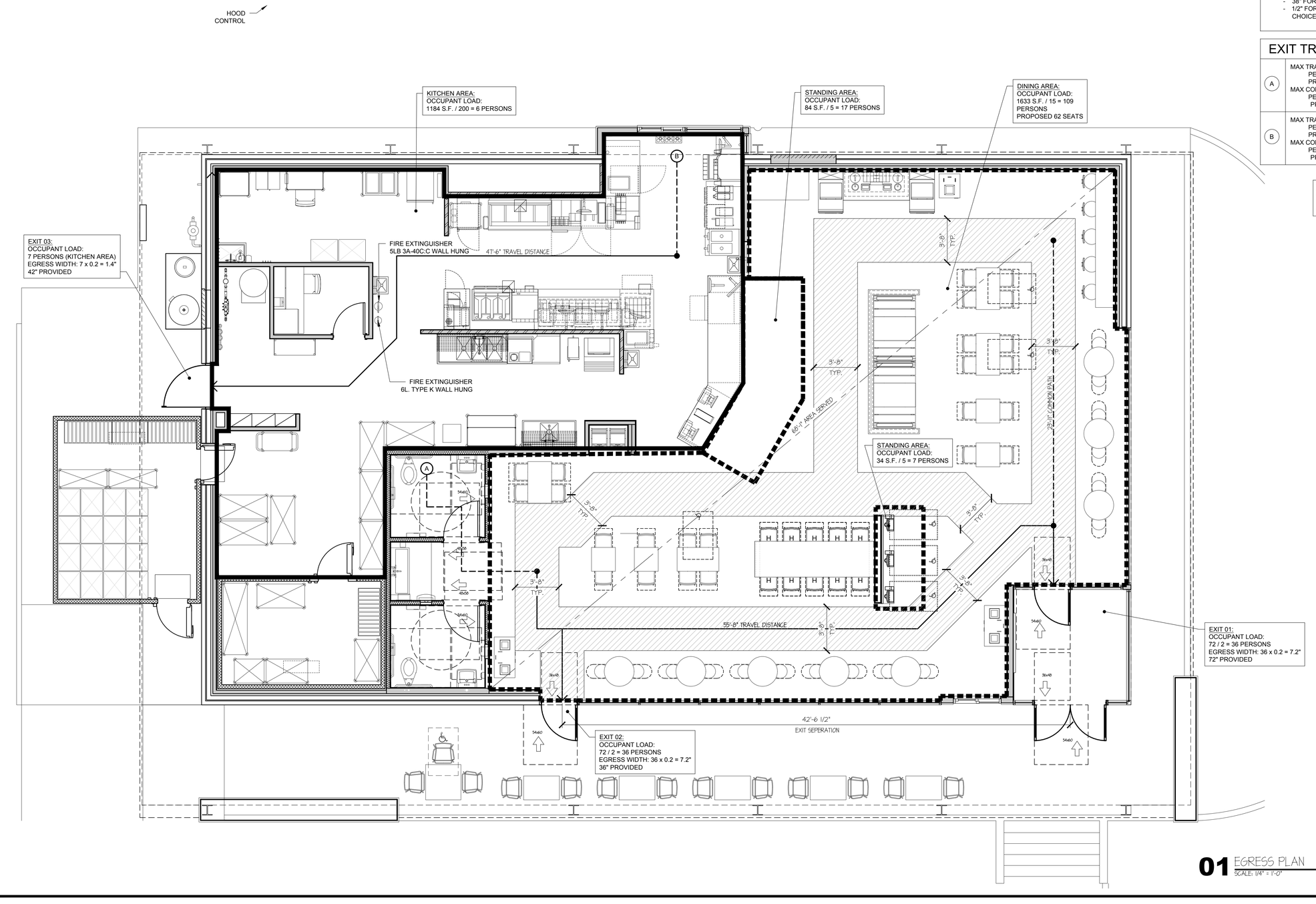
SEATING AT TABLES (1020.2)

- EGRESS PATH WIDTH: 44"
- AISLE: 36" W. MIN. BETWEEN TABLES, NO CHAIRS
- AISLE ACCESS WAY: 12" W. MIN.
  - 19" FOR ADJACENT CHAIR (EITHER SIDE)
  - 38" FOR CHAIRS BOTH SIDES
  - 1/2" FOR EA. FT. >12'; 30' MAX. LENGTH UNTIL CHOICE OF TWO EXIT PATHS.

EXIT TRAVEL DISTANCE

A	MAX TRAVEL DISTANCE PERMITTED: 200' MAX. PROVIDED: 70'- 0" MAX COMMON PATH OF TRAVEL PERMITTED: 75' MAX PROVIDED: 28'- 6"
B	MAX TRAVEL DISTANCE PERMITTED: 200' MAX. PROVIDED: 62'- 0" MAX COMMON PATH OF TRAVEL PERMITTED: 75' MAX PROVIDED: 6'- 0"

TOTAL OCCUPANT LOAD: 72 PERSONS
62 SEATS - DINING
23 PERSONS - STANDING
6 PERSONS - KITCHEN



01 EGRESS PLAN
SCALE: 1/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION
1	XXXX	XXXX

ISSUE DATE 04/11/22
PROJECT NUMBER 22IA01
DRAWN BY CDG
CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

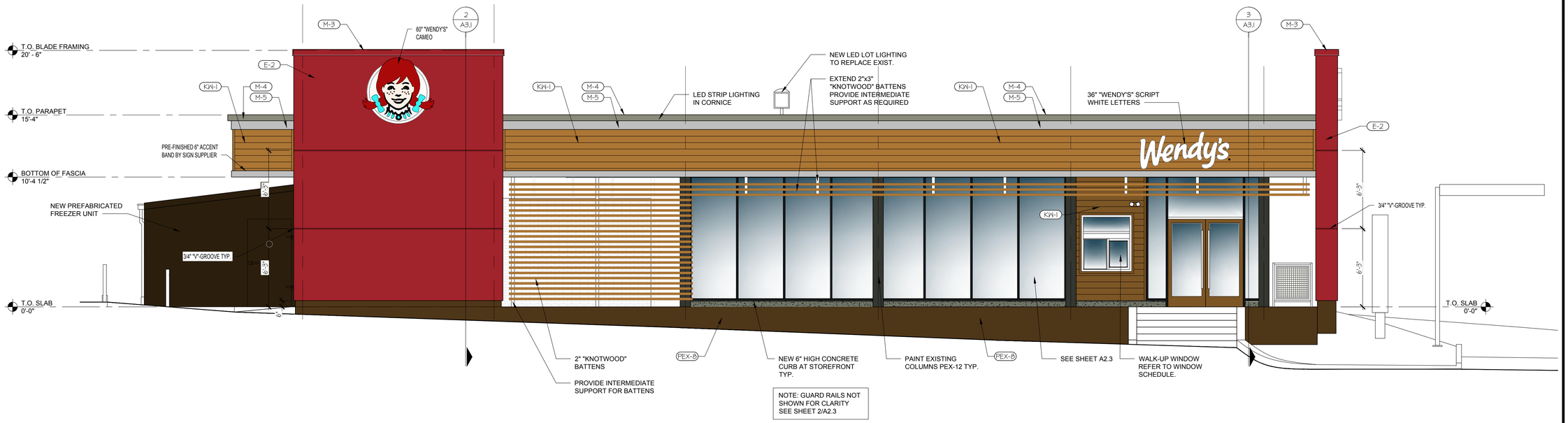
GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
LIFE SAFETY PLAN

SHEET NUMBER
G1.2

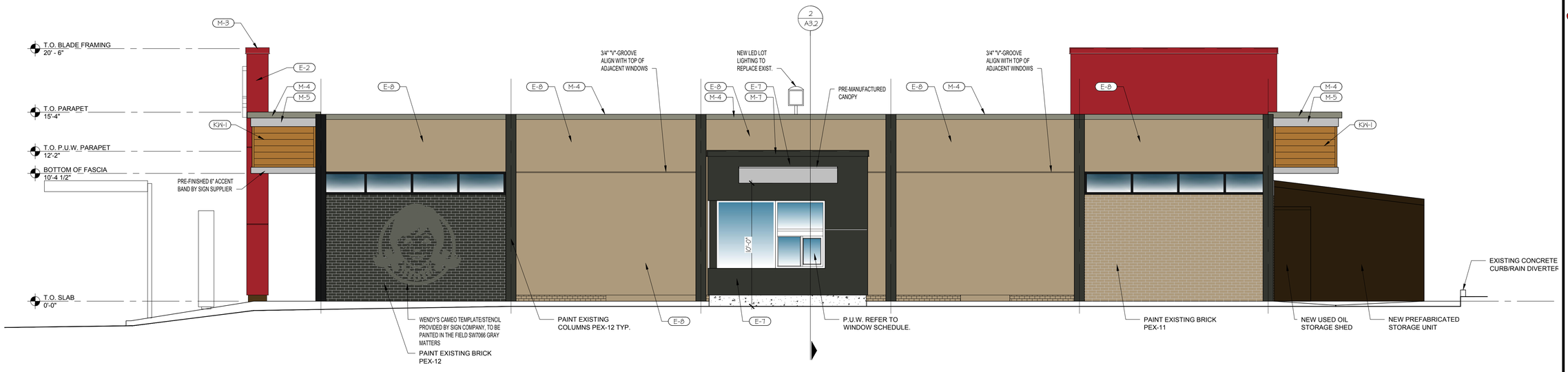
PERMIT SET 04/11/22

3339 Crompond Rd, Yorktown Hights NY_COVER.dwg 4/11/2022 51AN G1.2



01 SIDE ELEVATION MAIN ENTRY

SCALE: 1/4" = 1'-0"



02 DRIVE THRU ELEVATION

SCALE: 1/4" = 1'-0"

3334 Crompond Rd, Yorktown Hghts NY_ELEV-EXT.DWG 4/11/2022 5:9AM A2.1

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

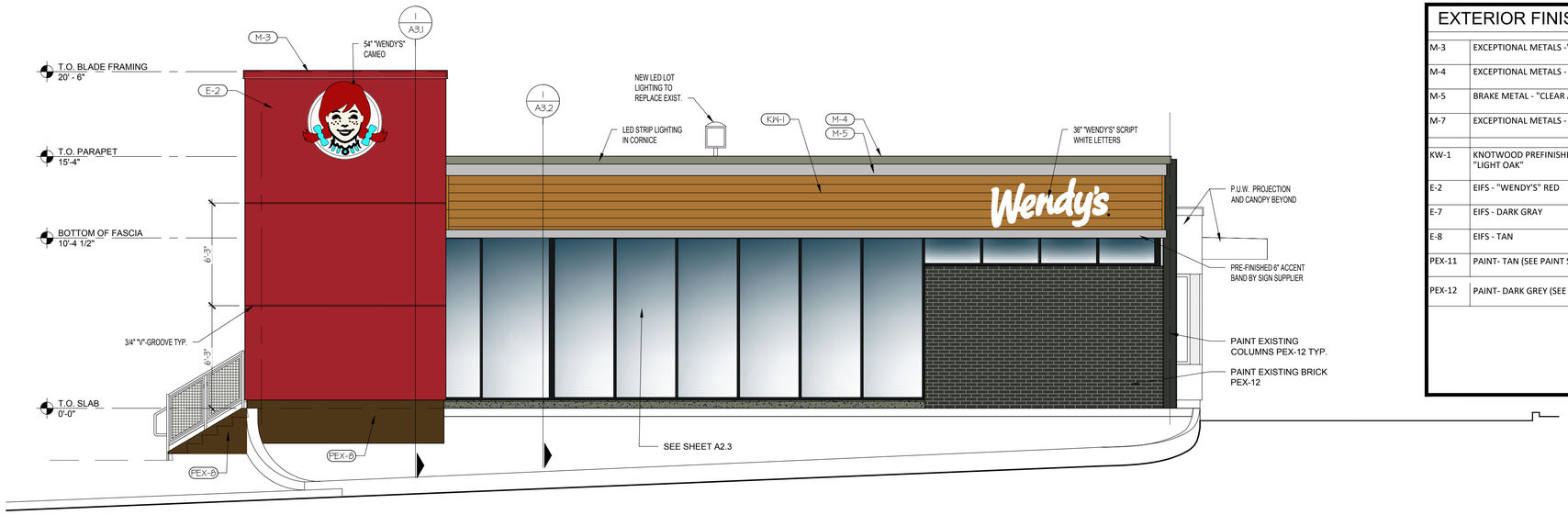
WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.1

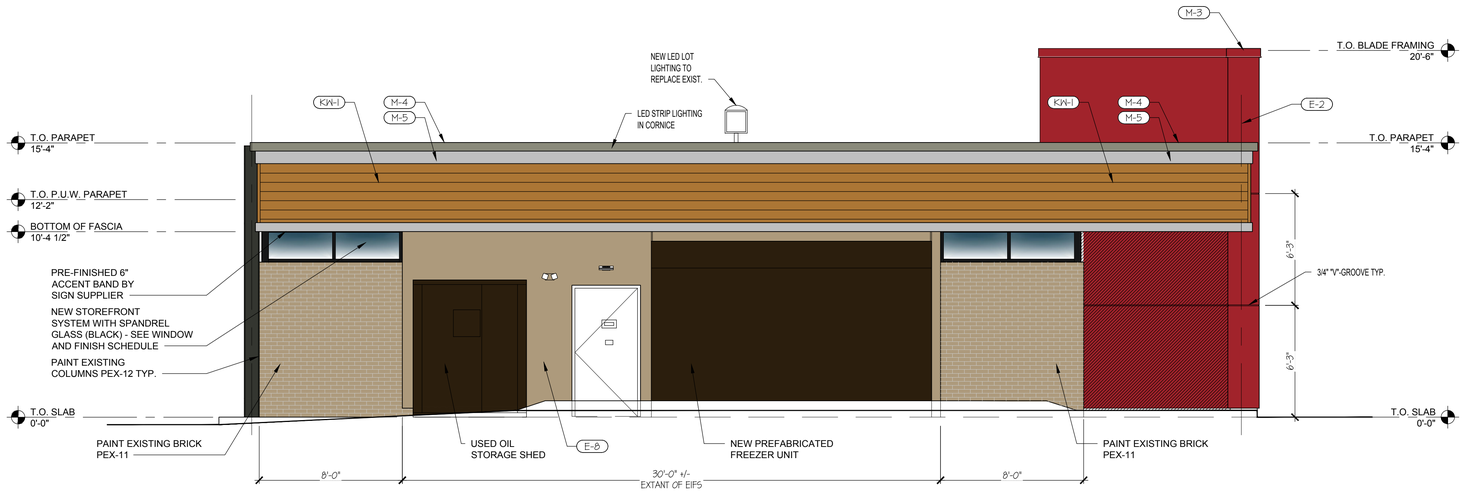
PERMIT SET 04/11/22



01 FRONT ELEVATION-CROMPOUND ROAD

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
M-3	EXCEPTIONAL METALS -"BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
E-2	EIFS - "WENDY'S" RED
E-7	EIFS - DARK GRAY
E-8	EIFS - TAN
PEX-11	PAINT- TAN (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)



02 REAR ELEVATION

SCALE: 1/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

REV. DATE DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

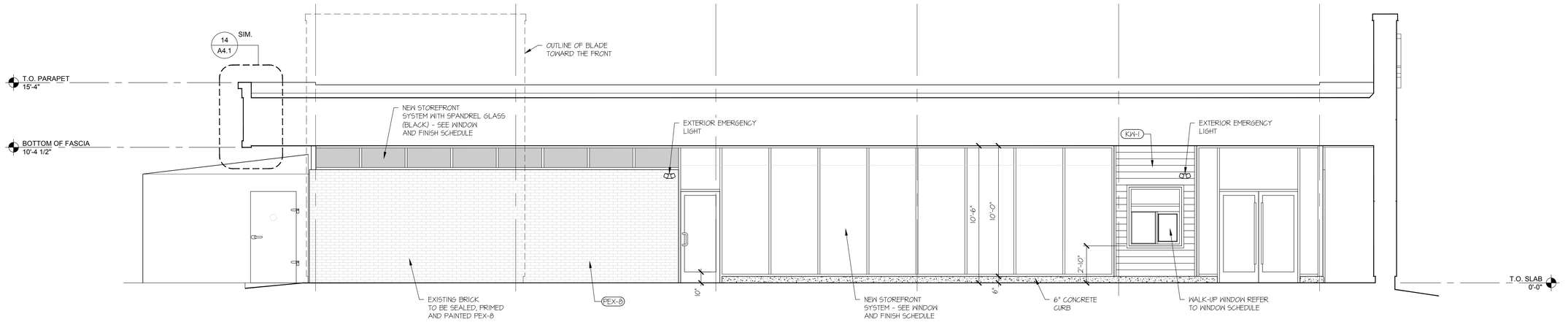
GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

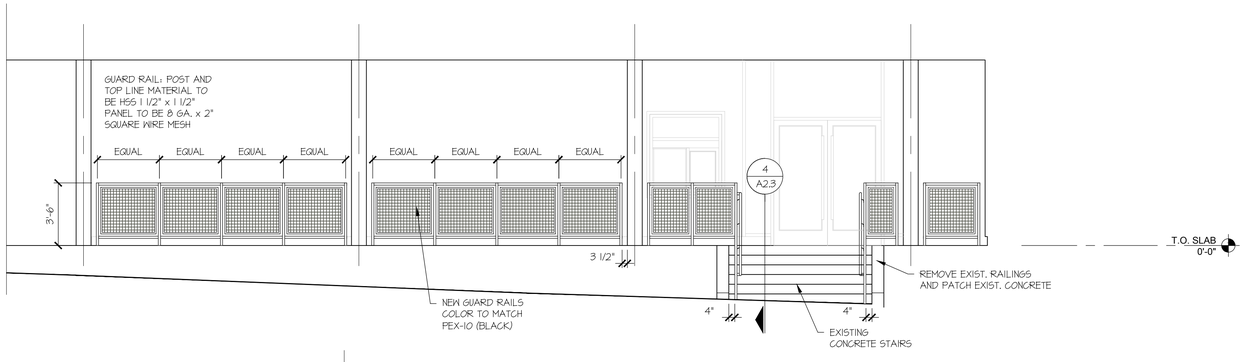
PERMIT SET 04/11/22

A2.2 51AN 4/11/2022 3339 Crompond Rd, Yorktown Hghts NY_ELEV-EXT.DWG



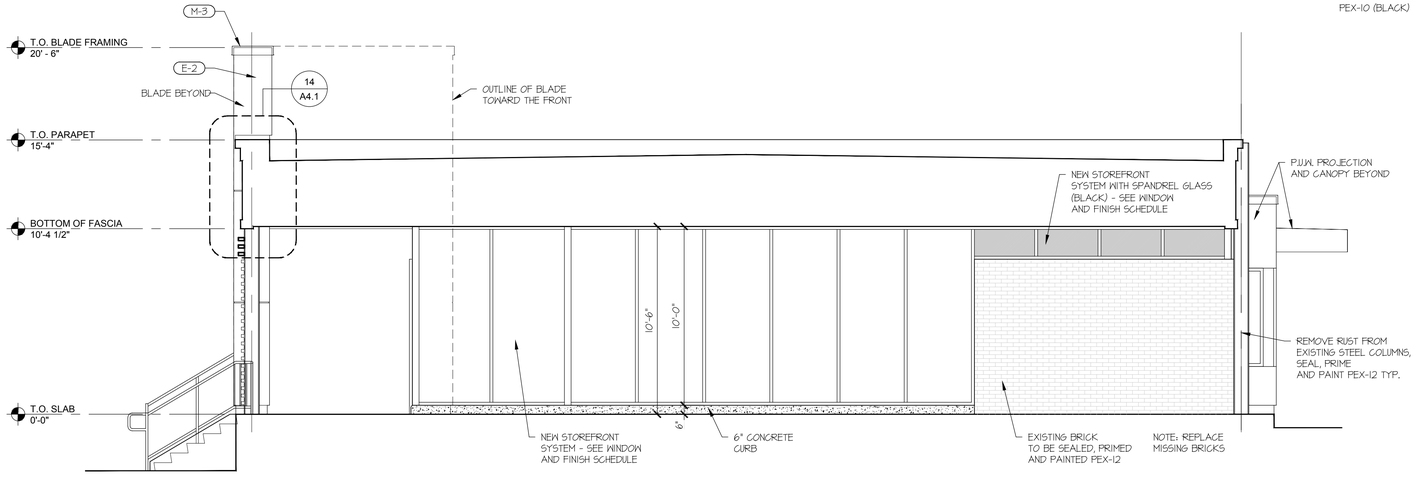
01 SIDE ELEVATION MAIN ENTRY

SCALE: 1/4" = 1'-0"



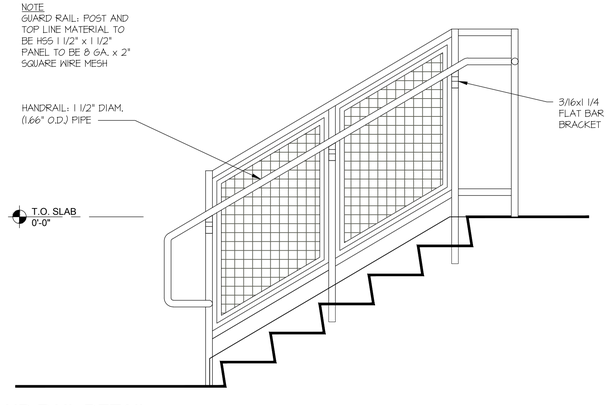
02 GUARD RAILNG ELEVATION

SCALE: 1/4" = 1'-0"



03 REAR ELEVATION

SCALE: 1/4" = 1'-0"



04 HAND RAIL DETAIL

SCALE: 3/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

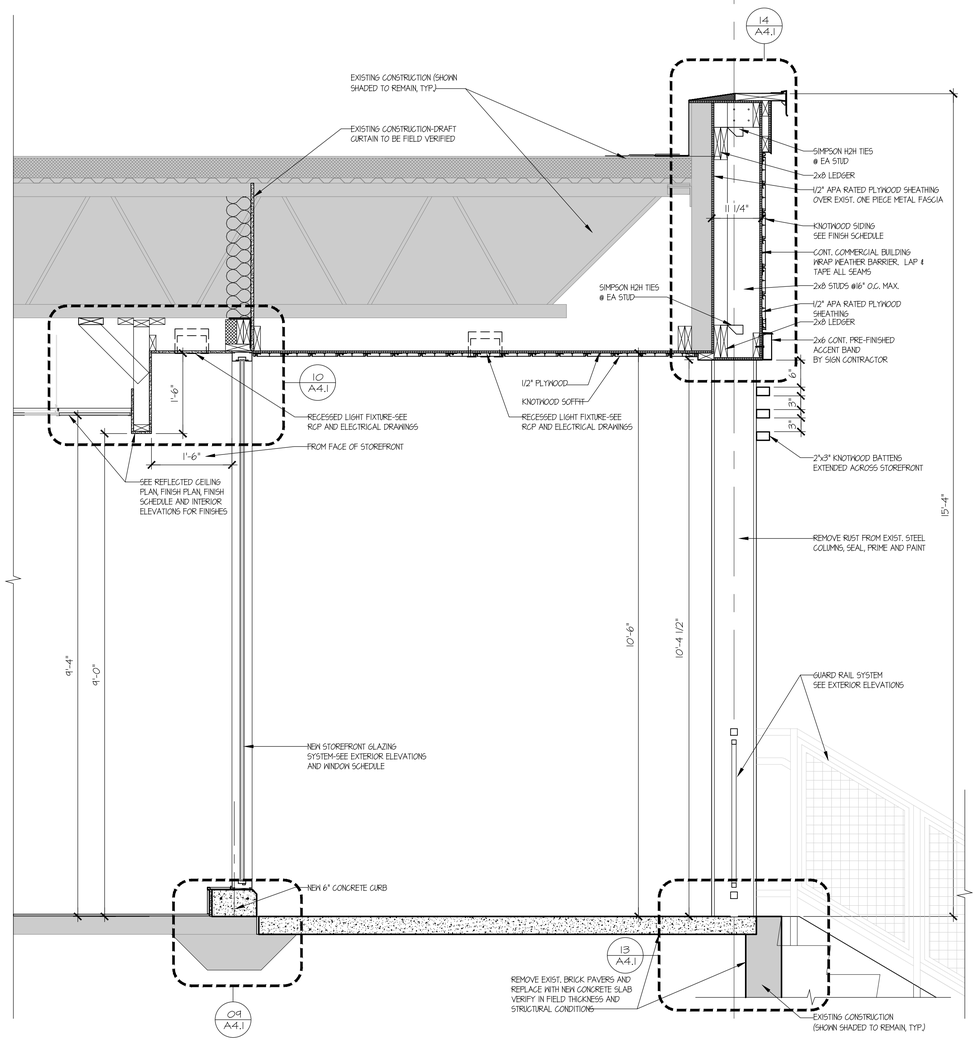
SHEET NAME
EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.3

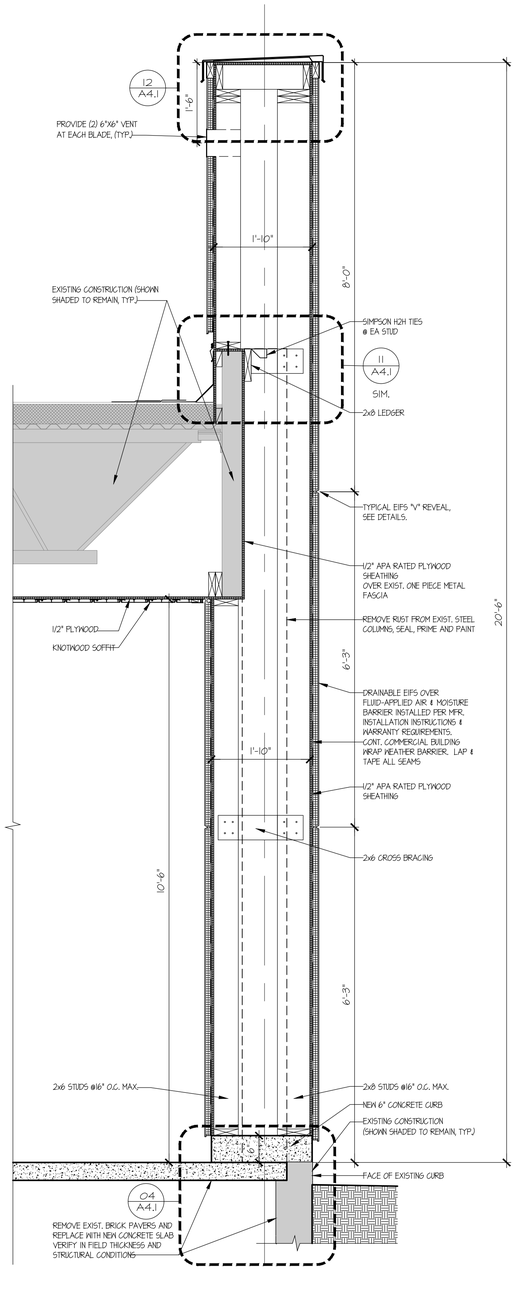
PERMIT SET 04/11/22

GENERAL NOTES

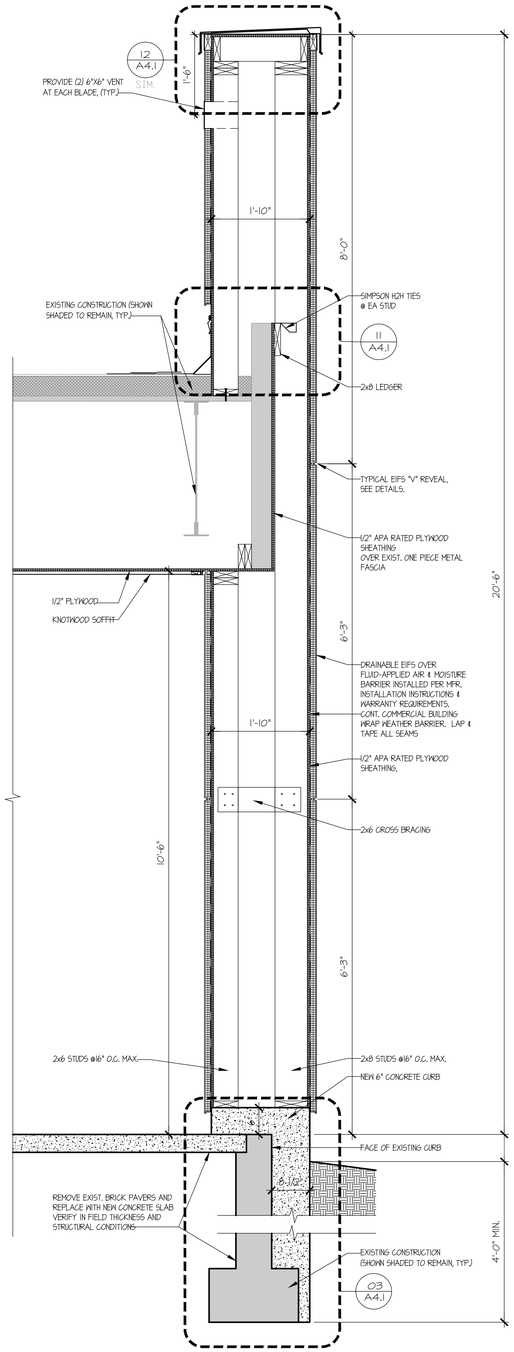
1. SEAL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES.
2. INSTALL WEATHER BARRIER BEHIND DRAINABLE EIFS, EXTERIOR METAL SIDING, AND BREAK METAL. INSTALL TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND EXTERIOR CERAMIC TILE.
3. EXISTING ROOF TRUSSES/JOISTS TO REMAIN U.N.O. CONTRACTOR TO PROVIDE AND INSTALL REQUIRED BRACING AND SHORING AS NEEDED.
4. TRANSITION BETWEEN EXISTING AND NEW ROOFING SYSTEMS: SPLICE NEW ROOF WITH EXISTING ROOF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE TRANSITION BETWEEN NEW AND EXISTING ROOFING SYSTEMS WITH A CERTIFIED REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION AND TO REVIEW AND CERTIFY WORK IN ORDER TO MAINTAIN THE INTEGRITY OF EXISTING ROOF WARRANTIES.
5. WOOD USED IN EXTERIOR WALLS AND OTHER EXTERIOR ELEMENTS TO BE PRESERVATIVE TREATED.
6. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND OR CIVIL DRAWINGS
7. DESIGN PROFESSIONAL OF RECORD TO VERIFY PROPER LOCATION OF VAPOR BARRIER IN WALL DEPENDING ON CLIMATE ZONE FOR PROJECT
8. EXISTING GRADES SHALL BE 2" MIN. BELOW EXISTING FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING
9. ITEMS MOUNTED ON TOP OF THE PARAPET ARE TO BE SET IN A FULL BED OF SEALANT AND HAVE FULL DEPTH BLOCKING IMMEDIATELY BELOW CAP.
10. HEIGHT OF BLADE AND HEIGHT OF SIGNAGE TO BE VERIFIED WITH LOCAL BUSINESS CODES.
11. INFILL NEW STUD SPACES AND VOIDS WITH BATT INSULATION.
12. SEE STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.



03 WALL SECTION
SCALE: 3/4" = 1'-0"



02 WALL SECTION
SCALE: 3/4" = 1'-0"



01 WALL SECTION
SCALE: 3/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
WALL SECTIONS

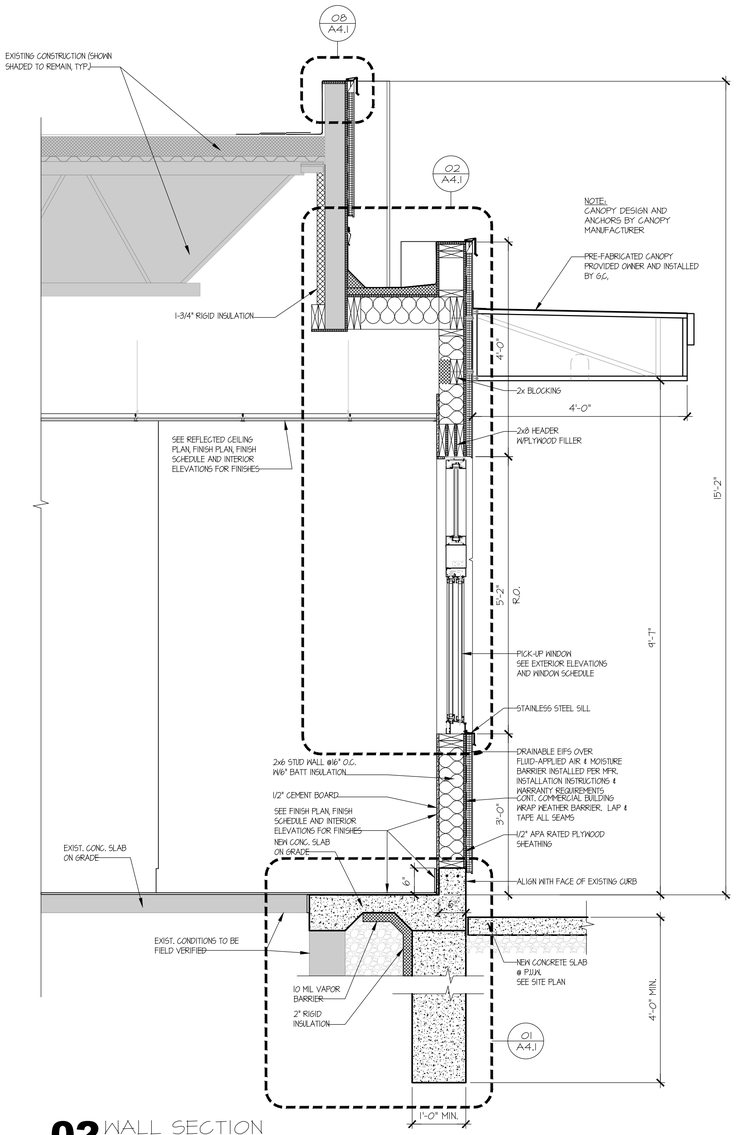
SHEET NUMBER
A3.1

PERMIT SET 04/11/22

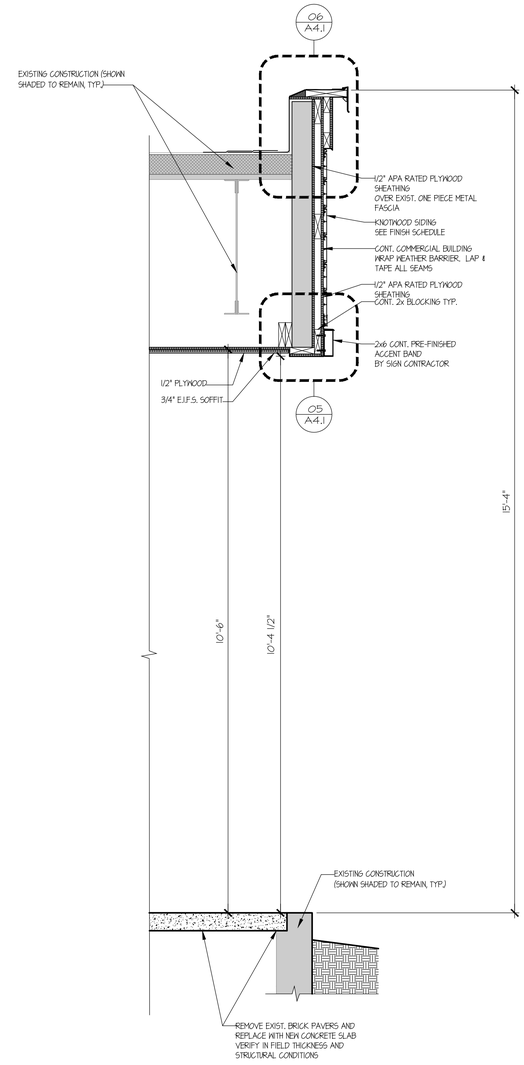
3339 Crompond Rd, Yorktown Hights NY_SECTIONS.dwg 4/12/2022 SYAN A3.1

GENERAL NOTES

1. SEAL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES.
2. INSTALL WEATHER BARRIER BEHIND DRAINABLE EIFS, EXTERIOR METAL SIDING, AND BREAK METAL. INSTALL TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND EXTERIOR CERAMIC TILE.
3. EXISTING ROOF TRUSSES/JOISTS TO REMAIN U.N.O. CONTRACTOR TO PROVIDE AND INSTALL REQUIRED BRACING AND SHORING AS NEEDED.
4. TRANSITION BETWEEN EXISTING AND NEW ROOFING SYSTEMS: SPLICE NEW ROOF WITH EXISTING ROOF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE TRANSITION BETWEEN NEW AND EXISTING ROOFING SYSTEMS WITH A CERTIFIED REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION AND TO REVIEW AND CERTIFY WORK IN ORDER TO MAINTAIN THE INTEGRITY OF EXISTING ROOF WARRANTIES.
5. WOOD USED IN EXTERIOR WALLS AND OTHER EXTERIOR ELEMENTS TO BE PRESERVATIVE TREATED.
6. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND OR CIVIL DRAWINGS
7. DESIGN PROFESSIONAL OF RECORD TO VERIFY PROPER LOCATION OF VAPOR BARRIER IN WALL DEPENDING ON CLIMATE ZONE FOR PROJECT
8. EXISTING GRADES SHALL BE 2" MIN. BELOW EXISTING FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING
9. ITEMS MOUNTED ON TOP OF THE PARAPET ARE TO BE SET IN A FULL BED OF SEALANT AND HAVE FULL DEPTH BLOCKING IMMEDIATELY BELOW CAP.
10. HEIGHT OF BLADE AND HEIGHT OF SIGNAGE TO BE VERIFIED WITH LOCAL BUSINESS CODES.
11. INFILL NEW STUD SPACES AND VOIDS WITH BATT INSULATION.
12. SEE STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.



02 WALL SECTION
SCALE: 3/4" = 1'-0"



01 WALL SECTION
SCALE: 3/4" = 1'-0"

SITE NUMBER:	13729
BASE MODEL:	CONVERSION
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	FREESTANDING
OWNER:	WENESCO RESTAURANTS
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	2.0 (UM BRIGHT)
DRAWING RELEASE:	SPRING 2021

CDG
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622 f: 410.837.3621

SEAL

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED, OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NY

LICENSE NO. 20040-1
EXPIRATION DATE 1/31/24

PROJECT TYPE:
CONVERSION
NEW BUILD

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE 04/11/22

PROJECT NUMBER 22IA01

DRAWN BY CDG

CHECKED BY CDG

WENDY'S STORE NO: 13729
3339 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

GAS HEAT / GAS WATER HEATER
GAS FRYERS / ELECTRIC GRILLES

SHEET NAME
WALL SECTIONS

SHEET NUMBER
A3.2

PERMIT SET 04/11/22

3339 Crompond Rd, Yorktown Hghts, NY _SECTIONS.dwg 4/11/2022 51AN A3.2

Yorktown Rehab & Nursing Center Solar

Barton & Loguidice

May 16, 2022

Mr. John Tegeder
Director of Planning
Town of Yorktown
Albert A. Capellini Community and Cultural Center
1974 Commerce Street
Yorktown Heights, New York 10598

Re: Yorktown Rehabilitation and Nursing Center
2300 Catherine Street
Yorktown, New York

Subj: Environmental Review for Solar Projects

File: 2478.001.001

Dear Mr. Tegeder and Members of the Planning Board:

Barton & Loguidice, D.P.C. (B&L) has completed an Environmental Review for the proposed Yorktown Rehabilitation and Nursing Center solar projects. To date, B&L has received the following documents for review and comment:

- Ground Mount Short EAF - 2021-03-03
- Solar Canopy Short EAF - 2021-05-18
- Tree Inventory Results REV2 -Yorktown R&NC – 2021-06-22
- Ecogy YRNC - Site Plan CANOPY - RPS_062521
- Ecogy YRNC - Site Plan GROUND - RPS_062521
- TCAC Memo - 2021-11-05
- TCAC Emails Re Plant Selection – 2021-11-30; 2021-12-01; 2022-01-07; 2022-01-21
- Tree Removal & Mitigation Memo YRNC - 2021-12-06
- Planting Plan - 2022-01-26 - Sheet L-701
- SLR Letter - 2022-01-27 - Soils-Wetland Report
- Ecogy Letter - 2022-01-28 - Planting and Tree Inventory – TCAC

Project Description
The Ecogy Yorktown Rehabilitation and Nursing Solar Farm project proposes to add a 698 kW canopy solar system with a 548 kWh Tier 1 battery storage system and a 284 kW ground-mounted solar system to the facility grounds located at 2300 Catherine Street. The project also includes the removal of a maximum of 120 trees (31,000 square foot area) to increase the sun exposure for the solar array setups. A mitigation plan has been proposed to plant 28 trees and 30 shrubs, in addition to making In Lieu Fee

Pinewood Business Center, 247 Route 100, Suite 2000D, Somers, NY 10589 ▪ Office: 914-232-3646 ▪ BartonandLoguidice.com

payments to the Tree Bank Fund. B&L was tasked with reviewing and providing comment on the wetland delineation work and the proposed planting plan.

Wetland Resource Review

A B&L Wetland Biologist visited the project site on March 2, 2022, to visually verify the delineated wetland boundaries shown on the Applicant's submission, more specifically included in the Soils Report completed by SLR Engineering and dated January 27, 2022. The fieldwork for the delineation was completed by SLR Engineering on December 17, 2021; the results of the delineation are not shown on any project plans. The four freshwater wetland resources identified by SLR Engineering in their Soils Report were confirmed during the site walkover and the boundaries were determined to be acceptable. SLR Engineering also documented the beginning of an intermittent waterbody on the site. This tributary was also confirmed during B&L's walkover.

Based on a review of resources in the field and a review of the Soils Report, it appears that the four wetland resources identified meet the definition for regulation by the Town of Yorktown as freshwater wetlands, in accordance with Chapter 178 – Freshwater Wetlands and Watercourse Protection Law of the Town of Yorktown. Pursuant to the Chapter 178 regulations, a 100-foot buffer is also regulated around the boundary of a wetland, as measured horizontally from the wetland limits. B&L has not seen a plan that marries the proposed solar array locations and tree removal areas with the locations of the wetland and water resources identified on site and their associated 100-foot buffers. It appears that tree removal could be proposed within the 100-foot buffer area to the on-site wetlands, and so a figure showing these site elements together would be beneficial and should be provided.

If tree removal is proposed within the wetland buffer then mitigation for the unavoidable impacts to the wetland buffer should be proposed. Mitigation for disturbance in a protected woodland that is within a wetland buffer requires satisfaction of mitigation policies under Preservation of Yorktown's Trees and Woodlands § 270-10, in combination with the required mitigation under Chapter 178. In the mitigation documents provided and reviewed by B&L for the project, the Town's Chapter 270 regulations are referenced but not Chapter 178; therefore, it is not clear whether the potential for impacts to wetland buffer function was considered in development of the project's proposed mitigation. If wetland buffer value and impact was considered, documentation of such should be provided. Since wetland buffers are important to protect wetland areas from further encroachment, B&L recommends that consideration be given to replacing the trees being removed with lower-growing native shrubs, so that vegetation within the impacted buffer area is re-established, offering improved buffer function (over grassed area) and protection for the downslope wetlands. If this mitigative aspect was previously considered and not included for specific reasons, please provide such documentation.

Additionally, the four wetlands delineated on the property may meet federal jurisdiction; however no direct wetland impacts are proposed and the U.S. Army Corps of Engineers does not regulate wetland buffers. The SLR Engineering Soils Report indicates that it is unlikely that state wetland exist on site, but that this determination in inconclusive. Since the NYSDEC does regulate 100-foot buffers around the outer limits of state jurisdictional wetlands, B&L recommends that the Applicant reach out to the NYSDEC to confirm that the agency will not be taking jurisdiction over any of the on-site wetlands. This would confirm that no state wetland permitting is necessary.

Planting Plan Review and Mitigation
A B&L Landscape Architect visited the project site on March 2, 2022, to review the plans in the field and visually assess the impacts of the proposed solar panels and new plantings as indicated on drawing L-701 Planting Plan, revised 26 January 2022. The revisions made to the proposed planting based on the review and comments by the Town's Tree Commission have been addressed. The intention is to contribute to the Town's Tree Bank Fund to cover the remainder of the mitigation as the site does not offer ample room to cover all of the existing tree removals.

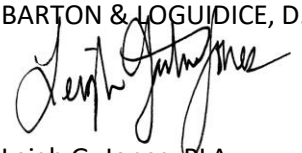
While there are a significant number of trees proposed to be removed we understand the need for this to allow for maximum coverage of the solar panels from sun exposure. A detailed plan indicating the true extents of the tree removals was not provided outside of a conceptual hatched area. As noted above, if the relationship of the proposed tree removals could be indicated on a plan with the wetland delineation and associated wetland buffers, B&L could more thoroughly review the potential impacts to confirm the possible recommendation of replacing the trees being removed with lower-growing native shrubs. Again, if this mitigative aspect was previously considered and not included for specific reasons, please provide such documentation. Otherwise, please provide a planting plan and plant schedule for the recommended shrub buffer area in the area of tree removals.

B&L is ready to provide an additional round of review once the above requested information is addressed and subsequent materials are submitted.

If you have any questions, please do not hesitate to contact me.

Sincerely,

BARTON & LOGUIDICE, D.P.C.



Leigh G. Jones, PLA
Project Manager

JED/LGJ/

Barton & Loguidice

May 16, 2022

Mr. John Tegeder
Director of Planning
Town of Yorktown
Albert A. Capellini Community and Cultural Center
1974 Commerce Street
Yorktown Heights, New York 10598

Re: Yorktown Rehabilitation and Nursing Center
2300 Catherine Street
Yorktown, New York

Subj: Environmental Review for Solar Projects

File: 2478.001.001

Dear Mr. Tegeder and Members of the Planning Board:

Barton & Loguidice, D.P.C. (B&L) has completed an Environmental Review for the proposed Yorktown Rehabilitation and Nursing Center solar projects. To date, B&L has received the following documents for review and comment:

- Ground Mount Short EAF - 2021-03-03
- Solar Canopy Short EAF - 2021-05-18
- Tree Inventory Results REV2 -Yorktown R&NC – 2021-06-22
- Ecogy YRNC - Site Plan CANOPY - RPS_062521
- Ecogy YRNC - Site Plan GROUND - RPS_062521
- TCAC Memo - 2021-11-05
- TCAC Emails Re Plant Selection – 2021-11-30; 2021-12-01; 2022-01-07; 2022-01-21
- Tree Removal & Mitigation Memo YRNC - 2021-12-06
- Planting Plan - 2022-01-26 - Sheet L-701
- SLR Letter - 2022-01-27 - Soils-Wetland Report
- Ecogy Letter - 2022-01-28 - Planting and Tree Inventory – TCAC

Project Description
The Ecogy Yorktown Rehabilitation and Nursing Solar Farm project proposes to add a 698 kW canopy solar system with a 548 kWh Tier 1 battery storage system and a 284 kW ground-mounted solar system to the facility grounds located at 2300 Catherine Street. The project also includes the removal of a maximum of 120 trees (31,000 square foot area) to increase the sun exposure for the solar array setups. A mitigation plan has been proposed to plant 28 trees and 30 shrubs, in addition to making In Lieu Fee

Pinewood Business Center, 247 Route 100, Suite 2000D, Somers, NY 10589 ▪ Office: 914-232-3646 ▪ BartonandLoguidice.com

payments to the Tree Bank Fund. B&L was tasked with reviewing and providing comment on the wetland delineation work and the proposed planting plan.

Wetland Resource Review

A B&L Wetland Biologist visited the project site on March 2, 2022, to visually verify the delineated wetland boundaries shown on the Applicant's submission, more specifically included in the Soils Report completed by SLR Engineering and dated January 27, 2022. The fieldwork for the delineation was completed by SLR Engineering on December 17, 2021; the results of the delineation are not shown on any project plans. The four freshwater wetland resources identified by SLR Engineering in their Soils Report were confirmed during the site walkover and the boundaries were determined to be acceptable. SLR Engineering also documented the beginning of an intermittent waterbody on the site. This tributary was also confirmed during B&L's walkover.

Based on a review of resources in the field and a review of the Soils Report, it appears that the four wetland resources identified meet the definition for regulation by the Town of Yorktown as freshwater wetlands, in accordance with Chapter 178 – Freshwater Wetlands and Watercourse Protection Law of the Town of Yorktown. Pursuant to the Chapter 178 regulations, a 100-foot buffer is also regulated around the boundary of a wetland, as measured horizontally from the wetland limits. B&L has not seen a plan that marries the proposed solar array locations and tree removal areas with the locations of the wetland and water resources identified on site and their associated 100-foot buffers. It appears that tree removal could be proposed within the 100-foot buffer area to the on-site wetlands, and so a figure showing these site elements together would be beneficial and should be provided.

If tree removal is proposed within the wetland buffer then mitigation for the unavoidable impacts to the wetland buffer should be proposed. Mitigation for disturbance in a protected woodland that is within a wetland buffer requires satisfaction of mitigation policies under Preservation of Yorktown's Trees and Woodlands § 270-10, in combination with the required mitigation under Chapter 178. In the mitigation documents provided and reviewed by B&L for the project, the Town's Chapter 270 regulations are referenced but not Chapter 178; therefore, it is not clear whether the potential for impacts to wetland buffer function was considered in development of the project's proposed mitigation. If wetland buffer value and impact was considered, documentation of such should be provided. Since wetland buffers are important to protect wetland areas from further encroachment, B&L recommends that consideration be given to replacing the trees being removed with lower-growing native shrubs, so that vegetation within the impacted buffer area is re-established, offering improved buffer function (over grassed area) and protection for the downslope wetlands. If this mitigative aspect was previously considered and not included for specific reasons, please provide such documentation.

Additionally, the four wetlands delineated on the property may meet federal jurisdiction; however no direct wetland impacts are proposed and the U.S. Army Corps of Engineers does not regulate wetland buffers. The SLR Engineering Soils Report indicates that it is unlikely that state wetland exist on site, but that this determination in inconclusive. Since the NYSDEC does regulate 100-foot buffers around the outer limits of state jurisdictional wetlands, B&L recommends that the Applicant reach out to the NYSDEC to confirm that the agency will not be taking jurisdiction over any of the on-site wetlands. This would confirm that no state wetland permitting is necessary.

Planting Plan Review and Mitigation
A B&L Landscape Architect visited the project site on March 2, 2022, to review the plans in the field and visually assess the impacts of the proposed solar panels and new plantings as indicated on drawing L-701 Planting Plan, revised 26 January 2022. The revisions made to the proposed planting based on the review and comments by the Town's Tree Commission have been addressed. The intention is to contribute to the Town's Tree Bank Fund to cover the remainder of the mitigation as the site does not offer ample room to cover all of the existing tree removals.

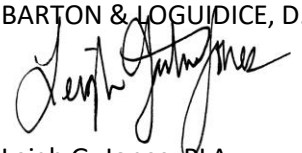
While there are a significant number of trees proposed to be removed we understand the need for this to allow for maximum coverage of the solar panels from sun exposure. A detailed plan indicating the true extents of the tree removals was not provided outside of a conceptual hatched area. As noted above, if the relationship of the proposed tree removals could be indicated on a plan with the wetland delineation and associated wetland buffers, B&L could more thoroughly review the potential impacts to confirm the possible recommendation of replacing the trees being removed with lower-growing native shrubs. Again, if this mitigative aspect was previously considered and not included for specific reasons, please provide such documentation. Otherwise, please provide a planting plan and plant schedule for the recommended shrub buffer area in the area of tree removals.

B&L is ready to provide an additional round of review once the above requested information is addressed and subsequent materials are submitted.

If you have any questions, please do not hesitate to contact me.

Sincerely,

BARTON & LOGUIDICE, D.P.C.



Leigh G. Jones, PLA
Project Manager

JED/LGJ/

RECEIVED
PLANNING DEPARTMENT
MAR 21 2022
TOWN OF YORKTOWN

ECOGY ENERGY

TO: Town of Yorktown Conservation Board

FROM: Ecogy Energy

DATE: March 21st, 2022

RE: Yorktown Rehabilitation & Nursing Center Projects (Ecogy New York X & Ecogy New York XII LLC)

Ecogy YRNC Canopy Solar Project is a proposed 698 kW DC Canopy system with a 548 kWh Tier 1 battery storage system. Ecogy YRNC Solar Farm is a proposed 284 kW DC Ground Mounted system. Both of these are located at Yorktown Rehabilitation & Nursing Center located at 2300 Catherine St, Yorktown, New York.

In the previous meeting with the Conservation Board on February 16, 2022, the Conservation Board expressed concerns about the number of trees being planted to replace the trees that are being removed. In the same meeting, Ecogy informed the Board that we were required to move the arrays to the East to avoid running into a sewer line. In the Conservation Board memo dated February 18, 2022 the Board expressed concerns about moving the arrays to the East because it might require more trees being removed from the wetland buffer.

We took the Board's comments into consideration and updated our landscaping plan. In our previous plan, we proposed to plant 81 trees & shrubs. In our new plan, we are proposing to plant 97 trees & shrubs, which will provide additional screening, along with the previously proposed watering plan. Given the space constraints of the site and shading issues, this is the maximum number of trees that can be planted. The proposed plantings do not meet the mitigation ratio, therefore we will also be contributing $13,500 to the Tree Bank Fund for Woodland disturbance and tree removal, which is the same amount proposed previously. The payment into the Tree Bank Fund is calculated based on all trees removed and the total Woodland area disturbed as if there were no new plantings to be added to the site. We hope to have addressed the Board's concerns around our mitigation measures with these new plans.

The Conservation Board also recommended that we decrease the number of panels to eliminate the need to remove additional trees within the wetland buffer. Upon review with our Engineering team, we have confirmed that moving the arrays slightly to the East to avoid the sewer line will not require removal of additional trees over those already proposed. The arrays as proposed in the new plans will not intrude into the wetland buffer setback and will not require removing any additional trees.

We thank you for your continued consideration for this project.

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: 9 February 2022
Re: **Yorktown Rehab & Nursing Center (YRNC),** Follow-up to Ecogy Energy memos dated 6 December 2021 and 28 January 2022

Chairman Fon and members of the Planning Board,

The TCAC has reviewed the referenced memos submitted in response to TCAC memo dated 5 November 2021 and email dated 21 January 2022 and we find that YRNC's plan to contribute $13,500 to the Yorktown Tree Bank Fund for woodland disturbance and trees removed as well as planting 28 trees and 30 shrubs, including recommended shrubs along with a watering plan for three years address the TCAC's concerns. Therefore, the TCAC has no objection to this project moving forward in the Planning Board review process.

Respectfully yours,

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

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: **Conservation Board**

Date: **February 18, 2022**

Re: **Yorktown Rehab 2300 Catherine Street Proposed Solar**

At the Conservation Board meeting on February 16, 2022 Julia Magliozo of Ecogy informed the board that a portion of the proposed solar installation for Yorktown Rehabilitation Center covered a sewer line that runs behind the facility. The applicant proposed to site the panels further to the east which would require intrusion into the wetland buffer and removal of 40 trees. The applicant proposes to pay into the tree fund to mitigate for the removal of the trees. No mitigation was indicated for the wetland intrusion.

The Conservation Board suggested reducing the number of panels to eliminate the need to intrude into the wetland buffer.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

CC: Town Board
Planning Board
Supervisors Office
Engineering Dept.
Applicant

NYC Environmental Protection

Rohit T. Aggarwala
Commissioner & Chief Climate Officer

Paul V. Rush, P.E.
Deputy Commissioner

465 Columbus Avenue
Valhalla, NY 10595

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

March 9, 2022

Robyn Steinberg, AICP, CPESC
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: **Notice of Intent to be Lead Agency**
Ecogy New York Energy LLC
2300 Catherine Street
Town of Yorktown; Westchester County, NY
Tax Map #: 35.12-1-3
DEP Log #: 2022-CNC-0086-SQ.1

Dear Ms. Steinberg and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Yorktown Town Board's (Board) Notice of Intent to act as Lead Agency and site plans for the above referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The proposed site is located in the New Croton Reservoir drainage basin of New York City's Water Supply. As the New Croton Reservoir is phosphorous restricted, water quality impacts to the receiving reservoirs from pollutant-laden runoff must be avoided or mitigated.

The proposed action involves the installation of both a ground mounted solar array and a carport canopy solar array.

DEP is unable to determine its status as either an Involved or Interested Agency at this time. Depending on the amount of soil disturbance, DEP's status as an involved agency may stem from its review and approval authority for a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Section 18-39 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations).

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. It is understood that the Board is reviewing this as two separate applications; however, for DEP's purposes, the action appears to be located on one parcel, and is considered a single project and common plan of development.

whether the identified impacts are adequately mitigated and/ or avoided. Please have the applicant provide an erosion and sediment control plan.

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia, Supervisor
SEQRA Coordination Section

X: J. Petronella, NYSDEC

UTILITY EQUIPMENT KEY:

1. EXISTING 500 kVA TRANSFORMER PAD MOUNTED
13.8KV PRIMARY, 208V SECONDARY

CUSTOMER EQUIPMENT KEY:

A. AC DISCONNECT SWITCH 100 A, UTILITY
ACCESSIBLE 24/7 LOCKABLE (PV SYSTEM)

B. 6 SOLAREDGE INVERTERS
AC COMBINER PANEL
PV SYSTEM UTILITY METER
DAS

ARRAY LEGEND			
ARRAY	CONFIG	MODULE COUNT	SYSTEM SIZE kW
1	10 X 24	260	111.80
2	18 X 17	320	137.60
3	4 X 17	76	32.68
TOTAL		656	282.08
HANWHA L-G8.2 430 W MODULES			

LINETYPE LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- APPROXIMATE WETLAND BOUNDARY
- WETLAND 100' BUFFER

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE, #393
BROOKLYN, NY 11217
projectmanagement@ecogyenergy.com
(718)-304-0945

Ecogy XII LLC

Project Name:
YRNC GROUND
282.08 kW-DC PV SYSTEM

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:
SITE PLAN
PARTIAL

PROJECT NUMBER:	DRAWN BY: KT	CHECKED BY:
DATE: 01/19/2022	DWG. NUMBER: PV-100.1	
SHEET NUMBER: X of X		

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	4	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	
	13	Cercis canadensis	Eastern Redbud	10-12`	Multi-stem
	7	Juniperus virginiana	Eastern Redcedar	7-8`	
	20	Pinus strobus	Eastern White Pine	8-10`	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	12	Clethra alnifolia	Summersweet	3 Gal	
	7	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3-4`	
	34	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3-4`	

Betula nigra 'Dura Heat'

Pinus strobus

Juniperus virginiana

Acer rubrum

Ilex verticillata 'Winter Red'

Clethra alnifolia

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.

3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.

4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.

7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES.

9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

11. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.

13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.

14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

16. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

17. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

3- YEAR WATERING PLAN

1. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH EVERY YEAR.

2. 1-2 WEEKS AFTER PLANTING, WATER DAILY

3. 3-12 WEEKS AFTER PLANTING, WATER EVERY 2 TO 3 DAYS

4. AFTER 12 WEEKS, WATER WEEKLY FOR 1 YEAR.

5. AFTER ONE YEAR, WATER MONTHLY FOR TWO MORE YEARS.

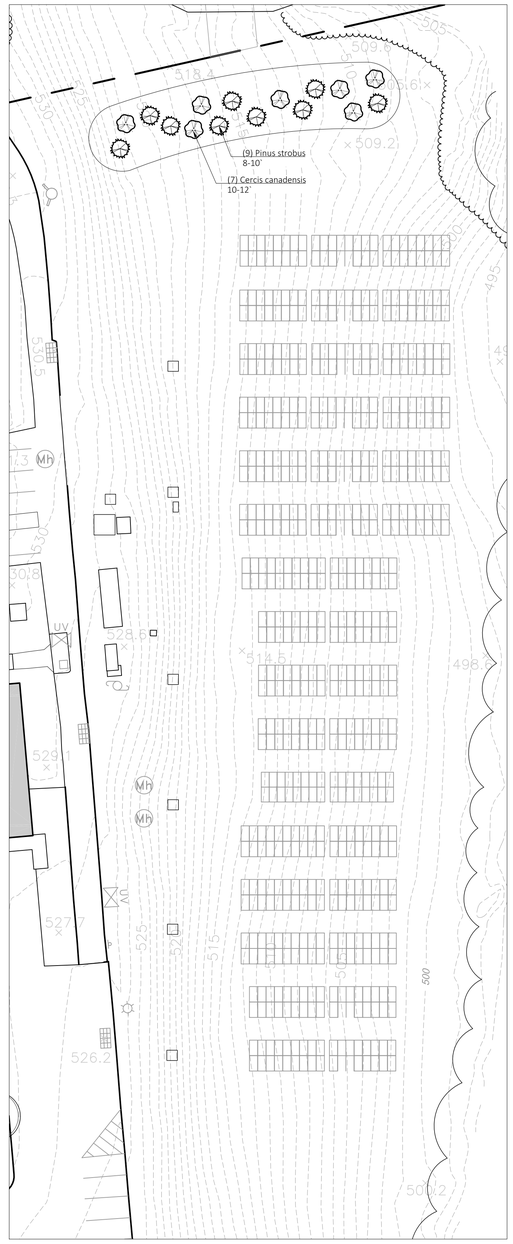
6. HOW MUCH TO WATER:

FOR TREES: APPLY 1.5 GALLONS PER INCH OF STEM CALIPER
FOR SHRUBS: APPLY A VOLUME OF WATER THAT IS 1/4 - 1/3 OF THE VOLUME OF THE CONTAINER THAT THE SHRUB WAS PURCHASED IN.

7. USING A TREE GATOR OR SIMILAR FOR TREES IS RECOMMENDED.

8. INCREASE VOLUME AS ROOTS GROW AND SPREAD.

9. WATERING SCHEDULE ASSUMES DRY CONDITIONS ON SITE. REDUCE AS NEEDED IF THERE IS SUFFICIENT WEEKLY RAIN. DO NOT OVER WATER.



SCREENING FOR GROUND MOUNT ARRAY

0 15 30 60 90

TO SCALE WHEN PLOTTED ON 24x36

PROGRESS SET NOT FOR CONSTRUCTION

YOST DESIGN
LANDSCAPE ARCHITECTURE
178 elizabeth st
pearl river, ny 10965
p 845.365.4595 | f 914.361.4473
yostdesign.com

SURVEYOR:

YRNC
2300 CATHERINE STREET
CORTLANDT, NY 10567

DATE: JULY 28, 2021
DRAWN BY: ZJS
JOB NO: 072721
SCALE: 1" = 30'
FILENAME: 2022_0315 YRNC

REVISIONS:
8/23/2021
9/1/2021
9/8/2021
11/3/2021
11/8/2021
1/26/2022
3/2/2022
3/15/2022

Blythe M Yost ASLA | Registered Landscape Architect

PLANTING PLAN

SHEET NO.

L-701

SHEET: 1 of 1

PAUL COWIE AND ASSOCIATES
consulting arborists / urban foresters

11 N. Beverwyck Road
Lake Hiawatha, New Jersey 07034

v. 973.276.0599
f. 973.276.9616
w. www.paulcowieandassociates.com
e. pcowie@paulcowieandassociates.com

June 22, 2021

Shelby Hang
Ecogy Energy
315 Flatbush Avenue #393
Brooklyn, NY 11217

Re: Yorktown Rehabilitation and Nursing Center, Yorktown, NY
Tree Inventory and Evaluation Results

Dear Shelby:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at 2300 Catherine Street on June 7, 9, and 16, 2021.

The goals of this study were to:

1. Identify, measure, and evaluate the current health and structural condition of existing 'Protected Trees' within the designated tree removal areas;
2. Calculate carbon storage and sequestration benefits provided by these inventoried trees;
3. Compile a list of tree species suitable and recommended for mitigation plantings based on a review of current species performance, existing site conditions, Town preferences, and other relevant factors.

The data collected and the recommendations made for each inventoried tree are presented in the attached spreadsheet. The following is an explanation of the data parameters included and an overview of our general finding and recommendations.

Tree Included

This tree inventory and evaluation was limited to trees within the proposed tree removal areas, as indicated on the attached aerial image. Tree stumps, standing dead tree trunks less than 15-feet in height, shrubs, vines, and other vegetation within these areas were not inventoried and evaluated. No other trees in any other portions of the property, or on adjacent properties, were inventoried and evaluated.

Within the designated tree removal areas, trees were included based on whether they met the definition of a 'Protected Tree,' as per Chapter 270 of the Yorktown Town Code, *Trees*. Specifically, trees rooted on the subject private property were included if they possessed at least one stem measuring at least 8.0-inches in diameter (DBH). 'Street Trees' (defined by Town Code as trees with their base at least 50-percent within the public right-of-way) were included regardless of size.

A temporary aluminum tag hand-embossed with the corresponding tree ID number (#1 - #120) was attached to each inventoried tree. The approximate location of each tree, or number series, is indicated on the attached aerial image map; we did not attempt to precisely plot every individual tree in densely treed areas.

A total of 120 standing trees were individually inventoried and evaluated. The following describes the various data collected and presented in the attached tables.

Tree Species + Exotic Invasive Status

Each tree is identified in the attached data table by both its regionally accepted common name and its botanical name.

The invasive status of each species is indicated based on species index information published by the Lower Hudson Partnership for Regional Invasive Species Management and accessed via https://www.lhprism.org/species-information on February 26, 2021. Twenty-two of the inventoried trees (18.3%) are of species classified as invasive.

Tree Size + Age Classification

The diameter of each inventoried tree was measured with a diameter tape to the nearest one-tenth inch at a point 4.5-feet above ground level (DBH), or at the height indicated when branching or abnormal swellings at 4.5-feet would produce an inaccurate measurement.

In the case of multiple-stem trees, the diameter of each stem was measured and recorded, and the root sum squared of the stems (RSS = SQRT($D1^2$+$D2^2$+$D3^2$…)) was calculated to provide a single-stem equivalence for the purpose of determining critical root zone radii.

Total tree height, crown height, and crown width were measured using a Leica Disto D810 Touch laser distance meter.

- Total tree height was measured to the nearest whole foot from the ground to the highest main body foliage.
- Crown height was measured from the ground to the bottom of main body foliage at the outer edge of the crown and/or lowest scaffold branch (whichever came first); individual low hanging small branches were excluded.
- Crown spread was measured as the average spread of the main body drip line; individual small branches extending beyond the main body crown were excluded. For asymmetrical crowns, the crown was either measured 1) by averaging two perpendicular crown diameters or 2) by averaging four crown radii at right angles relative to each other, multiplying by 2, and adding the diameter in feet. Measurements were rounded to the nearest whole foot.

The age class of each individually inventoried tree was recorded based on apparent age relative to the normal life expectancy of the species. Age was classified as 'Young' if the tree had exhausted up to 20% of the species' typical life expectancy, 'Mature' if it had exhausted 20% to 80% of the species' life expectancy, or 'Over-Mature' if it had exhausted more than 80% of the species' life expectancy.

Critical Root Zone (CRZ)

Critical root zone radius (CRZ) is the ground area around a tree which, if fully protected from soil compaction, grade changes, excavation, and other soil and root-damaging impacts, will ensure that tree health and structural integrity will not be compromised by construction activity. This information is provided to assist designers in locating grading, pavement, underground utilities, and other proposed improvements in a manner that minimizes impacts to any trees that may be retained.

Tree Condition

The condition of each inventoried tree was systematically evaluated and rated with consideration given to both the health and vigor and the structural integrity of the root system, primary stems, scaffold branching, small branches and twigs, and foliage.

A rating of 'Good', 'Fair', or 'Poor' was assigned separately to the health and vigor as well as to the structure and form of each inventoried tree. An 'Overall Condition' rating was then assigned, as follows:

- *Good:* The tree had no more than one or two minor health disorders and/or structural defects and was growing with normal vigor;

- *Fair:* The tree had 2 – 4 minor, or one major, health disorders and/or structural defects, and/or was growing with below-normal vigor or other limitations.
- *Poor:* The tree had several minor, or two or more major, health disorders and/or structural defects, and/or was declining in vigor.
- *Dead:* 75% or more of the crown was dead and any remaining live portions were deteriorating in health.

For the purpose of carbon benefits modeling, health and vigor ratings were converted to corresponding percentages (i.e. Good = 75% - 100%, Fair = 50% - 75%, Poor = 25% - 50%, Dead/Dying = 0% - 25%) and percent crown dieback and percent missing crown were recorded.

Please note that inspection of the inventoried trees was limited to visual observations from the ground and did not include climbing, aerial inspections, subsurface exploration, wood strength testing, or other advanced diagnostic techniques, which may be necessary to fully identify and evaluate the severity of certain health disorders and structural defects. Therefore, certain health disorders and/or structural defects may have not been noted or their extent may not have been fully determined.

Observations

The 'Disorders + Defects, Comments, Additional Recommendations' column contains various comments regarding the nature and severity of disorders and defects noted, particularly where they resulted in reduced condition ratings and/or recommendations for tree removal.

Additionally, this column contains additional treatment recommendations not included in the subsequent recommendation columns.

Maintenance Recommendations

It is PC+A's understanding that all existing trees within the designated areas are proposed for removal. Nevertheless, where appropriate, recommendations for pruning to remove dead, dying, damaged, and/or diseased limbs, pruning to improve branch architecture, cabling to reduce the risk of failure at certain branch defects, or other treatments were made based on conditions observed at the time each tree was evaluated.

This information is provided to further characterize the trees' current condition and provide guidance in the event that decisions are made to preserve any of the trees.

Terminology for various pruning types (e.g. 'Clean Crown', 'Raise Crown', 'Reduce Crown', 'Structural prune', etc.) correspond to ANSI A300 *American National Standard for Tree Care Operations.*

Each recommendation was prioritized based on the severity of potential safety risks first (e.g. large dead trees versus small dead trees, trees containing large dead limbs versus small dead branches, etc.) and addressing tree health and appearance second. The priority of each recommendation was ranked as High ('H'), Medium ('M'), or Low ('L'). These recommendations should be implemented in order of decreasing priority.

Tree Removal Recommendations

Definitive recommendations for tree removal were made for trees that were dead, had substantial dieback and/or limited remaining life expectancy, or possessed severe, irreparable structural defects that pose potential safety risks.

It is PC+A's opinion that those trees for which a specific removal recommendation was made should be removed whether or not the project proceeds. Further, it is PC+A's interpretation that those trees satisfy the 'Permit Not Required' exemptions provided in Section 270-5 of the Yorktown Town Code.

At this time, thirteen trees (10.8%) are recommended for removal due to death (4 trees, 3.3%), severely deteriorated and irreparable health or structural condition, and/or limited remaining life expectancy.

Tree Inventory Summary

Count of Protected Trees by Lower Hudson PRISM invasive status and current condition (Viable Trees = trees to be removed for design reasons only; Non-Viable Trees = trees requiring removal regardless of the design because they are dead, dying, diseased, or in an otherwise deteriorated and irreparable health or structural condition and, therefore, exempt from permit requirements.

INVASIVE STATUS	VIABLE TREES TO BE REMOVED	NON-VIABLE TREES REQUIRING REMOVAL DUE TO CONDITION	TOTAL
Invasive	19	3	22
Non-Invasive	88	10	98
TOTAL	**107**	**13**	**120**

Carbon Benefits Estimation via iTree Eco

The *Eco* module of the *iTree* software suite was used to calculate current carbon storage and annual sequestration rates for the inventoried trees. Relevant reports produced by the *iTree Eco* model are attached.

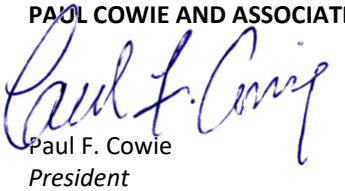
iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of ecosystem services that trees provide in urban and rural settings.

iTree Eco requires specific inputs to run its models. PC+A used the following data derived from the measurements described above to run the carbon models:

- Weather: 2016 weather and pollution data from the Westchester County Airport weather station in White Plains, NY.
- Species
- DBH: Diameter at breast height (4.5-feet above the ground), or the single-stem equivalent for multi-stem trees.
- Total Tree Height
- Crown Height
- Crown Width
- Crown Condition
- Crown Dieback / Missing Crown

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
PAUL COWIE AND ASSOCIATES



Paul F. Cowie
President

PFC:pc
Encl.


Area A
Area B
Inventory trees
30' from sidewalk
Inventory trees
30' from treeline
Catherine St
Depeyster Dr
Summerhill Ct
Tue Apr 6 2021
Imagery © 2021 Nearmap, HERE
50 ft
nearmap

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
1	Lawn	No	Red maple *Acer rubrum*	---	14.3	14.3	50	8	23	Mature	14.3	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). 1 weak crotch in main trunk (severe).	M							
2	Lawn	No	Red maple *Acer rubrum*	---	17.4	17.4	51	7	31	Mature	17.4	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). 2 weak crotches in main trunk (moderate).	M							
3	Lawn	No	Red maple *Acer rubrum*	---	12.4	12.4	52	7	20	Mature	12.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). Dieback in small branches and twigs (moderate).	M							
4	Lawn	No	Eastern white pine *Pinus strobus*	---	15.0	15.0	54	11	22	Mature	18.8	Fair	Fair	Fair	1 weak crotch in main trunk (moderately severe).	M							
5	Lawn	No	Eastern white pine *Pinus strobus*	---	10.5	10.5	36	15	13	Mature	13.1	Fair	Fair	Fair	Suppressed by adjacent trees (moderate).	M							
6	Lawn	No	Eastern white pine *Pinus strobus*	---	14.4	14.4	58	23	23	Mature	18.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). 1 weak crotch in main trunk (severe). Dieback in small branches and twigs (moderate).	M							
7	Lawn	No	Eastern white pine *Pinus strobus*	---	8.2	8.2	36	23	10	Mature	10.3	Fair	Fair	Fair	Suppressed by adjacent trees (moderate). Fair live crown ratio.	M							
8	Lawn	No	Eastern white pine *Pinus strobus*	---	7.0	7.0	42	27	6	Mature	8.8	Poor	Fair	Poor	Suppressed by adjacent trees (moderately severe). Poor live crown ratio.								
9	Lawn	No	Eastern white pine *Pinus strobus*	---	14.2	14.2	52	15	25	Mature	17.8	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). Pine bark adelgid infestation on main trunk and scaffold limbs (severe).	M							
10	Lawn	No	Eastern white pine *Pinus strobus*	---	12.8	12.8	50	11	30	Mature	16.0	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M	M						
11	Lawn	No	Red maple *Acer rubrum*	---	26.5 @ 3.5'	26.5	58	5	47	Mature	26.5	Good	Fair	Good	Root zone restricted by curb and pavement (moderate).	M							
12	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	13.7	13.7	38	7	31	Mature	13.7	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Dieback in small branches and twigs (moderate).	M							
13	Lawn	No	Eastern white pine *Pinus strobus*	---	8.7	8.7	49	26	18	Mature	10.9	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). Fair live crown ratio.	M							
14	Lawn	No	Eastern white pine *Pinus strobus*	---	9.7	9.7	50	18	16	Mature	12.1	Fair	Good	Fair	---	M							
15	Lawn	No	Eastern white pine *Pinus strobus*	---	(12.3)	12.3	42	11	17	---	---	---	---	Dead	---								H
16	Lawn	No	Eastern white pine *Pinus strobus*	---	7.9	7.9	51	29	11	Mature	3.0	Fair	Good	Fair	Fair live crown ratio.								
17	Lawn	No	Eastern white pine *Pinus strobus*	---	9.0	9.0	49	26	13	Mature	9.9	Fair	Good	Fair	---	M							
18	Lawn	No	Eastern white pine *Pinus strobus*	---	14.7	14.7	49	12	24	Mature	11.3	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M							
19	Lawn	No	Eastern white pine *Pinus strobus*	---	13.8	13.8	55	11	26	Mature	18.4	Fair	Good	Fair	Root zone restricted by curb and pavement (moderate).	M							
20	Lawn	No	Eastern white pine *Pinus strobus*	---	14.0	14.0	47	9	30	Mature	17.3	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate).	M							
21	Lawn	No	Red maple *Acer rubrum*	---	13.0	13.0	46	7	33	Mature	17.5	Good	Fair	Fair	Root zone restricted by curb and pavement (moderate).								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
22	Lawn	No	Eastern white pine *Pinus strobus*	---	16.1	16.1	46	8	30	Mature	13.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderately severe). Dieback in upper trunk (moderately severe). Dieback in small branches and twigs throughout live portions of crown (moderately severe). Limited remaining life expectancy.								M
23	Lawn	No	Eastern white pine *Pinus strobus*	---	13.2	13.2	44	7	32	Mature	20.1	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M	M						
24	Lawn	No	Eastern white pine *Pinus strobus*	---	12.4	12.4	43	7	31	Mature	16.5	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M							
25	Lawn	No	Eastern white pine *Pinus strobus*	---	11.8	11.8	42	8	26	Mature	15.5	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M							
26	Lawn	No	Eastern white pine *Pinus strobus*	---	(12.2)	12.2	40	8	20	---	---	---	---	Dead	Root zone restricted by curb and pavement (moderately severe).								H
27	Lawn	No	Eastern white pine *Pinus strobus*	---	(7.8)	7.8	24	12	10	---	---	---	---	Dead	Root zone restricted by pavement (moderately severe).								H
28	Lawn	No	Eastern white pine *Pinus strobus*	---	14.8	14.8	47	12	26	Mature	14.8	Good	Fair	Good	Root zone restricted by pavement (moderately severe).	M							
29	Lawn	No	Eastern white pine *Pinus strobus*	---	10.2	10.2	22	12	15	Mature	3.0	Poor	Poor	Poor	Root zone restricted by pavement (moderately severe). Dieback in upper trunk and scaffold limbs (severe). Crown more than 50% dead.								H
30	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	21.6	21.6	48	9	49	Mature	3.0	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe). Canker infection causing dieback in small branches and twigs (moderate).	H							
31	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	16.1	16.1	48	11	34	Mature	18.5	Poor	Fair	Poor	'Root zone restricted by curb and pavement (moderate). Canker infection causing dieback in scaffold limbs, and small branches and twigs (moderately severe).	H							
32	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	14.8	14.8	43	11	33	Mature	12.8	Poor	Fair	Poor	'Root zone restricted by curb and pavement (moderate). Canker infection causing dieback in scaffold limbs, and small branches and twigs (moderately severe).	M							
33	Lawn	No	Red maple *Acer rubrum*	---	17.8 @ 3.5'	17.8	42	7	33	Mature	27	Fair	Fair	Fair	Root zone restricted by wall, curb, and pavement (severe).								
34	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	13.8	13.8	39	7	32	Mature	20.1	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderate). Dieback in small branches and twigs (moderate).								
35	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	10.7	10.7	38	7	24	Mature	18.5	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderate). Dieback in small branches and twigs (moderate).								
36	Lawn	No	Pin oak *Quercus palustris*	---	17.6	17.6	58	7	37	Mature	17.8	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe).	H							
37	Lawn	No	Pin oak *Quercus palustris*	---	16.0	16.0	54	9	34	Mature	13.8	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M							
38	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	8.0	8.0	26	6	21	Young	4.1	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe).	M	M						
39	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	12.0	12.0	38	5	26	Mature	10.7	Fair	Fair	Fair	Root zone restricted by curb and pavement (severe). Girdling roots (moderate).								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
40	Lawn; Parking lot median (9')	No	Red maple *Acer rubrum*	---	14.4	14.4	43	6	34	Mature	17.6	Fair	Fair	Fair	Root zone restricted by curb and pavement (severe). Girdling roots (moderately severe).	M							
41	Lawn	No	Red maple *Acer rubrum*	---	14.4	14.4	38	9	35	Mature	16.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). Dieback in small branches and twigs (moderate).	H							
42	Lawn	No	Pin oak *Quercus palustris*	---	19.0	19.0	67	12	37	Mature	6.0	Fair	Good	Fair	Root zone restricted by curb and pavement (moderate).	M							
43	Lawn	No	Pin oak *Quercus palustris*	---	17.7	17.7	57	9	43	Mature	12.0	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M	M						
44	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	7.9	7.9	33	7	17	Mature	14.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Dieback in small branches and twigs (moderate).		L						
45	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	11.7	11.7	36	6	21	Mature	14.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderately severe). Dieback in upper trunks and scaffold limbs (severe).								M
46	Lawn	No	Pin oak *Quercus palustris*	---	23.2	23.2	63	12	53	Mature	19.0	Good	Fair	Good	---	H	H						
47	Lawn	No	Red maple *Acer rubrum*	---	12.7	12.7	40	6	28	Mature	17.7	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe). Soil compaction in root zone (moderately severe). Decay in lower trunk (moderate).								
48	Lawn	No	Colorado spruce *Picea pungens*	---	12.6	12.6	29	1	18	Mature	7.9	Good	Good	Good	---								
49	Lawn	No	Colorado blue spruce *Picea pungens* 'Glauca'	---	11.8	11.8	27	1	19	Mature	11.7	Good	Good	Good	---								
50	Lawn	No	Colorado blue spruce *Picea pungens* 'Glauca'	---	11.2	11.2	29	2	17	Mature	23.2	Good	Good	Good	Vine competition (moderate).						L		
51	Lawn	No	Norway spruce *Picea abies*	---	12.2	12.2	33	1	21	Mature	12.7	Good	Good	Good	---								
52	Lawn	No	Norway spruce *Picea abies*	---	11.5	11.5	43	2	25	Mature	12.6	Good	Good	Good	Vine competition (moderate).						L		
53	Lawn	No	Concolor fir *Abies concolor*	---	13.1	13.1	29	1	19	Mature	11.8	Good	Good	Good	---								
54	Lawn	No	Pin oak *Quercus palustris*	---	24.0	24.0	67	11	47	Mature	11.2	Good	Fair	Fair	1 weak crotch in main trunk (moderately severe).	M	M						
55	Lawn	No	Pin oak *Quercus palustris*	---	20.6	20.6	78	13	43	Mature	12.2	Good	Good	Good	---	M	M						
56	Woodland	No	White ash *Fraxinus americana*	---	10.9, 10.0	14.8	59	18	25	Mature	11.5	Poor	Fair	Poor	Emerald ash borer infestation (moderate). Dieback in small branches and twigs (moderate).								M
57	Woodland	No	Red maple *Acer rubrum*	---	17.8, 14.3	22.8	53	10	42	Mature	13.1	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
58	Woodland	No	Black cherry *Prunus serotina*	---	8.4	8.4	39	30	21	Young	17.6	Good	Fair	Fair	---								
59	Woodland	No	Black birch *Betula lenta*	---	10.2	10.2	58	6	24	Mature	24.0	Good	Good	Good	---								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
60	Woodland	No	Black birch *Betula lenta*	---	11.9	11.9	75	36	37	Mature	20.6	Good	Fair	Good	Vine competition (moderate).						L		
61	Woodland	No	Northern red oak *Quercus rubra*	---	24.7	24.7	95	35	43	Mature	14.8	Good	Fair	Fair	Lean in main trunk (moderate).	H							
62	Woodland	No	Shagbark hickory *Carya ovata*	---	8.2	8.2	69	27	21	Young	16.8	Good	Good	Good	---								
63	Woodland	No	Shagbark hickory *Carya ovata*	---	9.8	9.8	78	36	19	Young	27.4	Good	Good	Good	---	M							
64	Lawn	No	Red maple *Acer rubrum*	---	19.5	19.5	54	7	41	Mature	22.8	Good	Fair	Fair	Root zone restricted by curb and pavement (moderate). 2 weak crotches in main trunk (moderately severe).	M	M						
65	Lawn	No	Norway maple *Acer platanoides*	Tier 4	11.3	11.3	47	5	26	Young	17.5	Good	Good	Good	Root zone restricted by curb and pavement (moderate).		L						
66	Woodland	No	Red maple *Acer rubrum*	---	8.2	8.2	37	11	21	Young	10.8	Good	Fair	Fair	Lean in upper trunk (moderately severe).								
67	Woodland	No	Shagbark hickory *Carya ovata*	---	12.3	12.3	85	39	22	Mature	6.3	Good	Good	Good	Vine competition (moderate).	M					L		
68	Woodland	No	Shagbark hickory *Carya ovata*	---	8.9	8.9	88	31	22	Young	18.8	Good	Good	Good	---								
69	Woodland	No	Shagbark hickory *Carya ovata*	---	8.0	8.0	73	36	15	Young	19.8	Good	Fair	Good	---								
70	Woodland	No	Northern red oak *Quercus rubra*	---	8.0	8.0	69	32	16	Young	10.1	Fair	Fair	Fair	---								
71	Woodland	No	Northern red oak *Quercus rubra*	---	23.0	23.0	94	29	41	Mature	10.2	Good	Good	Good	Vine competition (moderate).	H					L		
72	Woodland	No	Northern red oak *Quercus rubra*	---	23.5	23.5	93	22	43	Mature	11.9	Good	Good	Good	---	H							
73	Woodland	No	Shagbark hickory *Carya ovata*	---	8.6	8.6	78	33	19	Young	21.6	Good	Good	Good	---								
74	Woodland	No	Shagbark hickory *Carya ovata*	---	8.4	8.4	71	27	19	Young	8.6	Good	Good	Good	---								
75	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	12.4	12.4	90	57	24	Mature	24.7	Good	Fair	Good	---	M							
76	Woodland	No	Shagbark hickory *Carya ovata*	---	9.3	9.3	64	10	24	Young	10.5	Good	Fair	Fair	---								
77	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.0	8.0	68	51	29	Young	5.2	Fair	Poor	Poor	Lean in upper trunk (very severe).								
78	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	9.5	9.5	83	31	21	Young	4.3	Fair	Poor	Poor	Crooks and lean in upper trunk (moderately severe). Suppressed by adjacent trees (moderately severe).								
79	Woodland	No	Shagbark hickory *Carya ovata*	---	21.5	21.5	43	27	40	Mature	8.2	Good	Poor	Poor	Decay in lower trunk (severe).								H
80	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	13.2	13.2	88	39	26	Mature	9.8	Fair	Fair	Fair	Suppressed by adjacent trees (moderately severe).	M							
81	Woodland	No	American linden *Tilia americana*	---	9.0	9.0	30	6	33	Young	9.2	Good	Good	Good	Vine competition (moderate).						L		

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
82	Woodland	No	Black birch *Betula lenta*	---	9.4	9.4	52	10	22	Young	16.5	Good	Fair	Fair	Lean in upper trunk (moderately severe). Vine competition (moderate).						L		
83	Woodland	No	Black birch *Betula lenta*	---	8.5	8.5	57	16	21	Young	14.9	Good	Good	Good	Vine competition (moderate).						L		
84	Woodland	No	Shagbark hickory *Carya ovata*	---	16.9	16.9	77	41	27	Mature	19.5	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
85	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	12.1	12.1	49	11	27	Mature	8.5	Fair	Fair	Fair	Vine competition (moderate).						L		
86	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	24.1	24.1	98	55	37	Over-Mature	3.0	Fair	Fair	Fair	Decay in main trunk (moderate).	M							
87	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	29.2, 26.8	39.6	98	28	55	Over-Mature	8.6	Fair	Poor	Poor	Decay in 2 lower trunks (very severe).								H
88	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	13.7	13.7	51	20	21	Mature	6.2	Fair	Poor	Poor	Vine competition (severe).						L		
89	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	(18.2)	18.2	42	34	8	---	---	---	---	Dead	Vine competition (severe).								H
90	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	11.4	11.4	67	19	26	Mature	15.4	Fair	Poor	Fair	Vine competition (moderately severe).	M					L		
91	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	14.3, 10.8	17.9	85	19	38	Mature	8.9	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
92	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.2	8.2	39	15	19	Young	4.2	Poor	Poor	Poor	Vine competition (moderately severe). Dieback in scaffold limbs (moderate).	M					L		
93	Woodland	No	Sugar maple *Acer saccharum*	---	14.1	14.1	69	9	40	Mature	8.0	Good	Good	Good	Vine competition (moderate).						L		
94	Woodland	No	Sugar maple *Acer saccharum*	---	13.4	13.4	67	6	30	Mature	6.0	Good	Good	Good	Vine competition (moderate).						L		
95	Woodland	No	Shagbark hickory *Carya ovata*	---	21.9	21.9	109	42	52	Mature	23.0	Good	Fair	Fair	---	M							
96	Woodland	No	Shagbark hickory *Carya ovata*	---	14	14	76	35	37	Mature	23.5	Good	Fair	Fair	---	M							
97	Woodland	No	Shagbark hickory *Carya ovata*	---	10.8	10.8	86	27	26	Young	7.5	Good	Fair	Fair	---	M							
98	Woodland	No	Shagbark hickory *Carya ovata*	---	15.0	15.0	100	49	31	Mature	8.6	Good	Good	Good	Vine competition (moderate).	M					L		
99	Woodland	No	Shagbark hickory *Carya ovata*	---	15.8	15.8	97	33	31	Mature	8.4	Good	Good	Good	---								
100	Woodland	No	Red maple *Acer rubrum*	---	11.4, 7.1	13.4	38	10	28	Young	4.2	Poor	Poor	Poor	Vine competition (severe). Storm damage in upper crown (moderately severe).	M					L		
101	Woodland	No	Shagbark hickory *Carya ovata*	---	17.3	17.3	93	36	39	Mature	9.3	Good	Good	Good	Vine competition (moderate).						L		
102	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	11.5	11.5	33	19	17	Mature	9.3	Fair	Poor	Poor	Vine competition (severe). Crown poorly formed.	M					L		
103	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	14.0	14.0	15	9	6	Mature	4.0	Poor	Poor	Poor	Main trunk split off at approximately 15'. Only a few live adventitious branches remain.								M

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DBH (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
104	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	10.4	10.4	39	20	18	Young	38.4	Poor	Poor	Poor	Vine competition (very severe).						L		
105	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.5	8.5	28	10	13	Young	20.1	Poor	Poor	Poor	Vine competition (very severe).						L		
106	Woodland	No	Red maple *Acer rubrum*	---	12.3	12.3	43	12	30	Young	25.0	Fair	Fair	Fair	Vine competition (very severe).	M					L		
107	Woodland	No	Black cherry *Prunus serotina*	---	16.5	16.5	67	26	41	Mature	4.8	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
108	Woodland	No	Black birch *Betula lenta*	---	14.9	14.9	70	17	29	Mature	26.9	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
109	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.4	8.4	43	17	19	Young	4.3	Poor	Poor	Poor	Lean in main trunk (moderately severe). Vine competition (severe). Dieback in small branches and twigs (moderate).	M					L		
110	Woodland	No	Black birch *Betula lenta*	---	10.0	10.0	57	18	22	Young	11.0	Good	Fair	Fair	Decay in main trunk (moderate).	M							
111	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.4	8.4	32	12	23	Young	9.5	Fair	Poor	Poor	Suppressed by adjacent trees (severe). Lean in upper trunk (severe). Vine competition (moderately severe).						L		
112	Woodland	No	White oak *Quercus alba*	---	38.4	38.4	90	19	79	Over-Mature	13.4	Fair	Poor	Poor	Decay in lower trunk (severe) with signs of stress cracking. 1 weak crotch in main trunk (moderately severe). Decay in upper trunks (moderate).								H
113	Woodland	No	Sugar maple *Acer saccharum*	---	16.1	16.1	57	5	43	Mature	9.9	Good	Fair	Good	Vine competition (moderately severe).						L		
114	Woodland	No	Norway maple *Acer platanoides*	Tier 4	25.0	25.0	73	13	48	Mature	9.0	Good	Fair	Fair	Vine competition (moderate).	M					L		
115	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.6	8.6	30	5	21	Young	7.9	Good	Good	Good	Vine competition (moderate).						L		
116	Woodland	No	Tulip tree *Liriodendron tulipifera*	---	12.7, 7.4	14.7	44	12	22	Young	16.3	Fair	Fair	Fair	Vine competition (severe).						L		
117	Woodland	No	Shagbark hickory *Carya ovata*	---	9.5	9.5	43	8	24	Young	16.8	Fair	Poor	Poor	Vine competition (very severe). Upper trunk and crown poorly formed.						L		
118	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	10.5	10.5	48	34	21	Mature	7	Fair	Fair	Fair	Canker infection on lower trunk (moderate). Vine competition (moderately severe).						L		
119	Woodland	No	Black birch *Betula lenta*	---	16.3	16.3	72	41	34	Mature	6	Fair	Fair	Fair	Vine competition (moderately severe).	H					L		
120	Woodland	No	Black birch *Betula lenta*	---	16.8	16.8	66	37	31	Mature	21	Fair	Poor	Poor	Bark wound on lower trunk (severe) with decay (moderately severe).								M

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021
Generated: 6/22/2021

Species	Carbon Storage (ton)	Carbon Storage (%)	CO_2 Equivalent (ton)
White fir	0.2	0.4%	0.9
Norway maple	2.1	3.3%	7.6
Red maple	11.6	18.5%	42.4
Sugar maple	1.6	2.6%	6.0
Tree of heaven	13.6	21.8%	50.0
Black birch	3.1	4.9%	11.3
Shagbark hickory	5.2	8.3%	18.9
White ash	0.5	0.8%	1.8
Tulip tree	0.4	0.6%	1.4
Norway spruce	0.6	0.9%	2.0
Blue spruce	0.7	1.1%	2.5
Eastern white pine	3.3	5.3%	12.0
Black cherry	0.8	1.3%	3.1
White oak	5.3	8.5%	19.5
Pin oak	6.3	10.0%	22.9
Northern red oak	4.7	7.5%	17.1
Pagoda tree	2.4	3.9%	9.0
American basswood	0.1	0.1%	0.3
Total	**62.4**	**100%**	**228.9**

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021
Generated: 6/22/2021

Species	Gross Carbon Sequestration (ton/yr)	CO_2 Equivalent (ton/yr)
White fir	0.00	0.01
Norway maple	0.01	0.03
Red maple	0.25	0.92
Sugar maple	0.03	0.11
Tree of heaven	0.07	0.26
Black birch	0.03	0.11
Shagbark hickory	0.04	0.13
White ash	0.01	0.02
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.30
Black cherry	0.02	0.09
White oak	0.02	0.06
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	**0.73**	**2.67**

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021
Generated: 6/22/2021

Species	Carbon Storage (ton)	Carbon Storage (%)	CO_2 Equivalent (ton)
White fir	0.2	0.6%	0.9
Red maple	11.3	29.4%	41.3
Sugar maple	1.6	4.3%	6.0
Black birch	2.3	6.1%	8.5
Shagbark hickory	4.3	11.1%	15.6
Tulip tree	0.4	1.0%	1.4
Norway spruce	0.6	1.5%	2.0
Blue spruce	0.7	1.8%	2.5
Eastern white pine	2.6	6.8%	9.5
Black cherry	0.8	2.2%	3.1
Pin oak	6.3	16.3%	22.9
Northern red oak	4.7	12.2%	17.1
Pagoda tree	2.4	6.4%	9.0
American basswood	0.1	0.2%	0.3
Total	**38.3**	**100%**	**140.4**

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021
Generated: 6/22/2021

Species	Gross Carbon Sequestration (ton/yr)	CO_2 Equivalent (ton/yr)
White fir	0.00	0.01
Red maple	0.24	0.90
Sugar maple	0.03	0.11
Black birch	0.03	0.09
Shagbark hickory	0.02	0.09
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.28
Black cherry	0.02	0.09
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	**0.60**	**2.20**

UTILITY EQUIPMENT KEY:

1. NEW 1000 kVA TRANSFORMER 13.8 kV / 480 V (UTILITY OWNED TO BE CONFIRMED)

CUSTOMER EQUIPMENT KEY:

A. AC DISCONNECT SWITCH (89L) (PV SYSTEM)
(4) SE100kW SOLAREDGE INVERTERS
(1) SE66.6kW SOLAREDGE INVERTER
AC COMBINER PANEL 1200 AMP 480 V
DAS

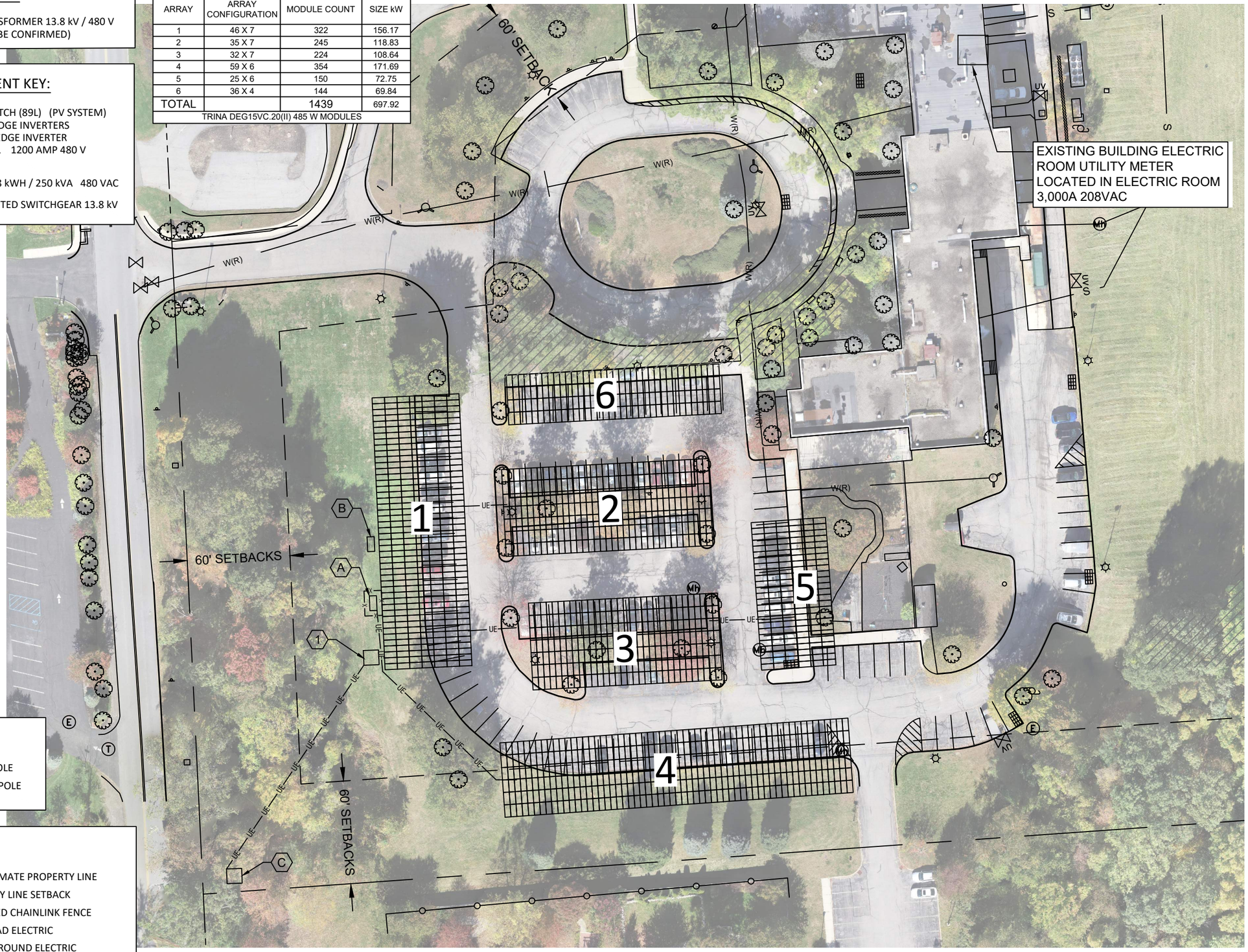
B. BATTERY SYSTEM 548 kWH / 250 kVA 480 VAC

C. EXISTING PAD MOUNTED SWITCHGEAR 13.8 kV

ARRAY LEGEND

ARRAY	ARRAY CONFIGURATION	MODULE COUNT	SIZE kW
1	46 X 7	322	156.17
2	35 X 7	245	118.83
3	32 X 7	224	108.64
4	59 X 6	354	171.69
5	25 X 6	150	72.75
6	36 X 4	144	69.84
TOTAL		1439	697.92

TRINA DEG15VC.20(II) 485 W MODULES



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LINETYPE LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- PROPOSED CHAINLINK FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- APPROXIMATE WETLAND BOUNDARY
- WETLAND 100' BUFFER

N W E S

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:

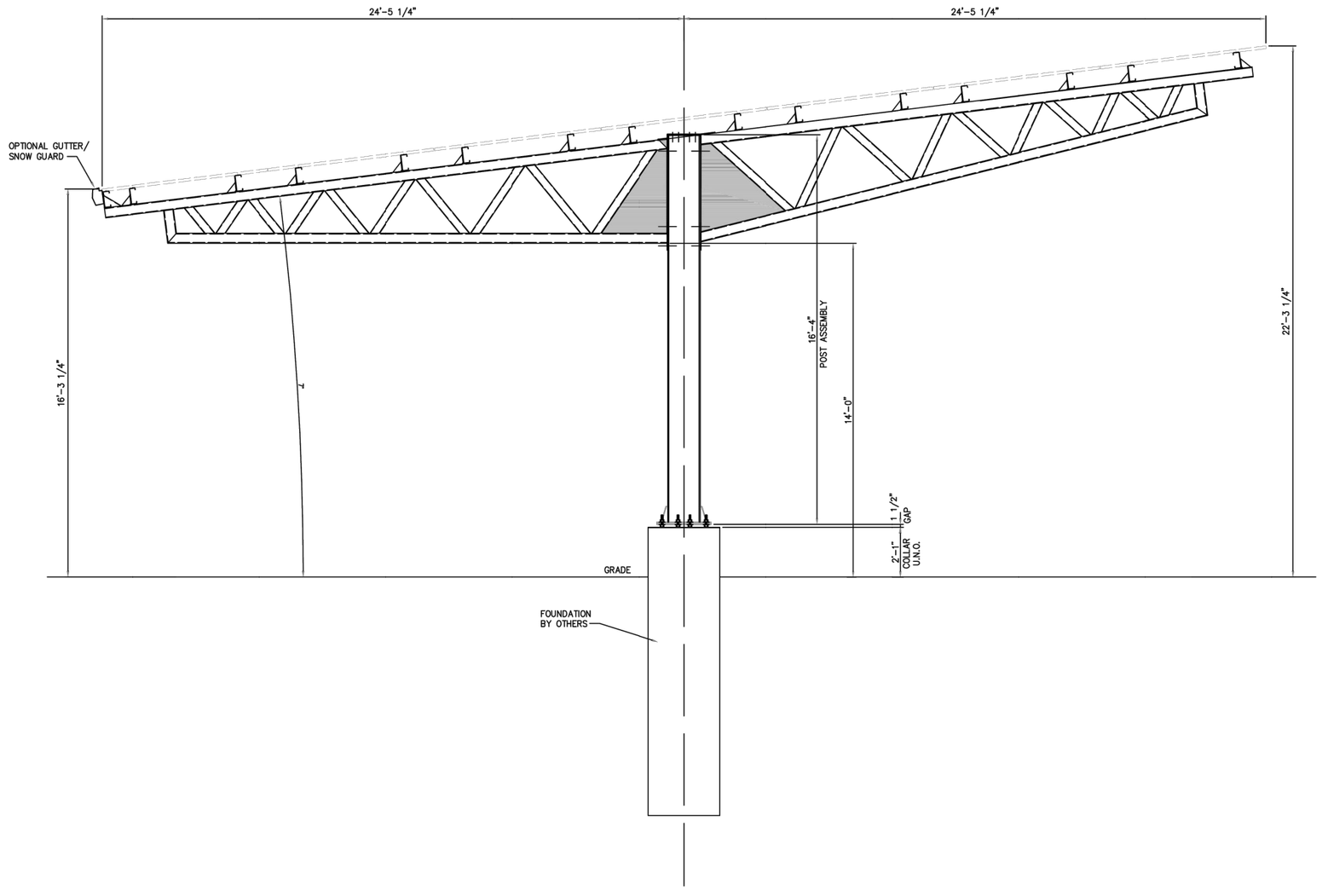
SITE MAP

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX		

DATE: 11/16/2020

SHEET NUMBER: - of -

DWG. NUMBER: PV-100



CANOPIES #1, #2 & #3

N.T.S.

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

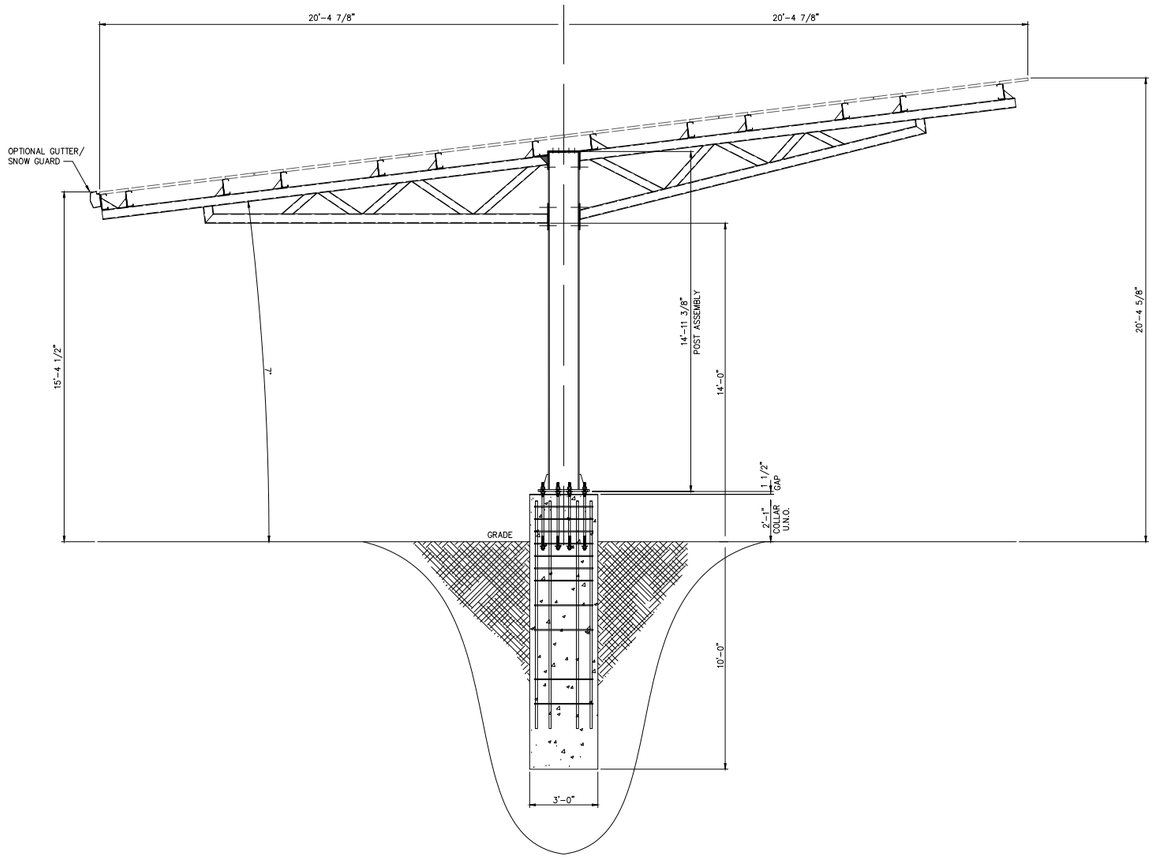
Professional Stamp

SHEET NAME:
CANOPY ELEVATION

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

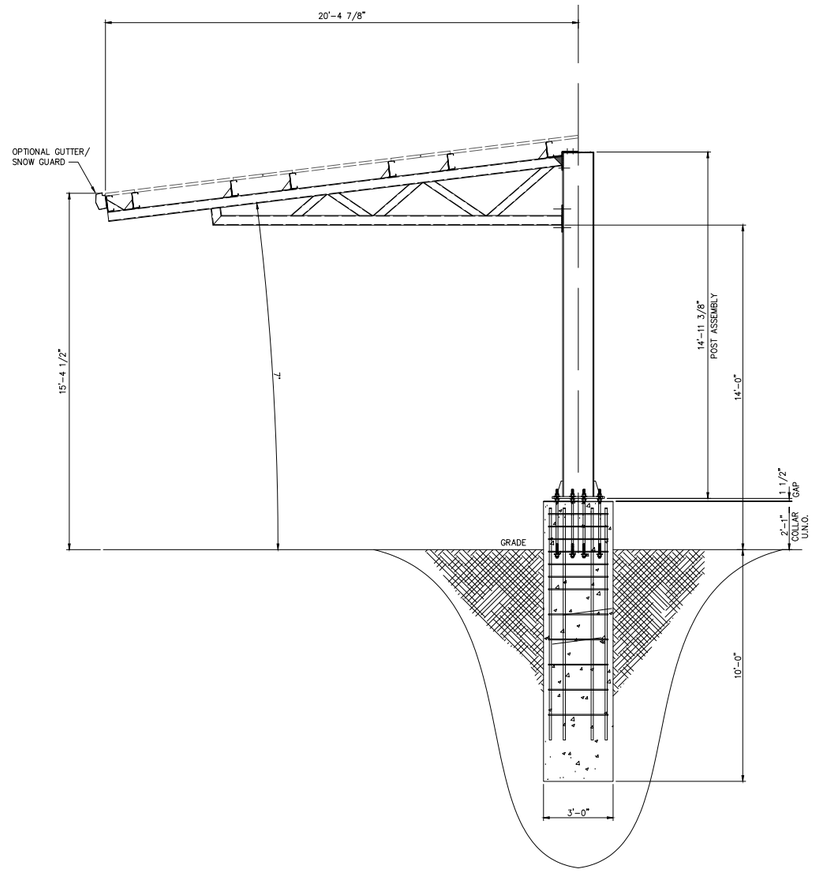
DATE:	DWG. NUMBER:
06/23/2021	PV-200

SHEET NUMBER:
- of -



CANOPIES #4 & #5

N.T.S.



CANOPY #6

N.T.S.

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
CANOPY ELEVATIONS

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

DATE:	DWG. NUMBER:
06/23/2021	PV-200.1
SHEET NUMBER: - of -	

Underhill Farm

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 *(845) 265-4400* *265-4418 fax* *www.timmillerassociates.com*

April 18, 2022

Mr. Paul Guillaro
Unicorn Contracting Corp.
10 Julia Lane
Cold Spring, NY 10516

RE: Wetlands Delineation
Underhill Farm, Underhill Avenue
Town of Yorktown, Westchester County

Dear Mr. Guillaro:

At your request, we surveyed the referenced property on November 5, 2020. Our goal was to determine if there are Town or State-regulated wetland areas present on this or the adjoining parcels. The location and dimensions of the parcel were taken from survey information you provided to us.

Site Location and Surroundings

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

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

Approximately one-half of the existing site is covered with impervious surfaces or maintained landscape, primarily in the eastern part of the site. The western part is undeveloped, with a mix of native and non-native tree and shrub species. Following a review of historic aerial photos, it was determined that the existing pond on site has existed since at least 1947. The pond outlet previously flowed through a culvert onto the adjacent Beaver Ridge property. When that property was developed in the 1980's, the outlet was piped to a basin as part of the development, then to a culvert under Route 118.

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

Wetland A is made up of a watercourse corridor that flows from a culvert under Glen Rock Street in the southwest corner of the site. The main flow is from collected stormwater runoff, but there does appear to be a baseflow component form shallow groundwater discharge that results in the

watercourse flowing for a significant part of the year. Based on a review of the aerial photos, the path of this watercourse has changed over the years, but always ends up in the site pond. With the construction of the Beaver Ridge development, a new emergency access was created and a culvert installed to carry the flows under this access. However, with time the culvert has clogged and now water and sediments flow across the access, creating a saturated condition that resulted in the flagging of this area as a town wetland. It is likely that if the culvert was cleared and flow restored under the road, a significant part of this "wetland" would dry out. The wetland exclusive of the pond is approximately 10,000 square feet.

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

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

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

Soils samples within the wetland identified transitional subsoils. No topsoil was observed. Munsell colors are 10YR4/3 in dense compacted subsoils and are best described as Udorthents within these previously disturbed areas. Maps prepared by the DEC Environmental Mapper and National Wetlands Inventory are also included

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

Representative photos of the site, historic aerial photos, the NRCS soils mapping and other relevant information is attached. I hope this answers any questions you may have about the wetlands on this property. Feel free to call if you have any further questions.

Sincerely,

Steve Marino, PWS
Principal/Senior Wetland Scientist
Tim Miller Associates, Inc.

Existing Pond Looking North

Existing Pond Outlet

Wetland A west of access road

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

Wetland A looking west towards pond

Existing access road looking south (gate in background)

Wetland C looking north

Wetland B looking south

Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

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

Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts

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

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

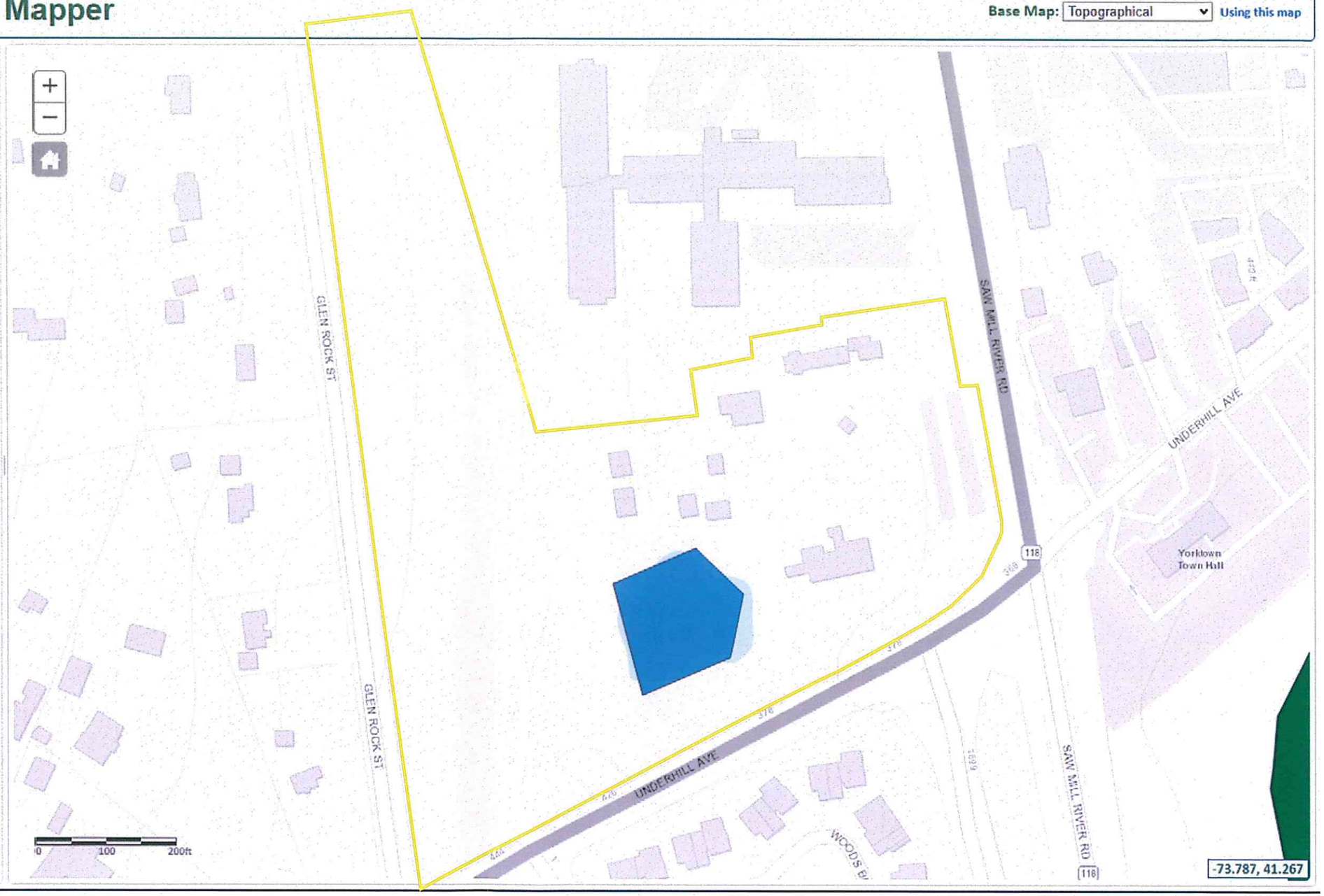
Environmental Resource Mapper

Base Map: Topographical | Using this map

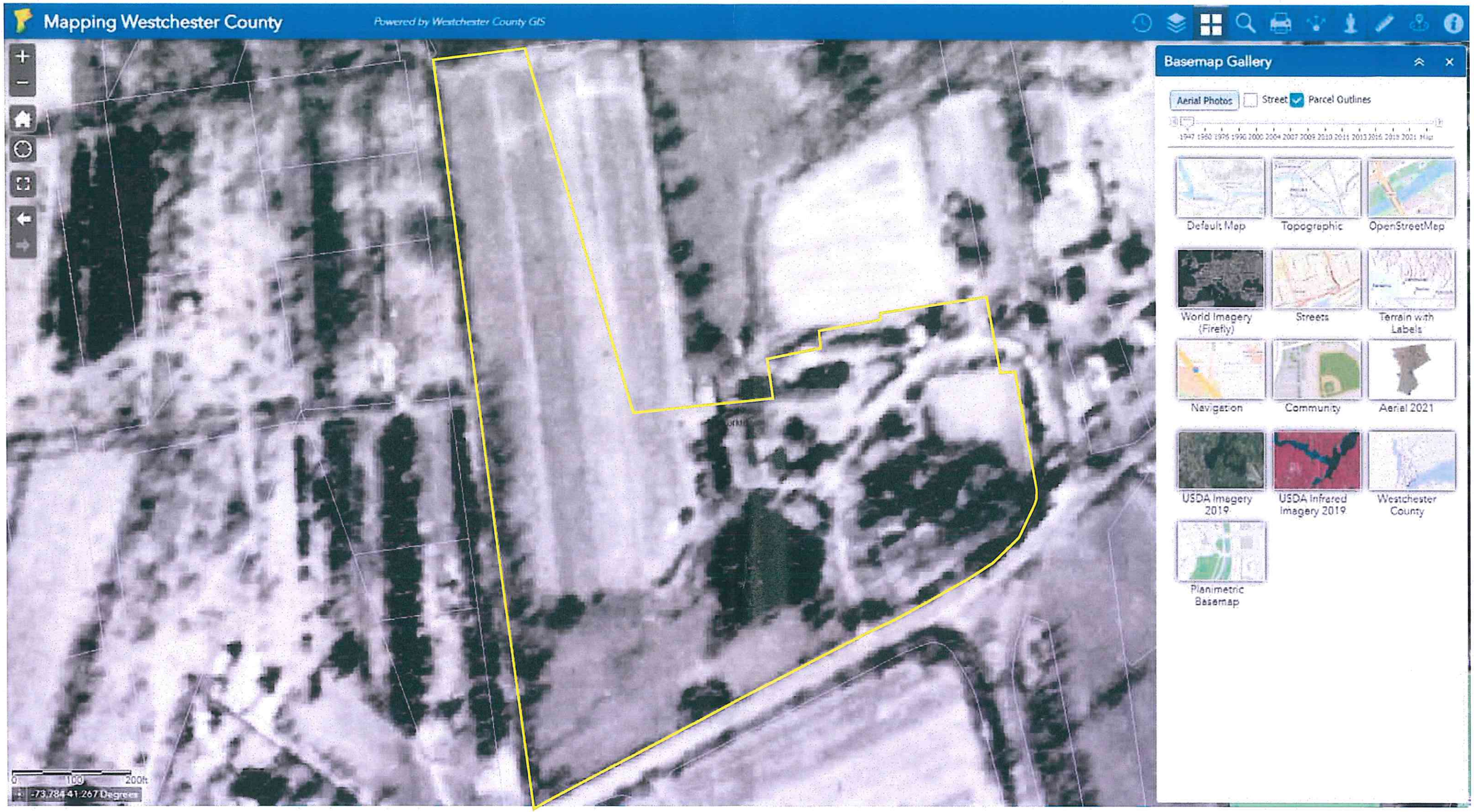
Search
Tools
Layers and Legend
Other Wetland Layers

- National Wetlands Inventory
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

Reference Layers
Tell Me More...
Need A Permit?
Contacts

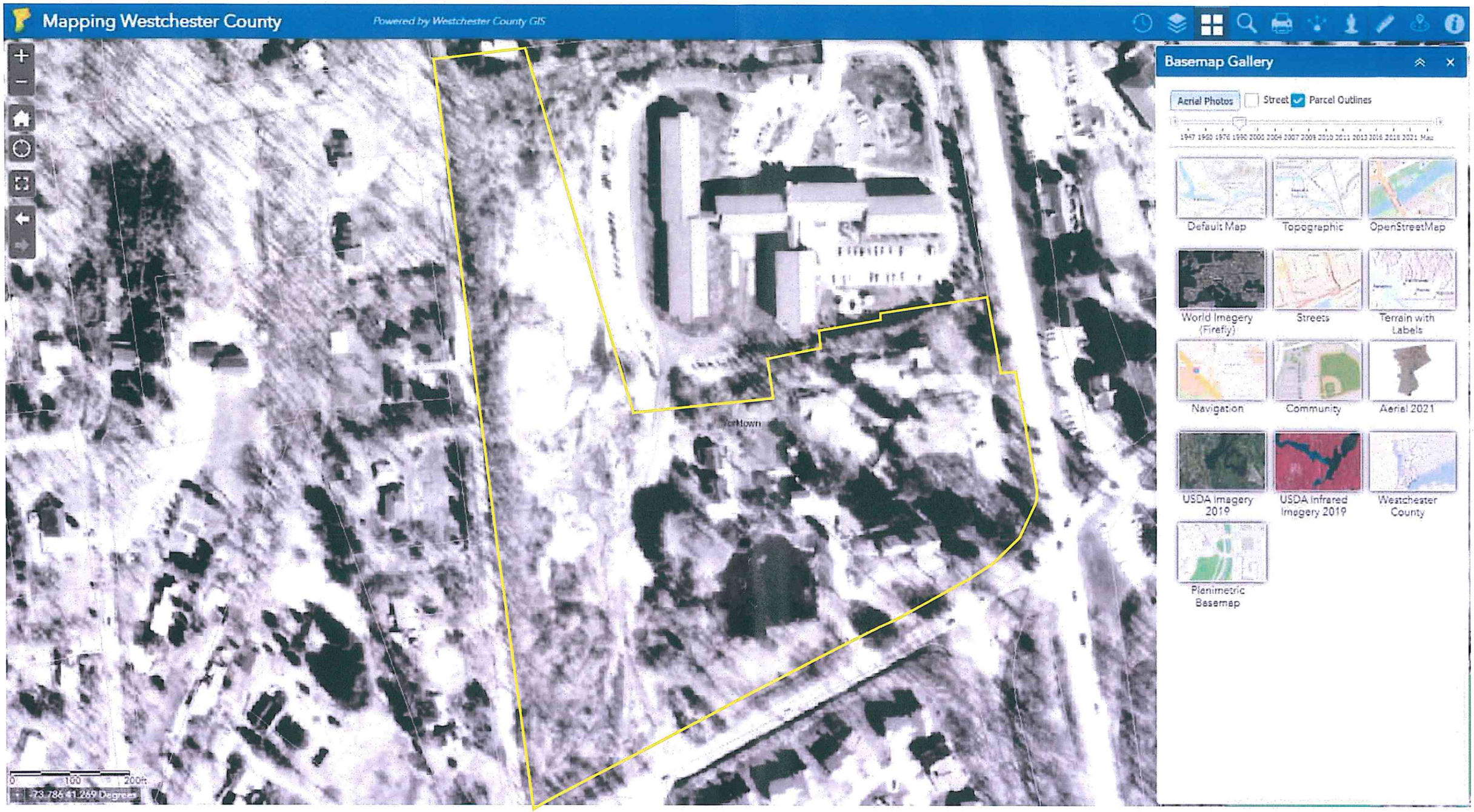


National Wetland Inventory Wetland Map
Underhill Farm
Underhill Avenue, Yorktown
Source: DEC Environmental Resource Mapper



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

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



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

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

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

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

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

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

MAP LEGEND

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

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

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

Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

TIM MILLER ASSOCIATES, INC.

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

May 4, 2022

Mr. Richard Fon, Chairman
Town of Yorktown Planning Board
363 Underhill Avenue
Yorktown Heights, NY

Re: Proposed Underhill Farm Mixed Use Development
Application of Tree Law
Underhill Avenue

Dear Mr. Fon and Members of the Planning Board:

In compliance with Chapter 270 of the Town Code, we hereby provide the following information as it relates to the application of the Tree Law to the referenced project.

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

Project Overview

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

Tree Survey Results

As noted, a total of 703 trees were located on the Underhill Farm property. Of these trees, 154 are greater than or equal to 18" dbh. Eighty-four "specimen trees" as defined by the code were identified. Represented species are listed below.

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

Of the 523 trees that are to be cut, 194 are cottonwood/aspen trees less than 18" in diameter. It is expected that 180 trees will be saved, and of these 38 are greater than or equal to 18" dbh. Twenty four specimen trees will be preserved.

Application of Tree Law

The Yorktown Tree Code (Chapter 270) defines a protected woodland as "A woodland as herein defined that is 10,000 square feet or greater in area regardless of individual property boundaries." The western part of the subject site, as it lies along Glen Rock Street, would be regulated as a "protected woodland". This 7 acres of trees is isolated as a woodland, considering the residential and commercial development and landscaped properties in the surrounding area. As has been discussed at prior Planning Board meetings, this part of the site was cleared as open field as recently as the 1980's. This resulted in a the establishment of a woodland based on fast growing, opportunistic species (i.e., black locust and cottonwood).The survey confirms that these are by far the dominant species in this area. As expected, the larger, more mature trees on the site are located closer to the existing buildings and managed landscape.

Like all woodlands, this property functions in several ways that are beneficial to ecological and water resources. Trees slow down and filter stormwater runoff, and shade the understory during the hot summer months. Trees provide structure to slow floodwaters and prevent erosion. Trees also provide unique habitat for tree dwelling species and sequester carbon from the atmosphere. Woodlands also typically provide vegetative diversity and ecological strata for other wildlife species.

A Tree Removal Permit is required for the cutting of 10 trees or more, removal of specimen trees and woodland disturbance greater than 10,000 sf. The proposed development meets all of these thresholds, with 523 trees proposed for removal, 60 "specimen" trees and 6.9 acres of woodlands to be disturbed. The distinction between which trees will be cut within wetland buffers as opposed to other woodlands on the site will be made as we move forward.

Proposed Mitigation

The applicant proposes a multi-pronged approach to mitigating both the removal of the trees and the disturbance to the wetland buffer. A final landscaping and tree replacement plan has not yet been completed, but will use the following criteria for development of the plan.

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

By incorporating these concepts in to the final landscaping and tree mitigation plan, we believe that we can offset the loss of trees on the development site.

We thank the Board for this opportunity to respond to comments, and look forward to continuing our discussions as the process moves forward.

Respectfully,

Steve Marino, PWS
Senior Wetland Scientist
Tim Miller Associates

NOTE:

1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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

F:\2020\20-20 UNICORN - SOUNDVIEWENGINEERING\CA

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- PROPOSED RETAINING WALLS

0 20 40 80

SCALE: 1"=40'-0"

SAFE DIG

Before You Dig, Drill or Blast!

CALL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digsafelynewyork.com

PROJECT # 20-20

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. Riina, P.E.
NYS Lic. No. 64431

Revisions:		
No.	Date	Comments:

Revisions:		
No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 6-22-20

TREE REMOVAL PLAN

PRELIMINARY SITE PLAN
PREPARED FOR

UNDERHILL FARM

UNDERHILL AVENUE

Town of Yorktown
Westchester County, New York

Sheet ---- of 2

TREE SCHEDULE

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0013	KEEP	SPRUCE	26"	GOOD
0014	KEEP	SPRUCE	22"	GOOD
0015	REMOVE	SPRUCE	38"	GOOD
0016	REMOVE	MAPLE	22"	GOOD
0017	REMOVE	MAPLE	32"	POOR
0018	REMOVE	MAPLE	40"	GOOD
0019	REMOVE	MAPLE (TRIPLE)	14"	GOOD
0020	REMOVE	MAPLE	22"	POOR
0021	REMOVE	MAPLE	12"	GOOD
0022	REMOVE	MAPLE	8"	GOOD
0023	REMOVE	MAPLE	8"	GOOD
0024	REMOVE	MAPLE (TWIN)	12"	GOOD
0025	REMOVE	MAPLE	14"	GOOD
0026	REMOVE	MAPLE	20"	GOOD
0027	REMOVE	MAPLE	12"	GOOD
0028	REMOVE	MAPLE	12"	GOOD
0029	REMOVE	MAPLE (??	14"	POOR
0030	REMOVE	MAPLE (DOUBLE)	32"	POOR
0031	REMOVE	WALNUT (TRIPLE)	12"	GOOD
0032	REMOVE	MAPLE (??	12"	POOR
0033	REMOVE	DOGWOOD	8"	POOR
0034	REMOVE	DOGWOOD	8"	GOOD
0035	REMOVE	WALNUT (TRIPLE)	12"	GOOD
0036	REMOVE	BASSWOOD (QUADRUPLE)	8"	POOR
0037	REMOVE	CEDAR (TWIN)	14"	GOOD
0038	REMOVE	MAPLE	20"	GOOD
0039	REMOVE	MAPLE	24"	GOOD
0040	REMOVE	CEDAR (TRIPLE)	10"	POOR
0041	KEEP	MAPLE	24"	GOOD
0042	KEEP	MAPLE	20"	POOR
0043	KEEP	MAPLE	8"	GOOD
0044	KEEP	MAPLE	12"	GOOD
0045	KEEP	SPRUCE	24"	GOOD
0046	KEEP	MAPLE	8"	GOOD
0047	REMOVE	ASH	12"	DEAD
0048	KEEP	MAPLE	16"	GOOD
0049	KEEP	ASH	12"	DEAD
0050	KEEP	MAPLE	24"	GOOD
0051	KEEP	MAPLE	12"	GOOD
0052	KEEP	MAPLE (CLUMP)	14"	GOOD
0053	KEEP	PINE	8"	GOOD
0054	REMOVE	SPRUCE	10"	GOOD
0055	REMOVE	MAPLE	8"	GOOD
0056	REMOVE	MAPLE (CLUMP)	10"	POOR
0057	REMOVE	MAPLE	16"	GOOD
0058	REMOVE	MAPLE	18"	GOOD
0059	KEEP	MAPLE	14"	GOOD
0060	KEEP	OAK	18"	GOOD
0061	KEEP	WHITE BIRCH (TWIN)	8"	GOOD
0062	KEEP	CEDAR (TWIN)	10"	GOOD
0063	KEEP	MAPLE	8"	GOOD
0064	KEEP	CEDAR (TWIN)	10"	GOOD
0065	KEEP	CEDAR	12"	GOOD
0066	KEEP	OAK	16"	GOOD
0067	KEEP	WHITE BIRCH (TRIPLE)	8"	GOOD
0068	KEEP	MAPLE (TRIPLE)	12"	GOOD
0069	KEEP	WILLOW	20"	POOR
0070	KEEP	SPRUCE	16"	GOOD
0071	REMOVE	COTTONWOOD	8"	POOR
0072	KEEP	SPRUCE	8"	GOOD
0073	KEEP	MAPLE (TWIN)	8"	GOOD
0074	KEEP	DOGWOOD	10"	GOOD
0075	REMOVE	MAPLE	26"	GOOD
0076	REMOVE	MAPLE	30"	GOOD
0077	REMOVE	CEDAR (TWIN)	12"	GOOD
0078	REMOVE	CEDAR	12"	GOOD
0079	REMOVE	CEDAR	14"	GOOD
0080	REMOVE	CEDAR	8"	GOOD
0081	REMOVE	CEDAR	12"	GOOD
0082	REMOVE	CEDAR	8"	POOR
0083	REMOVE	CEDAR	12"	GOOD
0084	REMOVE	MAPLE	20"	GOOD
0085	REMOVE	MAPLE	12"	GOOD
0086	REMOVE	CEDAR	8"	GOOD
0087	REMOVE	MAPLE	30"	GOOD
0088	KEEP	MULBERRY	8"	GOOD
0089	KEEP	CEDAR (TWIN)	8"	POOR
0090	REMOVE	CEDAR (TWIN)	8"	GOOD
0091	KEEP	CEDAR	16"	GOOD
0092	KEEP	MULBERRY (TWIN)	10"	GOOD
0093	REMOVE	ELM	12"	GOOD
0094	REMOVE	CEDAR	8"	GOOD
0095	REMOVE	CEDAR (TWIN)	8"	GOOD
0096	REMOVE	MAPLE	30"	GOOD
0097	REMOVE	MAPLE	40"	GOOD
0098	REMOVE	MAPLE	30"	GOOD
0099	REMOVE	CEDAR	18"	GOOD
0100	REMOVE	MULBERRY	14"	GOOD
0101	REMOVE	ASPEN	8"	GOOD
0102	REMOVE	ASPEN	8"	GOOD
0103	REMOVE	TULIP	8"	GOOD
0104	REMOVE	LOCUST (TRIPLE)	10"	GOOD
0105	REMOVE	COTTONWOOD	14"	GOOD
0106	REMOVE	LOCUST (TRIPLE)	10	GOOD
0107	REMOVE	ASPEN	16"	GOOD
0108	REMOVE	ASPEN	10"	GOOD
0109	REMOVE	WHITE BIRCH	8"	GOOD
0110	REMOVE	PINE	8"	GOOD
0111	REMOVE	COTTONWOOD	26"	GOOD
0112	REMOVE	APPLE (CLUMP)	8"	POOR
0113	REMOVE	ASPEN	8"	GOOD
0114	REMOVE	COTTONWOOD (TWIN)	10"	POOR
0115	REMOVE	ASPEN	16"	GOOD
0116	REMOVE	COTTONWOOD (TWIN)	8"	POOR
0117	REMOVE	MAPLE	8"	GOOD
0118	REMOVE	ASPEN	24"	GOOD
0119	REMOVE	MAPLE	14"	GOOD
0120	REMOVE	MAPLE	10"	GOOD
0121	REMOVE	OAK	8"	GOOD
0122	REMOVE	ASPEN	26"	GOOD
0123	REMOVE	MAPLE	18"	GOOD
0124	KEEP	MAPLE (TRIPLE)	16"	GOOD
0125	KEEP	MAPLE	12"	GOOD
0126	REMOVE	MAPLE	14"	DEAD
0127	REMOVE	BIRCH	8"	DEAD
0128	REMOVE	MAPLE	14"	GOOD
0129	REMOVE	MAPLE	10"	GOOD
0130	REMOVE	MAPLE	14"	GOOD
0131	REMOVE	MAPLE	10"	GOOD
0132	KEEP	APPLE	8"	GOOD
0133	REMOVE	MAPLE	14"	GOOD
0134	KEEP	OAK	20"	GOOD
0135	KEEP	MAPLE	14"	GOOD
0136	KEEP	CHERRY	8"	DEAD
0137	REMOVE	MAPLE (TWIN)	14"	GOOD
0138	REMOVE	APPLE	8"	POOR
0139	KEEP	HICKORY	12"	GOOD
0140	KEEP	ASH	14"	POOR
0141	KEEP	MAPLE	14"	POOR
0142	KEEP	APPLE (CLUMP)	8"	POOR
0143	KEEP	APPLE	8"	GOOD
0144	KEEP	APPLE	10"	POOR
0145	KEEP	MAPLE	16"	POOR
0146	REMOVE	MAPLE	12"	GOOD
0147	KEEP	MAPLE	8"	GOOD
0148	REMOVE	APPLE (TWIN)	10"	POOR
0149	KEEP	MAPLE	36"	DEAD
0150	REMOVE	MAPLE	12"	GOOD
0151	KEEP	MAPLE	16"	GOOD
0152	KEEP	ELM	8"	GOOD
0153	REMOVE	PINE (DOUBLE)	12"	GOOD
0154	KEEP	PINE	16"	GOOD

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0155	REMOVE	PINE	8"	GOOD
0156	REMOVE	ASPEN	8"	POOR
0157	REMOVE	ASPEN	14"	GOOD
0158	REMOVE	APPLE (CLUMP)	8"	POOR
0159	REMOVE	ASPEN	10"	GOOD
0160	REMOVE	PINE	10"	GOOD
0161	REMOVE	ASPEN	10"	GOOD
0162	REMOVE	ASPEN	8"	GOOD
0163	REMOVE	COTTONWOOD	12"	GOOD
0164	REMOVE	PINE	10"	GOOD
0165	KEEP	PINE	14"	GOOD
0166	REMOVE	PINE	12"	GOOD
0167	KEEP	ASPEN (TWIN)	24"	GOOD
0168	REMOVE	PINE	14"	GOOD
0169	KEEP	PINE	8"	GOOD
0170	REMOVE	ASPEN	16"	GOOD
0171	REMOVE	ASPEN	10"	GOOD
0172	REMOVE	ASPEN	8"	GOOD
0173	KEEP	OAK	16"	GOOD
0174	REMOVE	ASPEN	16"	GOOD
0175	REMOVE	WILLOW	8"	POOR
0176	REMOVE	ASPEN	8"	GOOD
0177	REMOVE	WILLOW	8"	GOOD
0178	REMOVE	WILLOW	10"	POOR
0179	REMOVE	WILLOW	10"	GOOD
0180	REMOVE	WILLOW	16"	POOR
0181	REMOVE	WILLOW (TWIN)	8"	POOR
0182	REMOVE	WILLOW (TWIN)	10"	GOOD
0183	REMOVE	ASPEN	8"	GOOD
0184	REMOVE	WILLOW	12"	GOOD
0185	REMOVE	ASPEN	10"	GOOD
0186	REMOVE	ASPEN	8"	GOOD
0187	REMOVE	ASPEN	8"	GOOD
0188	REMOVE	ASPEN	8"	GOOD
0189	REMOVE	ASPEN	8"	GOOD
0190	REMOVE	ASPEN	10"	GOOD
0191	REMOVE	WILLOW	10"	POOR
0192	REMOVE	ASPEN	10"	GOOD
0193	REMOVE	ASPEN	10"	GOOD
0194	REMOVE	ASPEN	8"	GOOD
0195	REMOVE	ASPEN	8"	GOOD
0196	REMOVE	ASPEN	8"	GOOD
0197	KEEP	ASPEN	8"	GOOD
0198	REMOVE	CATALPA	12"	GOOD
0199	REMOVE	ASPEN	10"	GOOD
0200	REMOVE	ASPEN	8"	GOOD
0201	REMOVE	ASPEN	12"	GOOD
0202	REMOVE	ASPEN	8"	GOOD
0203	REMOVE	ASPEN	8"	GOOD
0204	REMOVE	ASPEN	8"	GOOD
0205	REMOVE	ASPEN	8"	GOOD
0206	REMOVE	ASPEN	8"	GOOD
0207	REMOVE	CATAPLA	10"	DEAD
0208	REMOVE	ASPEN	8"	GOOD
0209	REMOVE	ASPEN	8"	GOOD
0210	REMOVE	ASPEN	8"	GOOD
0211	REMOVE	ASPEN	8"	GOOD
0212	REMOVE	ASPEN	8"	GOOD
0213	REMOVE	ASPEN	10"	POOR
0214	REMOVE	ASPEN	8"	GOOD
0215	REMOVE	ASPEN	10"	GOOD
0216	REMOVE	ASPEN	10"	GOOD
0217	REMOVE	ASPEN	8"	GOOD
0218	REMOVE	ASPEN	8"	GOOD
0219	REMOVE	ASPEN	8"	GOOD
0220	REMOVE	ASPEN (TWIN)	8"	GOOD
0221	REMOVE	ASPEN	10"	GOOD
0222	REMOVE	ASPEN	8"	GOOD
0223	REMOVE	ASPEN	10"	GOOD
0224	REMOVE	ASPEN	10"	GOOD
0225	REMOVE	ASPEN	10"	POOR
0226	REMOVE	WILLOW	10"	POOR
0227	REMOVE	ASPEN	14"	GOOD
0228	REMOVE	ELM	12"	GOOD
0229	REMOVE	ASPEN	10"	GOOD
0230	REMOVE	ASPEN	16"	GOOD
0231	REMOVE	ASPEN	8"	POOR
0232	REMOVE	ASPEN	10"	GOOD
0233	REMOVE	ASPEN (TWIN)	12"	POOR
0234	REMOVE	MULBERRY	8"	POOR
0235	REMOVE	ASPEN	18"	GOOD
0236	REMOVE	ASPEN	16"	GOOD
0237	REMOVE	ASPEN	16"	DEAD
0238	REMOVE	ASPEN	8"	POOR
0239	REMOVE	WILLOW	14"	GOOD
0240	REMOVE	WILLOW	16"	GOOD
0241	REMOVE	ASPEN	12"	GOOD
0242	REMOVE	ASPEN	16"	GOOD
0243	REMOVE	ASPEN	14"	POOR
0244	REMOVE	ASPEN	16"	GOOD
0245	REMOVE	ASPEN	18"	GOOD
0246	REMOVE	ASPEN	10"	GOOD
0247	REMOVE	ASPEN	12"	GOOD
0248	REMOVE	MAPLE	8"	GOOD
0249	REMOVE	MAPLE	8"	POOR
0250	KEEP	MAPLE	10"	GOOD
0251	KEEP	HICKORY	12"	GOOD
0252	REMOVE	MAPLE	12"	GOOD
0253	KEEP	MAPLE (TWIN)	8"	GOOD
0254	KEEP	MAPLE	16"	GOOD
0255	REMOVE	CHERRY	8"	POOR
0256	REMOVE	WILLOW	36"	GOOD
0257	REMOVE	MAPLE	16"	GOOD
0258	REMOVE	MAPLE	14"	GOOD
0259	REMOVE	WILLOW	24"	POOR
0260	REMOVE	MAPLE	24"	GOOD
0261	REMOVE	WILLOW	24"	GOOD
0262	REMOVE	WILLOW	16"	GOOD
0263	REMOVE	TULIP (TWIN)	14"	GOOD
0264	REMOVE	MAPLE	18"	GOOD
0265	REMOVE	ASH	22"	DEAD
0266	REMOVE	MAPLE (TWIN)	8"	GOOD
0267	REMOVE	ASPEN (TWIN)	24"	GOOD
0268	REMOVE	ASPEN	16"	GOOD
0269	REMOVE	APPLE	10"	DEAD
0270	REMOVE	APPLE (CLUMP)	8"	POOR
0271	REMOVE	ASH	20"	DEAD
0272	REMOVE	MAPLE	8"	GOOD
0273	REMOVE	MAPLE	8"	GOOD
0274	REMOVE	MAPLE	28"	GOOD
0275	REMOVE	MAPLE	10"	GOOD
0276	REMOVE	MAPLE	10"	GOOD
0277	REMOVE	MAPLE	16"	GOOD
0278	REMOVE	MAPLE (TWIN)	10"	GOOD
0279	REMOVE	TULIP	18"	POOR
0280	REMOVE	ASH	36"	DEAD
0281	REMOVE	CHERRY	12"	GOOD
0282	REMOVE	HICKORY	8"	POOR
0283	REMOVE	MAPLE (TWIN)	12"	GOOD
0284	REMOVE	OAK	42"	GOOD
0285	REMOVE	TULIP (TWIN)	14"	GOOD
0286	REMOVE	TULIP (DOUBLE)	16"	GOOD
0287	REMOVE	TULIP	14"	GOOD
0288	REMOVE	MAPLE	8"	GOOD
0289	REMOVE	MAPLE	12"	GOOD
0290	REMOVE	MAPLE	8"	GOOD
0291	REMOVE	MAPLE	12"	GOOD
0292	REMOVE	TULIP	10"	GOOD
0293	REMOVE	APPLE	10"	GOOD
0294	REMOVE	APPLE (CLUMP)	8"	GOOD
0295	KEEP	MAPLE	14"	GOOD
0296	KEEP	HICKORY	8"	GOOD

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0297	REMOVE	MAPLE	16"	GOOD
0298	REMOVE	TULIP (DOUBLE)	16"	POOR
0299	REMOVE	MAPLE	8"	GOOD
0300	KEEP	OAK	30"	GOOD
0301	KEEP	OAK (DOUBLE)	26"	GOOD
0302	KEEP	CHERRY (TWIN)	14"	GOOD
0303	REMOVE	CHERRY	8"	POOR
0304	REMOVE	TULIP	12"	POOR
0305	REMOVE	BIRCH	8"	GOOD
0306	REMOVE	TULIP (TWIN)	18"	GOOD
0307	REMOVE	BIRCH (TWIN)	8"	POOR
0308	KEEP	MAPLE	10"	GOOD
0309	KEEP	MAPLE	8"	GOOD
0310	REMOVE	TULIP	12"	GOOD
0311	KEEP	TULIP	24"	GOOD
0312	KEEP	OAK	10"	GOOD
0313	KEEP	MAPLE	8"	GOOD
0314	KEEP	MAPLE	12"	GOOD
0315	KEEP	MAPLE	8"	GOOD
0316	KEEP	MAPLE	8"	GOOD
0317	KEEP	HICKORY	20"	GOOD
0318	KEEP	HICKORY	18"	GOOD
0319	KEEP	OAK	8"	GOOD
0320	KEEP	MAPLE	14"	GOOD
0321	KEEP	MAPLE	12"	GOOD
0322	KEEP	APPLE	8"	POOR
0323	KEEP	MAPLE	8"	GOOD
0324	KEEP	HICKORY (CLUMP)	16"	GOOD
0325	KEEP	HICKORY	12"	GOOD
0326	KEEP	MAPLE	14"	GOOD
0327	KEEP	TULIP (TWIN)	24"	GOOD
0328	KEEP	HICKORY	12"	GOOD
0329	KEEP	OAK	8"	GOOD
0330	KEEP	HICKORY	18"	GOOD
0331	KEEP	MAPLE	12"	GOOD
0332	KEEP	MAPLE	8"	GOOD
0333	KEEP	HICKORY	14"	GOOD
0334	KEEP	HICKORY	14"	GOOD
0335	KEEP	HICKORY (CLUMP)	16"	POOR
0336	KEEP	ASH	16"	DEAD
0337	KEEP	MAPLE	14"	GOOD
0338	KEEP	MAPLE	10"	GOOD
0339	KEEP	HICKORY	14"	GOOD
0340	KEEP	HICKORY	8"	GOOD
0341	REMOVE	ASPEN	10"	GOOD
0342	REMOVE	ASPEN	8"	GOOD
0343	REMOVE	ASPEN	8"	GOOD
0344	REMOVE	ASPEN	12"	GOOD
0345	REMOVE	ASPEN	10"	GOOD
0346	REMOVE	ASPEN	10"	GOOD
0347	REMOVE	ASPEN	10"	GOOD
0348	REMOVE	ASPEN (TWIN)	8"	GOOD
0349	REMOVE	ASPEN (TWIN)	8"	GOOD
0350	REMOVE	ASPEN	10"	GOOD
0351	REMOVE	ASPEN	8"	GOOD
0352	KEEP	ASPEN (DOUBLE)	8"	POOR
0353	REMOVE	ASPEN	8"	GOOD
0354	REMOVE	ASPEN	10"	GOOD
0355	REMOVE	ASPEN	8"	GOOD
0356	REMOVE	ASPEN	8"	GOOD
0357	REMOVE	ASPEN	12"	GOOD
0358	REMOVE	ASPEN	14"	GOOD
0359	REMOVE	ASPEN	14"	GOOD
0360	REMOVE	LOCUST (DOUBLE)	22"	GOOD
0361	REMOVE	WILLOW	12"	GOOD
0362	REMOVE	WILLOW	16"	POOR
0363	REMOVE	WILLOW	12"	GOOD
0364	REMOVE	ASPEN	10"	GOOD
0365	REMOVE	ASPEN	10"	GOOD
0366	REMOVE	ASPEN (TWIN)	8"	GOOD
0367	REMOVE	WILLOW	14"	GOOD
0368	REMOVE	ASPEN	14"	GOOD
0369	REMOVE	ASPEN	14"	GOOD
0370	REMOVE	ASPEN	10"	GOOD
0371	REMOVE	LOCUST	8'	GOOD
0372	REMOVE	ASPEN	10"	GOOD
0373	REMOVE	ASPEN	10"	GOOD
0374	REMOVE	APPLE (TWIN)	12"	GOOD
0375	REMOVE	LOCUST (TRIPLE)	10"	GOOD
0376	REMOVE	ASPEN	16"	GOOD
0377	KEEP	ASPEN	8"	GOOD
0378	REMOVE	ASPEN	18"	GOOD
0379	REMOVE	LOCUST	9"	GOOD
0380	REMOVE	APPLE (CLUMP)	8"	POOR
0381	REMOVE	WILLOW	16"	GOOD
0382	REMOVE	ASPEN	10"	DEAD
0383	REMOVE	ASPEN	12"	GOOD
0384	KEEP	ASPEN	10"	GOOD
0385	REMOVE	ASPEN	10"	GOOD
0386	REMOVE	ASPEN	12"	GOOD
0387	REMOVE	ASPEN	14"	GOOD
0388	REMOVE	LOCUST	10"	GOOD
0389	REMOVE	ASPEN	18"	GOOD
0395	KEEP	ASPEN	14"	GOOD
0396	KEEP	ASPEN	10"	GOOD
0397	KEEP	ASPEN	12"	GOOD
0398	KEEP	ASPEN	8"	GOOD
0399	REMOVE	LOCUST	30"	GOOD
0400	KEEP	ASPEN (TWIN)	10"	GOOD
0402	REMOVE	ASPEN	18"	GOOD
0403	REMOVE	ASPEN	12"	GOOD
0934	REMOVE	MAPLE	30"	DEAD
0935	REMOVE	MAPLE	18"	GOOD
0936	REMOVE	MAPLE (TWIN)	8"	POOR
0937	REMOVE	ASPEN	18"	GOOD
0938	REMOVE	MAPLE	8"	GOOD
0939	REMOVE	ASPEN	26"	GOOD
0940	REMOVE	MAPLE (TWIN)	14"	GOOD
0941	REMOVE	ASH	14"	DEAD
0942	REMOVE	MAPLE	22"	GOOD
0943	REMOVE	JAPANESE MAPLE (CLUMP)	14"	GOOD
0944	REMOVE	APPLE (DOUBLE)	14"	GOOD
0945	REMOVE	JAPANESE MAPLE (TRIPLE)	8"	POOR
0946	REMOVE	MAPLE (DOUBLE)	24"	GOOD
0947	REMOVE	ASH	12"	DEAD
0948	KEEP	LOCUST	18"	GOOD
0949	KEEP	LOCUST	10"	GOOD
0950	REMOVE	LOCUST	20"	GOOD
0951	REMOVE	LOCUST (DOUBLE)	20"	GOOD
0952	REMOVE	MAPLE	22"	GOOD
0953	REMOVE	LOCUST	14"	POOR
0954	REMOVE	LOCUST	20"	GOOD
0955	REMOVE	LOCUST	20"	GOOD
0956	REMOVE	LOCUST	36"	GOOD
0957	REMOVE	ASH	14"	GOOD
0958	KEEP	LOCUST (TWIN)	36"	GOOD
0959	KEEP	MAPLE	8"	GOOD
0960	REMOVE	MAPLE	8"	GOOD
0961	REMOVE	LOCUST	36'	GOOD
0962	REMOVE	LOCUST	26"	GOOD
0963	REMOVE	MAPLE	12"	GOOD
0964	REMOVE	MAPLE	8"	GOOD
0965	REMOVE	LOCUST	16"	GOOD
0966	REMOVE	LOCUST (TWIN)	36"	POOR
0967	KEEP	LOCUST	36"	GOOD
0968	KEEP	LOCUST	36"	POOR
0969	KEEP	MAPLE	12"	GOOD
0970	REMOVE	MAPLE (TWIN)	14"	GOOD
0971	REMOVE	LOCUST	36"	GOOD
0968	KEEP	LOCUST	36"	POOR
0969	KEEP	MAPLE	12"	GOOD
0970	REMOVE	MAPLE (TWIN)	14"	GOOD

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0971	REMOVE	LOCUST	36"	GOOD
0972	REMOVE	CHERRY	10"	POOR
0973	REMOVE	LOCUST	18"	GOOD
0974	REMOVE	SPRUCE	42"	GOOD
0975	REMOVE	MAPLE	24"	POOR
0976	REMOVE	MAPLE (TWIN)	18"	GOOD
0977	REMOVE	PINE	32"	GOOD
0978	KEEP	MAPLE	16"	GOOD
0979	REMOVE	MAPLE	16"	GOOD
0980	REMOVE	MAPLE	10"	GOOD
0981	REMOVE	MAPLE (TWIN)	14"	GOOD
0982	REMOVE	MAPLE	10"	DEAD
0983	REMOVE	MAPLE	10"	POOR
0984	REMOVE	WALNUT	16"	GOOD
0985	REMOVE	ASH	26"	DEAD
0986	REMOVE	MAPLE	24"	GOOD
0987	REMOVE	MAPLE	18"	GOOD
0988	REMOVE	MAPLE (TWIN)	12"	GOOD
0989	REMOVE	MAPLE	14"	POOR
0990	REMOVE	BASSWOOD	48"	GOOD
0991	REMOVE	MAPLE	22"	GOOD
0992	REMOVE	MAPLE	36"	GOOD
0993	KEEP	MAPLE	36"	GOOD
0994	REMOVE	SPRUCE	26"	GOOD
0995	REMOVE	SPRUCE	40"	POOR
0996	REMOVE	SPRUCE	22"	GOOD
0997	REMOVE	SPRUCE	30"	GOOD
0998	REMOVE	MAPLE	24"	GOOD
0999	REMOVE	MAPLE	14"	GOOD
2729	REMOVE	HEMLOCK	14"	GOOD
2730	REMOVE	HEMLOCK	24"	GOOD
2731	KEEP	HEMLOCK	18"	FAIR
2732	KEEP	LOCUST	30"	GOOD
2733	REMOVE	MAPLE	24"	GOOD
2734	REMOVE	PINE	26"	GOOD
2735	REMOVE	HEMLOCK	18"	POOR
2736	REMOVE	CEDAR	10"	GOOD
2737	REMOVE	MAPLE	36"	POOR
2738	KEEP	MAPLE (DOUBLE)	22"	GOOD
2739	KEEP	CEDAR	8"	GOOD
2740	KEEP	LOCUST	20"	GOOD
2741	REMOVE	CEDAR	10"	GOOD
2742	KEEP	CEDAR (TWIN)	8"	GOOD
2743	REMOVE	CEDAR	14"	GOOD
2744	KEEP	CEDAR	12"	GOOD
2745	KEEP	MAPLE	16"	GOOD
2746	KEEP	MAPLE	26"	GOOD
2747	KEEP	MAPLE	16"	GOOD
2748	KEEP	TULIP	30"	GOOD
2749	KEEP	MAPLE	28"	GOOD
2750	REMOVE	MAPLE	16"	DEAD
2751	REMOVE	MAPLE	14"	POOR
2752	REMOVE	MAPLE	8"	GOOD
2753	KEEP	MAPLE (DOUBLE)	22"	GOOD
2754	KEEP	SPRUCE	24"	GOOD
2755	REMOVE	MAPLE (DOUBLE)	22"	GOOD
2756	REMOVE	SPRUCE	24"	GOOD
2757	REMOVE	SPRUCE	24"	GOOD
2758	REMOVE	SPRUCE	20"	GOOD
2759	REMOVE	WALNUT	34"	GOOD
2760	REMOVE	SPRUCE	20"	DEAD
2761	REMOVE	LOCUST	36"	POOR
2762	REMOVE	WALNUT	22"	GOOD
2763	REMOVE	MAPLE	10"	GOOD
2764	REMOVE	MAPLE	24"	POOR
2765	REMOVE	MAPLE	8"	POOR
2766	REMOVE	WALNUT	36"	GOOD
2767	REMOVE	MAPLE	8"	GOOD
2768	REMOVE	MAPLE	18"	POOR
2769	REMOVE	MAPLE	12"	POOR
2770	REMOVE	MAPLE	16"	POOR
2771	REMOVE	OAK	8"	GOOD
2772	REMOVE	ASH	8"	POOR
2773	REMOVE	MAPLE	8"	DEAD
2774	REMOVE	MAPLE (TWIN)	12"	POOR
2775	REMOVE	MAPLE	30"	POOR
2776	REMOVE	MAPLE	14"	GOOD
2777	REMOVE	MAPLE	8"	POOR
2778	KEEP	MAPLE	12"	GOOD
2779	KEEP	MAPLE	10"	GOOD
2780	KEEP	MAPLE	12"	GOOD
2781	KEEP	MAPLE (TWIN)	10"	GOOD
2782	KEEP	MAPLE	10"	GOOD
2783	KEEP	MAPLE (TWIN)	10"	GOOD
2784	KEEP	MAPLE	8"	GOOD
2785	REMOVE	MAPLE	8"	GOOD
2786	REMOVE	MAPLE	8"	GOOD
2787	REMOVE	MAPLE	8"	GOOD
2788	KEEP	MAPLE	12"	GOOD
2789	KEEP	MAPLE (TWIN)	8"	GOOD
2790	KEEP	MAPLE	8"	POOR
2791	KEEP	MAPLE (TRIPLE)	10"	GOOD
2792	KEEP	MAPLE	18"	GOOD
2793	KEEP	MAPLE (TWIN)	12"	GOOD
2794	KEEP	MAPLE	10"	GOOD
2795	REMOVE	ASH	20"	GOOD
2796	REMOVE	MAPLE	10"	GOOD
2797	REMOVE	MAPLE	8"	GOOD
2798	KEEP	MAPLE	20"	GOOD
2799	KEEP	MAPLE	16"	GOOD
2800	REMOVE	CHERRY	8"	DEAD
6621	KEEP	MAPLE	16"	GOOD
6622	KEEP	ASH	8"	DEAD
6623	KEEP	ASH	12"	DEAD
6624	KEEP	ASH (TWIN)	10"	GOOD
6625	REMOVE	PINE	18"	GOOD
6626	REMOVE	ASPEN	16"	GOOD
6627	REMOVE	MAPLE	8"	GOOD
6628	REMOVE	ASPEN	18"	GOOD
6629	REMOVE	ASPEN	14"	GOOD
6630	REMOVE	MULBERRY	8"	DEAD
6631	REMOVE	ASPEN (TWIN)	10"	GOOD
6632	REMOVE	APPLE	10"	POOR
6633	REMOVE	APPLE	8"	POOR
6634	REMOVE	APPLE	8"	POOR
6635	REMOVE	PINE	26"	GOOD
6636	REMOVE	PINE	18"	POOR
6637	REMOVE	PINE	22"	GOOD
6638	REMOVE	PINE	20"	GOOD
6639	REMOVE	PINE	14"	DEAD
6640	REMOVE	PINE	18"	GOOD
6641	REMOVE	PINE (DOUBLE)	28"	GOOD
6642	REMOVE	PINE	14"	DEAD
6643	REMOVE	PINE	26"	GOOD
6644	REMOVE	PINE	14"	GOOD
6645	REMOVE	PINE	14"	GOOD
6646	REMOVE	PINE	18"	POOR
6647	REMOVE	PINE	18"	GOOD
6648	REMOVE	PINE	22"	GOOD
6649	REMOVE	SPRUCE	10"	GOOD
6650	REMOVE	SPRUCE	10"	GOOD
6651	REMOVE	SPRUCE	10"	GOOD
6652	REMOVE	MAPLE	12"	GOOD
6653	REMOVE	MAPLE	8"	GOOD
6654	REMOVE	ELM	12"	POOR
6655	REMOVE	ASPEN	12"	POOR
6656	REMOVE	ASPEN	16"	GOOD
6657	REMOVE	ASPEN	14"	GOOD
6658	REMOVE	ASPEN	8"	GOOD
6659	REMOVE	WILLOW	12"	GOOD
6660	REMOVE	ASPEN	8"	GOOD
6661	REMOVE	ASPEN	12"	GOOD

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
6662	REMOVE	ASPEN	8"	GOOD
6663	REMOVE	ASPEN	8"	GOOD
6664	REMOVE	ASPEN	10"	GOOD
6665	REMOVE	ASPEN	8"	POOR
6666	REMOVE	ASPEN	10"	GOOD
6667	REMOVE	ASPEN	8"	GOOD
6668	REMOVE	MAPLE (TWIN)	14"	GOOD
6669	KEEP	WILLOW (DOUBLE)	14"	GOOD
6670	REMOVE	PINE	12"	DEAD
6671	KEEP	MAPLE	14"	GOOD
6672	KEEP	MAPLE (DOUBLE)	24"	GOOD
6673	KEEP	HEMLOCK	12"	GOOD
6674	REMOVE	PINE	18"	DEAD
6675	REMOVE	MAPLE	8"	POOR
6676	REMOVE	MAPLE	16"	GOOD
6677	KEEP	WILLOW	14"	GOOD
6678	KEEP	WILLOW	14"	GOOD
6679	REMOVE	WILLOW	14"	POOR
6680	REMOVE	WILLOW	8"	POOR
6681	REMOVE	SPRUCE	18"	GOOD
6682	REMOVE	MAPLE (TWIN)	14"	GOOD
6683	KEEP	MAPLE	20"	GOOD
6684	KEEP	TULIP	24"	GOOD
6685	KEEP	LOCUST	16"	GOOD
6686	KEEP	LOCUST	14"	POOR
6687	KEEP	LOCUST	14"	POOR
6688	REMOVE	MAPLE	10"	GOOD
6689	KEEP	MAPLE	8"	GOOD
6690	KEEP	MAPLE	20"	GOOD
6691	KEEP	MAPLE	8"	GOOD
6692	KEEP	MAPLE	8"	GOOD
6693	KEEP	PINE	22"	GOOD
6694	KEEP	MAPLE	12"	GOOD
6695	KEEP	PINE	14"	DEAD
6696	KEEP	MAPLE	8"	GOOD
6697	REMOVE	MAPLE	10"	GOOD
6698	REMOVE	ASH	26"	DEAD
6699	REMOVE	PINE	12"	GOOD
6700	REMOVE	ASPEN	16"	GOOD
6701	REMOVE	ASPEN	10"	DEAD
6702	REMOVE	ASPEN	8"	DEAD
6703	REMOVE	WILLOW	14"	GOOD
6704	REMOVE	ASPEN	18"	GOOD
6705	REMOVE	ASPEN	16"	GOOD
6706	REMOVE	ASPEN	8"	GOOD
6707	REMOVE	ASPEN	14"	GOOD
6708	REMOVE	ASPEN	16"	GOOD
6709	REMOVE	ASPEN	16"	GOOD
6710	REMOVE	PINE	8"	GOOD
6711	REMOVE	ASPEN	20"	GOOD
6712	REMOVE	PINE	12"	POOR
6713	REMOVE	ELM	8"	GOOD
6714	REMOVE	ASH	22"	GOOD
6715	REMOVE	TULIP	18"	GOOD
6716	KEEP	ASH	14"	GOOD
6717	KEEP	PINE	16"	POOR
6718	KEEP	MAPLE	8"	GOOD
6719	KEEP	MAPLE (TWIN)	16"	GOOD
6720	KEEP	MAPLE	14"	GOOD
6721	KEEP	MAPLE	24"	POOR
6722	KEEP	SYCAMORE	24"	GOOD
6723	KEEP	MAPLE	8"	POOR
6724	KEEP	ASPEN	16	GOOD
6725	KEEP	ASPEN	17	GOOD
6726	KEEP	ASPEN (TWIN)	8"	POOR
6727	REMOVE	MAPLE	14"	POOR
6728	REMOVE	MAPLE	16"	GOOD
6729	REMOVE	MAPLE	8"	POOR
6730	REMOVE	MAPLE	18"	GOOD
6731	REMOVE	ELM	12"	GOOD
6732	REMOVE	MAPLE (TWIN)	14"	GOOD
6733	REMOVE	ASPEN	40"	GOOD
6734	REMOVE	MAPLE	12"	POOR
6735	REMOVE	MAPLE	16"	GOOD
6736	REMOVE	MAPLE (TWIN)	18"	GOOD
6737	REMOVE	MAPLE	8"	GOOD
6738	REMOVE	ELM	10"	POOR
6739	REMOVE	MAPLE	14"	GOOD
6740	REMOVE	MAPLE	14"	GOOD
6741	REMOVE	MAPLE (TWIN)	12"	GOOD
6742	REMOVE	MAPLE	14"	GOOD
6743	REMOVE	MAPLE	12"	GOOD
6744	REMOVE	MAPLE (TWIN)	10"	GOOD
6745	REMOVE	MAPLE	14"	GOOD
6746	REMOVE	MAPLE	10"	GOOD
6747	REMOVE	MAPLE (TWIN)	8"	GOOD
6748	REMOVE	MAPLE (TRIPLE)	8"	GOOD
6749	REMOVE	MAPLE (TWIN)	20"	GOOD
6750	REMOVE	MAPLE (CLUMP)	10"	GOOD
6751	REMOVE	APPLE	10"	POOR
6752	REMOVE	MAPLE (TRIPLE)	12"	GOOD
6753	REMOVE	MAPLE (TRIPLE)	12"	GOOD
6754	REMOVE	ASH	12"	GOOD
6755	REMOVE	ASPEN (TRIPLE)	8"	GOOD
6756	REMOVE	MAPLE	14"	GOOD
6757	REMOVE	MAPLE	12"	GOOD
6758	REMOVE	APPLE	10"	GOOD
6759	REMOVE	APPLE	12"	GOOD
6760	REMOVE	MAPLE (DOUBLE)	14"	GOOD
6761	REMOVE	MAPLE (TWIN)	16"	GOOD
6762	REMOVE	WILLOW	34"	GOOD
6763	REMOVE	MAPLE (TRIPLE)	8"	GOOD
6764	REMOVE	ASPEN	16"	GOOD
6765	REMOVE	COTTONWOOD	14"	GOOD
6766	REMOVE	COTTONWOOD	12"	GOOD
6767	REMOVE	ASPEN	12"	POOR
6768	REMOVE	LOCUST	8"	POOR
6769	REMOVE	ASPEN	10"	POOR
6770	REMOVE	ASPEN	12"	POOR
6771	REMOVE	ASPEN	8"	GOOD
6772	REMOVE	ASPEN (TRIPLE)	10"	POOR
6773	REMOVE	ASPEN	8"	POOR
6774	REMOVE	ASPEN	8"	GOOD
6775	REMOVE	ASPEN	16"	GOOD
6776	REMOVE	ASPEN	10"	GOOD
6777	REMOVE	COTTONWOOD	24"	GOOD
6778	REMOVE	COTTONWOOD	28"	POOR
6779	REMOVE	ASPEN	16"	GOOD
6780	REMOVE	ASPEN	12"	GOOD
6781	REMOVE	ASPEN	12"	GOOD
6782	REMOVE	ASPEN	8"	GOOD
6783	REMOVE	LOCUST (TWIN)	10"	DEAD
6784	REMOVE	MAPLE	12"	GOOD
6785	REMOVE	COTTONWOOD (CLUMP)	8"	POOR
6786	REMOVE	MAPLE	8"	GOOD
6787	REMOVE	APPLE (CLUMP)	8"	POOR
6788	REMOVE	MAPLE (DOUBLE)	20"	POOR
6789	REMOVE	MAPLE	12"	GOOD
6790	REMOVE	MAPLE	10"	GOOD
6791	REMOVE	COTTONWOOD	30"	GOOD
6792	REMOVE	APPLE	8"	GOOD
6793	REMOVE	COTTONWOOD	12"	GOOD
6794	REMOVE	COTTONWOOD	10"	GOOD
6795	REMOVE	ASPEN	8"	GOOD
6796	REMOVE	ASPEN	10"	GOOD
6797	REMOVE	LOCUST (TRIPLE)	10"	POOR
6798	REMOVE	ASPEN	14"	GOOD
6799	REMOVE	ASH	10"	GOOD
6800	REMOVE	WILLOW	10"	POOR

PROJECT # 20-20

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. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:

Revisions:

No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans

SCALE: ########

DRAWN BY: TK

DATE: 6-22-20

TREE REMOVAL CHART

PRELIMINARY SITE PLAN
PREPARED FOR

UNDERHILL FARM

UNDERHILL AVENUE

Town of Yorktown
Westchester County, New York

Sheet ---- of 2

Fiscal Analysis
Underhill Farms
Town of Yorktown, Westchester County, New York

Prepared for:
Unicorn Contracting Corp.
10 Julia Lane – Suite 101
Cold Spring, NY 10516

Prepared by:
Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516

Submitted:
March 31, 2022

Underhill Farm Fiscal Analysis

Table of Contents

1.0 Fiscal Analysis

1.1 Introduction

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

The Project Sponsor proposes to construct a mixed-use development consisting of 84 Condominium units, 64 apartments and 17,580 square feet of retail and office space. The development will preserve the existing historic Soundview structure incorporating it into the development.

1.2 Project Description

As illustrated in Figure 1, the Underhill Farms site plan includes five 6-unit townhouse buildings and five 4-unit townhouse buildings plus a condominium building and an apartment building for a total of 148 units in 12 buildings. Of these totals, the development provides half of the units as senior housing, restricted to those age 55 and over. As already stated, the development includes preservation of the existing historic building, incorporating it into the project design.

1.3 Population

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

As shown in Table 1, Based upon the CUPR residential multipliers, approximately 321 persons, including 23 school age children are projected to reside at Underhill Farms.

Table 1
Population Projections

Unit Size	Number of Units	Population Multiplier	Population	School Age Children Multiplier	School Age Population
Uphill Townhouse Units					
3-BR	25	2.83	71	0.39	10
4-BR	5	3.89	19.	1.19	6
Apartments					
1-BR	16	1.67	27	0.08	1
2-BR	28	2.31	65	0.23	6
Senior Apartments					
1-BR	10	1.88	19	0.00	0
2-BR	10	1.88	19	0.00	0
Downhill Senior Townhouse Units					
3-BR	22	1.88	41	0.00	0
Senior Condominiums					
1-BR	2	1.88	4	0.00	0
2-BR	30	1.88	56	0.00	0
TOTAL	**148**		**'321**		**23**

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

1.4 Current and Projected Assessed Value

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

The current assessed value of the total project site is $32,850. As the Soundview Preparatory School, the site had a religious use exemption and was not paying any taxes. The Taxes were paid by Underhill Farms for the 2021 tax year. According to a review of the current 2022 tax bills for the subject parcel, the total annual property taxes generated by the project site and paid to the Town of Yorktown were $7,169. The municipal taxes paid to Westchester County were $4,501. Thus, the total municipal taxes paid were $11,670 while the annual property taxes paid to the Yorktown Central School District were $32,887.

Based upon the income value of the residential units plus the income value of the proposed commercial development the market value of Underhill Farms is projected to be approximately $42,331,243. Using the current 2022 equalization rate of 2.12 percent, the total Assessed Value of the project used for this analysis is $897,422.

1.5 Current and Projected Revenues

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

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

As presented in Table 2, at today 's tax rates, annual revenues to the Town of Yorktown from the Underhill Farms would be approximately $195,844. The project-generated annual revenues to Westchester County would be approximately $122,965 annually.

Table 2
Current & Projected Taxes Generated by Underhill Farms Development

Taxing Authority	Current Taxes ($)	Underhill Farms Projected Taxes Total ($)	Net Increase Between Current & Projected Taxes ($)
Total Westchester County	**$4,501**	**$122,965**	**$118,464**
Total Town of Yorktown	**$7,169**	**$195,844**	**$188,676**
Total Municipal	**$11,670**	**$318,809**	**$307,169**
Yorktown Central School District	**$32,888**	**$898,454**	**$865,567**
TOTAL	**$40,057**	**$1,217,264**	**$1,172,706**

Notes:
(1) Tax Rate per $1,000 of Assessed Valuation.
Municipal taxes are based upon Town of Yorktown 2022 Tax Rates.
Yorktown Central School Taxes are for the 2021-2022 Budget.

As stated earlier, annual revenues to the Yorktown Central School District would be approximately $898,454. The net *increase* between the current tax revenues generated by the site and paid to the School District and the total future project-generated revenues to the school district are projected to be approximately $865,567 annually.

Table 2 also indicates the combined net increase in revenues to each jurisdiction, which in total is projected to be more than $1.2 million annually.

1.6 Municipal Costs Associated with the Proposed Project

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

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

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

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

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

As described earlier, the proposed project would add approximately 321 persons to the population of the Town. Based on a per capita expenditure of $200*,* the additional costs to the Town of Yorktown are projected to be up to approximately $64,200. As presented in Table 2, the revenues to the Town from the proposed Underhill Farms Development would amount to an estimated $195,844, thus, the project would result in increased Town revenue of $131,644 annually ***after*** covering costs.

1.7 Schools

Existing Conditions

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

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

Table 3
Yorktown Central School District (2020-2021 School Year)

School	Grades Served	2021 Enrollment
Brookside Elementary School	K-3	480
Mohansic Elementary School	K-3	490
Crompond Intermediate School	4-5	528
Mildred E. Strange Middle School	6-8	801
Yorktown High School	9-12	1,082
TOTAL		**3,381**

NYSED Yorktown Central School District 2022.

School District Costs Associated with the Proposed Project

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

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

The anticipated increase in student population ***will not*** have a significant impact on administrative or capital needs of the district. As discussed above, a review of enrollment statistics demonstrates the district's existing facilities are expected to have capacity to handle the anticipated increase in

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

students. Any costs to the School District would be related specifically to programming costs which include instruction and transportation and which are referred to as marginal costs. District wide, these costs total $80,409,377[2]. The portion of the programming costs to be raised by the tax levy are estimated to total $63,842,663.

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

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

At today's tax rates, the proposed Underhill Farms would generate a total of $898,545 in annual property revenues to the school district. Thus, the overall impact on the district's budget is expected to be positive even after covering the cost of educating the students who reside at Underhill Farms. The proposed residential development will generate $464,398 annually ***after*** covering the cost to educate the increase in students. These are dollars that directly influence the tax rate charged to the residents of the Yorktown School District.

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

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

1.8 Fiscal Summary

Table 4 presents a summary of the conservatively anticipated revenues compared to an estimate of costs of the proposed Underhill Farms development project. The combined revenues, after considering the generalized costs to the Town and the School District is projected to be an annual net benefit of $596,042 to all taxing jurisdictions. These funds support the population who live in the community.

Table 4
Revenue & Cost Summary: Underhill Farms

Jurisdiction	Projected Taxes ($)	Projected Costs ($)	Net Tax Revenue
Town of Yorktown	$195,844	($64,200)	$131,644
Yorktown Central Schools	$898,454	($434,056)	$464,398
Total	**$1,094,298**	**($498,256)**	**$596,042**

Source: Tim Miller Associates, Inc., 2022

1.9 Fiscal Benefits

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

Short Term Employment Opportunities

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

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

Local Economy Spending

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

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

transpogroup
WHAT TRANSPORTATION CAN BE.

TG: 21025.00

May 9, 2022

John A. Tegeder, RA
Director of Planning, Town of Yorktown
Albert A. Capellini Community & Cultural Center
1974 Commerce Street
Yorktown Heights, NY 10598

SUBJECT: REVIEW OF TRAFFIC ELEMENT OF UNDERHILL FARMS EAF

Dear Mr. Tegeder:

Thank you for this opportunity to support Yorktown on the Town's review of the Underhill Farms project in the Yorktown Height, which is the first application under consideration within the Planned Design District ("PDD") overlay zone.

We will provide our review and recommendations in multi-page letter format, along with a summary PowerPoint presentation. The core documents we will review are annexed to the EAF received by the Town on 3/16/22, including:

- Traffic Preliminary Concept Plan (dated 1/5/22)
- Traffic Impact Study (dated 4/11/22), and the Executive Summary (dated 4/26/22)
- Response from Applicant to MTA's query about ridership potential (dated 4/27/22)

Based on our initial review of the application materials, we anticipate that our review will focus on the following issues:

- Review of the site plan and driveway access
- Consideration of the potential for cut-through traffic via the access-connection to Beaver Ridge
- Review of the trip generation, trip distribution, and intersection-capacity ("Level of Service" impacts) approach, assumptions, and calculations
- Consideration of whether the "Triangle" intersection (Routes 118/35/202/Commerce St) should be studied in the traffic analysis
- Review of potential for impacts on access to/from Cardinal Court
- Review of pedestrian and bicycle access
- Review of parking provision
- Consistency with the transportation elements of Yorktown's Comprehensive Plan

In addition to these issues, we understand that a core issue of this project is to review the adequacy of prospective improvements at the intersection of Route 118 and Underhill Avenue, in light of traffic to be generated by the overall extent of projected development in the vicinity of the Overlay District as well as from the present applicant. To address this issue, Transpo will develop a new planning-level estimate of the costs of the improvements (taking ongoing construction cost inflation into account), and will recommend to Yorktown our determination of the adequacy of the applicant's proposed contribution of $450K towards design and construction. We have budgeted separately below for if the Town requires cost estimates for both of the two concept alternatives, or only one alternative. We would recommend that the Town authorize one cost estimate at this time as the traffic analysis will likely identify which is clearly superior from a traffic perspective. If it becomes necessary to prepare a second cost estimate for the other alternative, the Town could then authorize that at a later date.

We anticipate participating in up to two Planning Board meetings, as well as two daytime meetings with Planning Department staff. If additional meetings and/or written interaction (memoranda, etc.) with the applicant's representatives beyond the effort contemplated herein become necessary, we would participate on a "time and materials" basis, and seek authorization in advance before accruing charges.

To begin our review, we will require the Synchro files and the electronic (likely Excel-format) trip generation and distribution worksheets. Please advise whether the Town would like to request these items from the applicant, or prefers that Transpo make this request directly.

Our fee for this work is as follows:

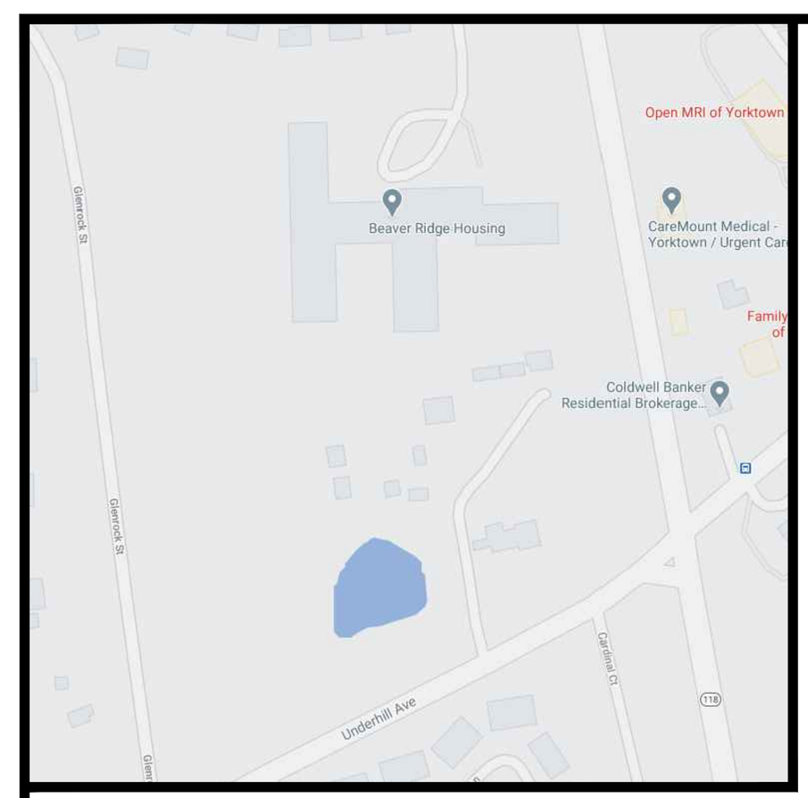
	Hours			Fee
	Duesing ($299/hr)	Le Vine ($235/hr)	Cavallo ($210/hr)	
Review of traffic study	2	16	10	$6,458
Meetings (2 with PB; 2 with staff)		4		$940
			Subtotal	**$7,398**
Prepare cost estimate of Rt 118/Underhill Ave improvements (if cost estimate of <u>one alternative</u>)			10	$2,100
Prepare cost estimate of Rt 118/Underhill Ave improvements (if cost estimate of <u>two alternatives</u>)			15	$3,150
			Total (with cost estimate of <u>one alternative</u> at Rt 118/Underhill Ave)	**$9,498**
			Total (with cost estimate of <u>two alternatives</u> at Rt 118/Underhill Ave)	**$10,548**

Upon notice to proceed from Yorktown, we envision completing this assignment within two weeks, and providing twice-weekly status updates as the work proceeds.

I will look forward to your feedback on this task proposal, and am looking forward to the opportunity to work with you on this assignment.

John Duesing

John H. Duesing
Executive Director



LOCATION MAP
NOT TO SCALE

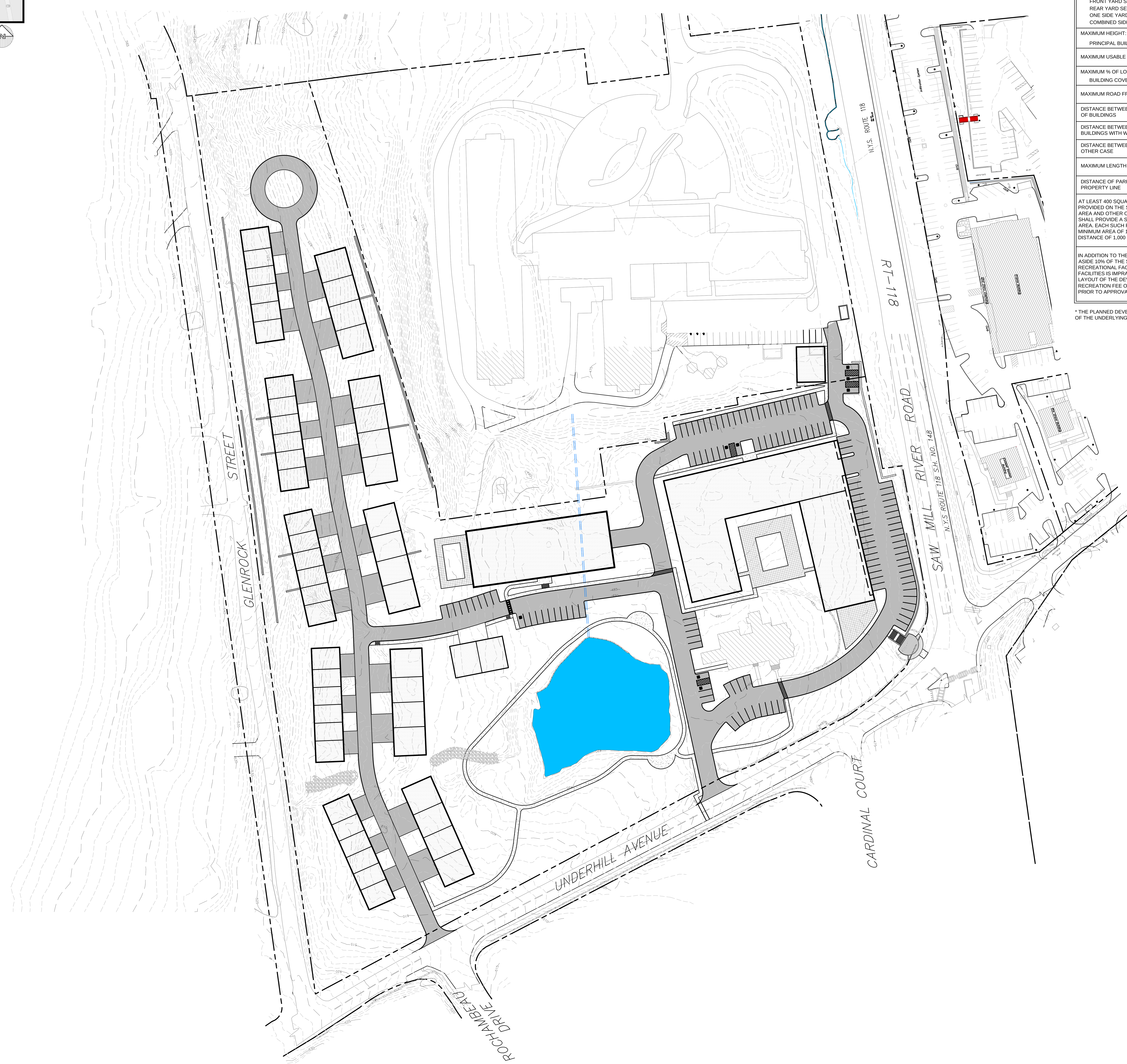
SITE DATA:

OWNER / DEVELOPER:	UNICORN CONTRACTING 10 JULIA LANE COLD SPRING, NY, 10516
PROJECT LOCATION:	370 UNDERHILL AVE YORKTOWN, NY, 10516
EXISTING TOWN ZONING:	R1-40, RESIDENTIALDESCRIPTION
PROPOSED USE:	PLANNED DEVELOPMENT DISTRICT
TOWN TAX MAP DATA:	SECTION 48.06, BLOCK 1, LOT 30
SITE AREA :	13.78 ACRES (600,459 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

BULK ZONE REQUIREMENTS:

ZONING DISTRICT: EXISTING: R1-40 RESIDENTIAL/ PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE	
DIMENSIONAL REGULATIONS:	
MINIMUM SIZE OF LOT: FLOOR AREA (WITH PUBLIC SEWERS) 12 UNITS/ACRE 10 UNITS/ACRE 9 UNITS/ACRE	600,459 SF./ 13.78 ACRES
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS*: PRINCIPAL BUILDING: FRONT YARD SETBACK: REAR YARD SETBACK: ONE SIDE YARD SETBACK: COMBINED SIDE YARD SETBACK:	 45 FT. 20 FT. 26.9 FT. 130.2 FT.
MAXIMUM HEIGHT: PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	————
MAXIMUM % OF LOT TO BE OCCUPIED: BUILDING COVERAGE*:	21.0%
MAXIMUM ROAD FRONTAGE:	
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS	32.5 FT.
DISTANCE BETWEEN END WALLS OF BUILDINGS WITH WINDOWS	28.7 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE	28.7 FT.
MAXIMUM LENGTH OF ANY BUILDING	250 FT.
DISTANCE OF PARKING TO PROPERTY LINE	5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	65,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF $4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	65,000

* THE PLANNED DEVELOPMENT DISTRICT ALLOWS FOR UP TO A 60% REDUCTION IN THE REQUIREMENTS OF THE UNDERLYING ZONE.



F.A.R CALCULATION BASIS:

TOTAL LOT AREA: 600,459 SF

ALLOWABLE F.A.R. = 0.55

PROVIDED F.A.R.

148 DWELLING UNITS
APARTMENTS: 99,415 GSF
CONDO FLATS: 54,800 SF
UPHILL TOWNHOUSE: 82,500 SF
DOWNHILL TOWNHOUSE: 65,252 SF
TOTAL: 301,967 SF

TOTAL F.A.R. = 301,967 / 600,459 = 0.50 < 0.55
NOT INCLUDED IN F.A.R.

EXISTING BUILDING: 7,000 SF

PARKING SCHEDULE

APARTMENT/CONDO PARKING:	1.5 SPACES/UNIT: APARTMENT BUILDING @ 64 UNITS = 96, 96 PROVIDED CONDO BUILDING @ 32 UNITS = 48, 51 PROVIDED
TOWNHOUSE PARKING:	2 SPACES/UNIT = 104 PROVIDED
RETAIL PARKING:	APARTMENT BUILDING 11,000 SF @ 4 SPACES/1,000 SF = 44 SPACES, 63 PROVIDED EXISTING BUILDING 8,000 SF @ 4 SPACES/1,000 SF = 32 SPACES, 32 PROVIDED

NOTE: 5 OF THE PARKING SPACES PROVIDED FOR THE APARTMENT BUILDING RETAIL WILL BE SHARED NON-OVERLAPPING USES.

BUILDING UNITS:

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 42 - 2 BEDROOM UNITS @ 1,050 SF 6 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNTS @ 2,000 SF 12 - 2 BEDROOM UNTS @ 1,400 SF
TOWNHOUSES (52 UNITS):	22 - 4 BEDROOM UNITS @ 2,966 SF 30 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS 148	

LEGEND

PROPERTY LINE / RIGHT OF WAY
PROPOSED ROAD CENTERLINE
PROPOSED CURB
EDGE OF WETLAND
100' WETLAND BUFFER
PROPOSED RETAINING WALLS

0 25 50 100
SCALE: 1"=50'-0"

SAFE DIG
Before You Dig, Drill or Blast!
CALL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digsafelynewyork.com

NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROJECT # 20-20

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. Riina, P.E.
NYS Lic. No. 64431

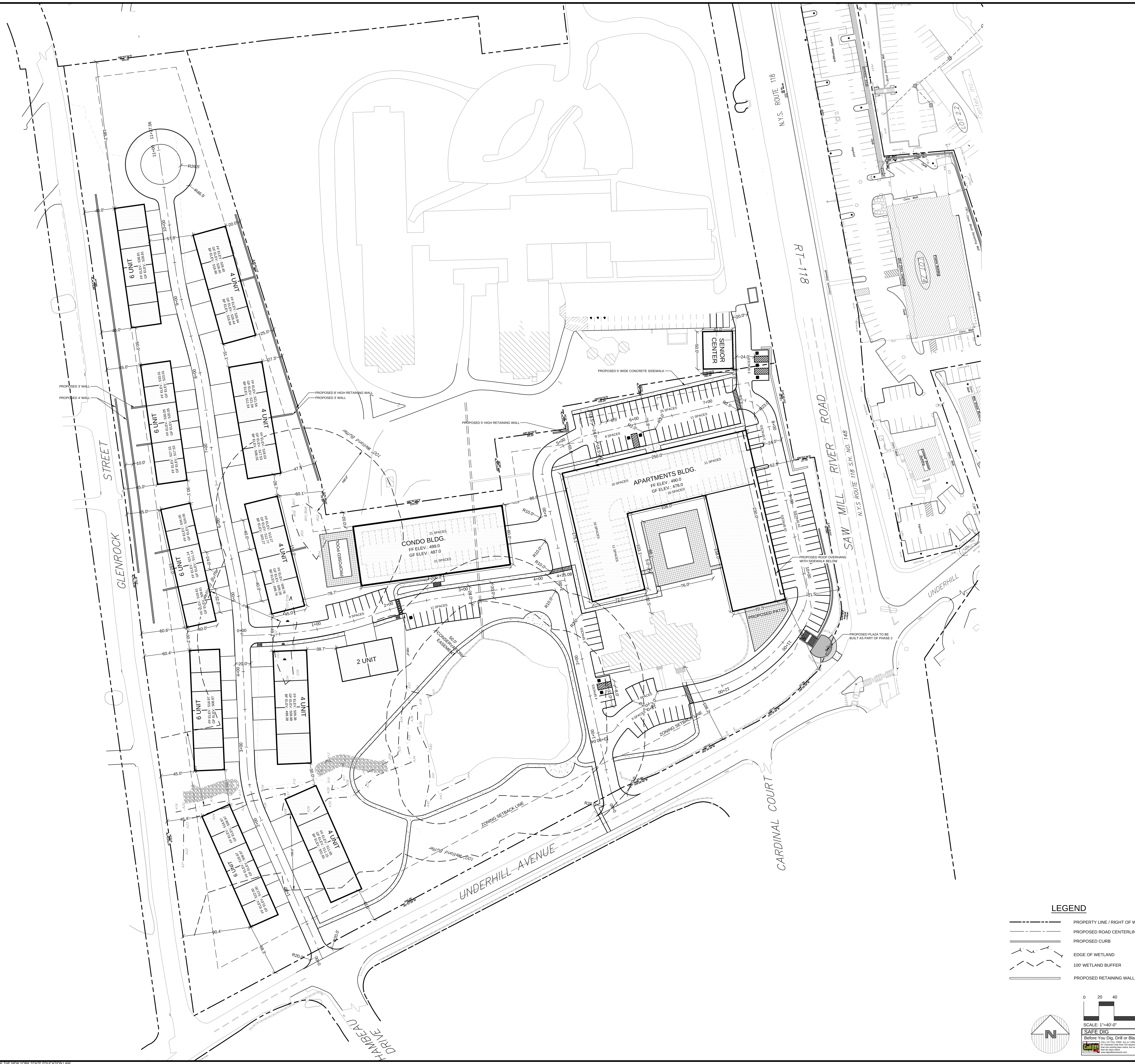
Revisions:

No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans
4.	1/21/21	Pedestrian Access Revisions
5.	1/12/22	Site Plan Revisions
6.	3/16/22	Site Plan Revisions

SCALE: 1" = 50'
DRAWN BY: TK
DATE: 6-22-20

TITLE SHEET

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



NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROJECT # 20-20

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. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans
4.	1/21/21	Pedestrian Access Revisions
5.	1/12/22	Site Plan Revisions
6.	3/16/22	Site Plan Revisions

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 6-22-20

SITE PLAN

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

Sheet 1 of 2

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- PROPOSED RETAINING WALLS

0 20 40 80

SCALE: 1"=40'-0"

SAFE DIG

Before You Dig, Drill or Blast!

Dig Safely. New York Call 811 before you dig

CALL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digsafelynewyork.com

NOTE:

1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

PROJECT # 20-20

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. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans
4.	1/21/21	Pedestrian Access Revisions
5.	1/12/22	Site Plan Revisions
6.	3/16/22	Site Plan Revisions

Revisions:

No.	Date	Comments:

SCALE: 1" = 40'
DRAWN BY: TK
DATE: 6-22-20

EXISTING CONDITIONS

PRELIMINARY SITE PLAN
PREPARED FOR

UNDERHILL FARM

UNDERHILL AVENUE

Town of Yorktown
Westchester County, New York

Sheet 2 of 2