

# **Underhill Farm**

## **continued**

**PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT &  
PHASE 1B ARCHAEOLOGICAL FIELD RECONNAISSANCE SURVEY  
SOUNDVIEW- UNDERHILL FARM PROJECT**

370 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

**PREPARED FOR:**

TIM MILLER ASSOCIATES  
10 NORTH STREET  
COLD SPRING NY 10516



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

February 2021

## MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

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

Location Information:

Location: **370 Underhill Avenue**

Minor Civil Division: **Town of Yorktown**

County: **Westchester County**

Survey Area (Metric & English)

Length: **695'/211.8 m**

Width: **465'/141.7 m**

Depth (when appropriate):

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

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

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

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

Results of Archaeological Survey

Number & name of precontact sites identified:

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

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

Results of Architectural Survey

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

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

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

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

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

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

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## A. PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT

### A. SOUNDVIEW -UNDERHILL FARMS DEVELOPMENT PROJECT DESCRIPTION

In January 2021, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Tim Miller Associates to complete a Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey as part of the due diligence process for the proposed Soundview -Underhill Farms Development in the hamlet of Yorktown Heights, Town of Yorktown, Westchester County, New York.

The purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources to be located within the boundaries of the Project Area of Potential Effect (APE). All work was completed in accordance with the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC)* and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report has been prepared according to New York State OPRHP's *Phase 1 Archeological Report Format Requirements*, established in 2005.

The background research as well as the cultural and environmental overviews were completed by Beth Selig, MA, RPA, President and Principal Investigator with HVCRC. A project site visit was conducted on January 12, 2021 to observe and photograph existing conditions within the Project APE. The information gathered during the walkover reconnaissance is included in the relevant sections of the report.

The proposed Soundview-Underhill Farms Development Project is located on the northern side of Underhill Avenue and west of Saw Mill River Road. Glenn Rock Road borders the property to the west. The property includes the former Floral Villa estate built between 1828 and 1886 owned by Edward Underhill. The estate includes the former mansion, and seven support and out buildings. Two large root cellar area located to the north of the house. A pond is located in the southwestern portion of the Project APE which drains through a culvert into a buried channel that crosses the Project APE to the northeast. The landscape around the buildings is maintained as lawn. The western portion of the Project APE is a mix of steep slopes, overgrown soil piles, and level areas, which contain surface water. An emergency access easement crosses through the western portion of the Project APE. This access is for the apartment complex located outside the northern boundary of the Project APE. A water pipe easement bisects the northwestern portion of the APE. The western portion of the Project APE is overgrown with bushes, brambles, and small trees.

The Soundview School property includes the following structures:

- Building A: Underhill Mansion/Soundview School
- Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio
- Building C: Residential Cottage/ Soundview Middle School
- Building E: Carriage house/Horse Barn= Soundview Science building
- Building G: Carpenters Workshop/storage barn \_Soundview Storage
- Building H: Chapel- Soundview Music Conservatory
- Building I: Residential Cottage- Soundview Playhouse
- Building J: Residential Cottage

The proposed undertaking consists of constructing a series of residential structures within the boundaries of the Project APE. These residential structures will consist of townhouse, condominium and apartment units. The proposed design will retain the former Mansion. The proposed undertaking includes the removal of the existing outbuildings. The current plan includes the construction of parking lots, access roads and stormwater management basins.

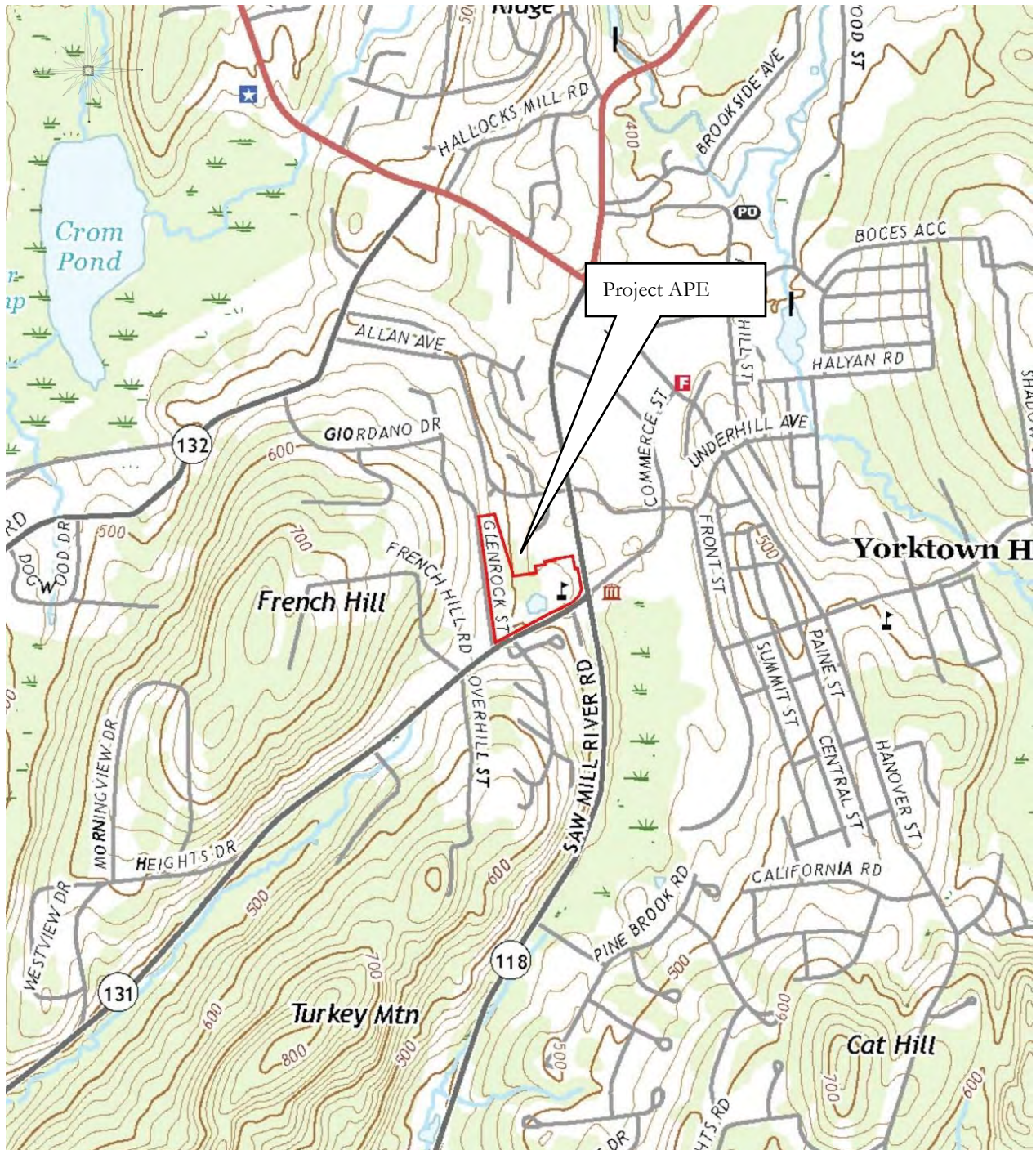


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.





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

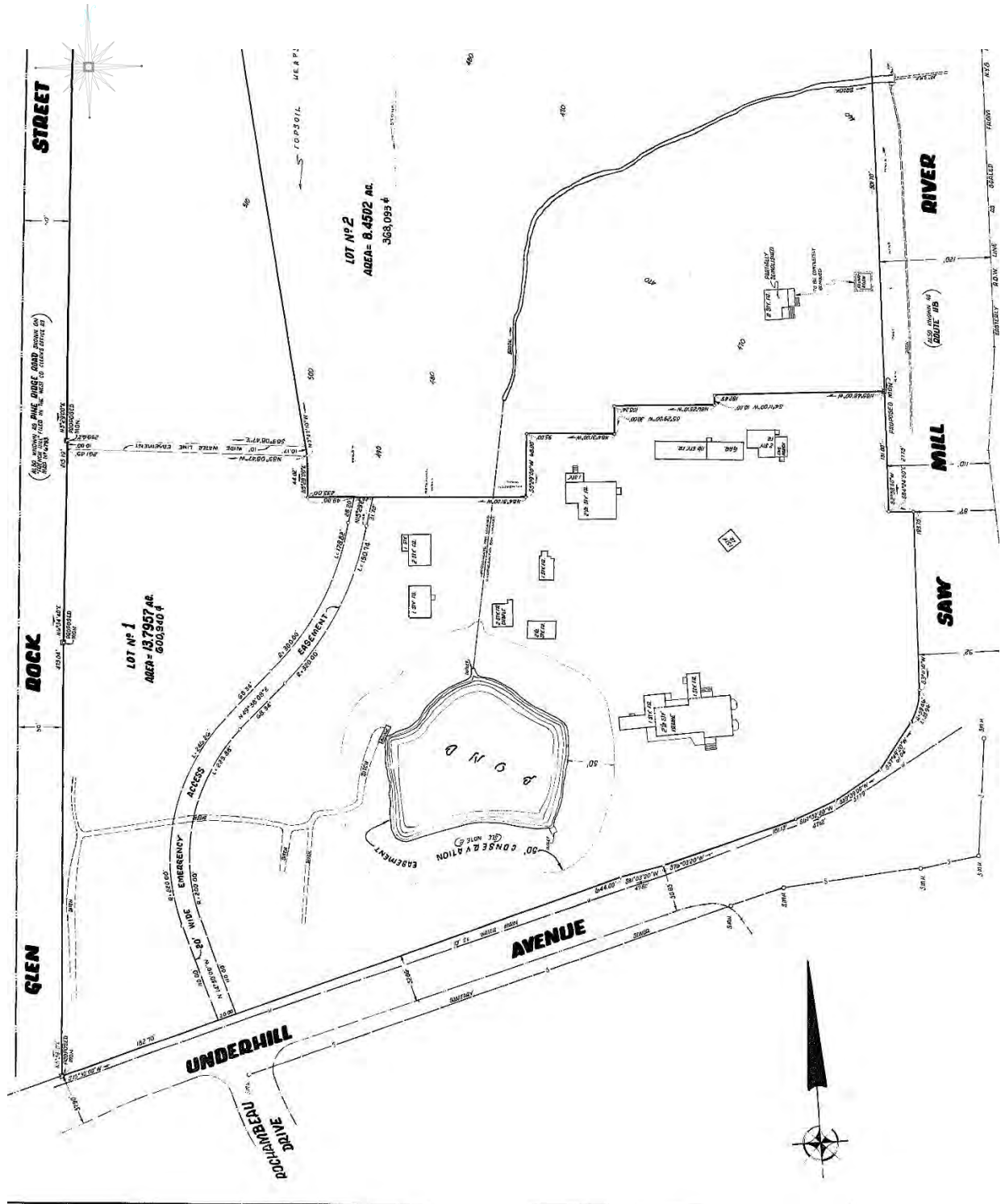


Figure 3: Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'

## B. ENVIRONMENTAL CONDITIONS

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

### ECOLOGY

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

### GEOLOGY

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

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

### DRAINAGE

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

### SOILS

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

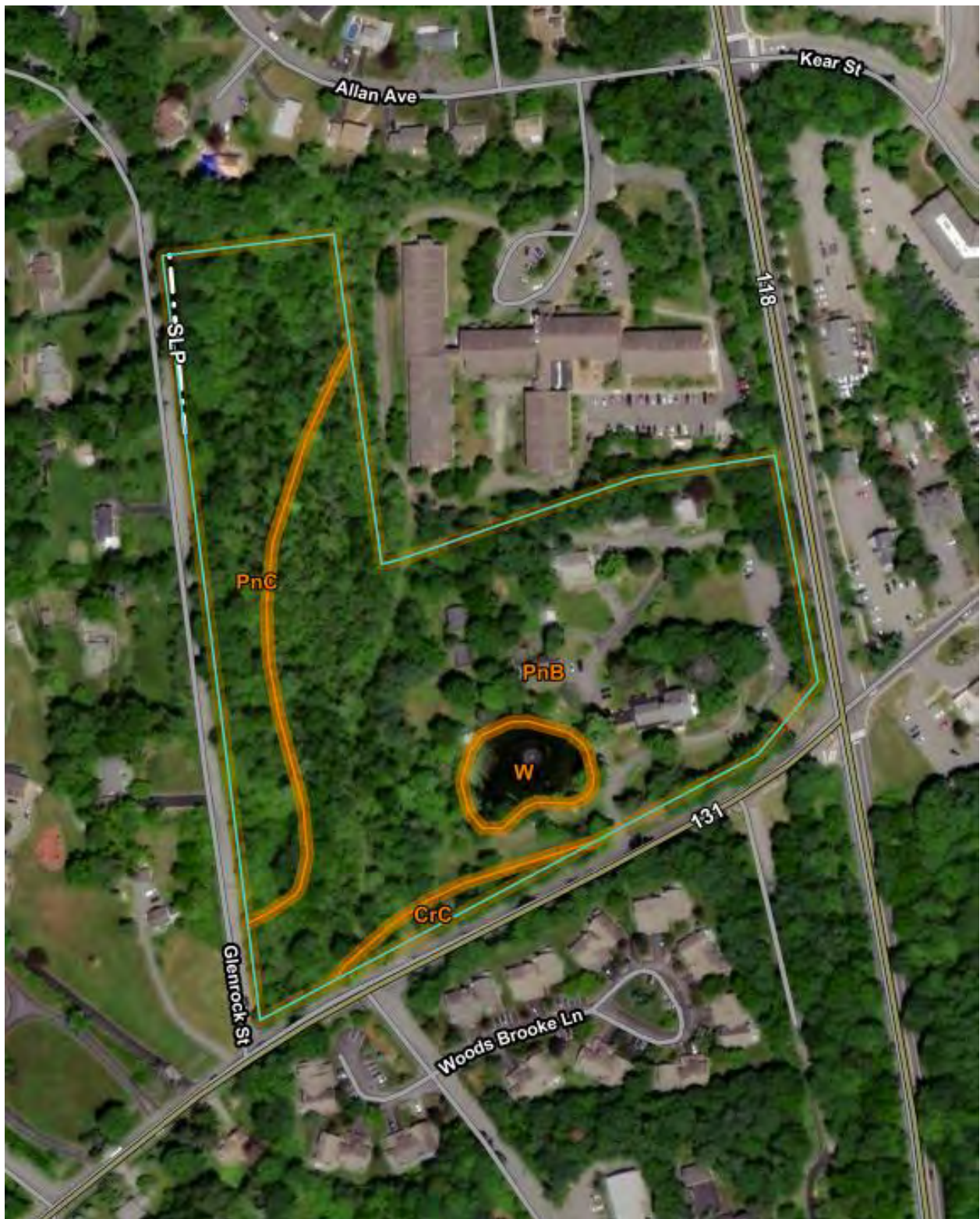


Figure 4: Aerial Image showing soil units within the Project APE. (Source: Natural Resources Conservation Service.) Scale: 1"=170'.

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

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



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



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



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



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



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



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



### C. RECORDED ARCHAEOLOGICAL SITES AND SURVEYS

To gather information on the history of the Project APE and the surrounding region HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the Project APE. HVCRC also consulted regional Native American sources (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites.

#### PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES

Two previously identified archaeological sites have been identified within a one mile radius of the Project APE. The Railroad Turntable is located to the southeast of the APE, along the North County Trailway. The Hallock's Mill Historic Site is located 5200' (1585.3 m) northeast of the Project APE. These historic sites will not be impacted by the proposed undertaking. While no precontact sites have been identified within a mile, sites have been identified further to the northeast near the Amawalk Reservoir.

#### PREVIOUSLY COMPLETED ARCHAEOLOGICAL SURVEYS

As part of the research for this report, surveys completed for projects in the general area were consulted. More than four surveys have been completed within a one mile radius of the Project APE. These surveys were completed for both municipal undertakings as well as residential developments. These surveys have identified historic sites within the general vicinity of the Project APE.

### D. NATIVE AMERICAN CONTEXT

During the Paleoindian period, mobile bands of hunter-gatherers occupied what is now New York State. These bands exploited the resources of the landscape by hunting game and gathering plants. Paleoindian sites have been identified in the upland regions a short distance from the Hudson River. Subsistence patterns in this period revolved primarily around hunting. The early inhabitants of the area moved seasonally along major river valleys, keeping to the elevated terraces. In the lower Hudson Valley area, information on Paleoindian sites is limited. The Piping Rock site in the Village of Ossining, a Clovis Point recovered from the Purdy House in White Plains and a fluted point recovered at Croton Point are among the few Paleoindian finds that have been reported in Westchester County (Ritchie 1973).

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

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

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

Indigenous people in the region were mainly Algonkian. During the first half of the seventeenth century, the Algonkian tribes sold approximately 25 tracts of land to the Dutch, including lands within Westchester County. These land transactions between the early colonists and the native populations were often ambiguous, causing disputes to arise. A peace treaty was established in 1645 to settle the land disputes (Cochran-Swanson and Green-Fuller 1982).

## E. HISTORIC CONTEXT

The following discussion of historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the Project APE. HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library.

### HISTORIC BACKGROUND

At the time of its formation, Westchester County included nearly all of the southern part of New York that bordered the Hudson River. The land that now comprises Westchester County was first explored in 1524 by Verrazano and later by Henry Hudson. The Dutch first settled the region on behalf of the Dutch West India Company (Cochran-Swanson and Green-Fuller 1982). The first recorded settlers, William Truesdale and Samuel Tuttle, purchased land in what is now the town of Salem. During the late eighteenth century Lewisboro consisted of small farms, subdivided from lands belonging to Cortland Manor. This sizeable tract, encompassing a considerable portion of this part of the lower Hudson Valley, was granted to Stephanus Van Cortlandt prior to 1700 and was first populated by tenant farmers (Shonnard and Spooner 1900).

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

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

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

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

Yorktown was incorporated in 1788, and named in commemoration of the Battle of Yorktown in Virginia. The hamlet of Yorktown Heights was established around the railroad station. Edward Underhill and Charles Whitney, brought what was then the New York and Boston Railroad to the town in 1872. By the end of the century, the station was surrounded by stores, businesses and churches. This area was known throughout the nineteenth century as the “hamlet of Underhill.” The name was changed in the early twentieth century to Yorktown Heights, due to the prominent topography that surrounded the village (Scharf 1896).

#### UNDERHILL FARM

The Underhill Farm property was owned in the early nineteenth century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the founding families of Yorktown. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Flora Villa. Abraham Underhill owned a number of mills and mill rights on the Croton River. The mill rights, lease from the Van Cortlandt's processed large quantities of flour that were shipped to New York City markets. When the leases expired Abraham Underhill turned his attentions to the farm in Yorktown. He made improvements to the land that included draining swamps and wet lands and removing rocks. Abraham Underhill died in 1841(Scharf 1886).

When Edward, Abraham's only child inherited the farm, it was mostly wilderness. Edward began the process of improving the land, which included draining swamps and wetland, removing rocks to plow the soil, and the construction of large and elegant buildings that entirely changed the whole appearance of the farm. Abraham had been one of the early importers of Merino Sheep and the first to introduce the Iron plow into Westchester County. By the time his residence was completed in 1881, the farm was known as the best cultivated in the town, and was well stocked with horse and cattle (Scharf 1886).

Edward Underhill passed away in 1888. At that time, his estate included a barn, chapel with a bell tower, carpenters' workshop, and several other outbuildings. The lithograph of the Flora Villa, published in 1886, shows several lean-to, a pig-sty and a small boat house by the pond. This lithograph (Figure 13) also shows a series of stone lined paths around the buildings with wrought iron gates at the access to Underhill Avenue.

In 1907 the farm was purchased from Henry and Katherine Kear by Gilbert and Anna Simonton Beaver. The Beaver's were dairy farmers and maintained the farm buildings and mansion. Anna Beaver died in 1919. Gilbert and Anna's only child Katherine died in 1918, while serving the war effort in New York City. In the 1920s and 1930s, Gilbert Beaver established the Gilbert Beaver Conference Farm (Westchester County Records: Deeds). Throughout the twentieth century the original land holdings were sold off to private developers. In 1952 Gilbert Beaver died, leaving half of his holdings to his second wife Jean Keir Beaver, and the balance to the Gilbert Beaver Conference Farm, to whom the property was left to in full when Jean Beaver died in 1985. Throughout the latter portion of the twentieth century, the property was operated by Rev. Schuyler Barber-Rhodes and his wife, Carole (Rosenberg 1987).

The Beaver Conference Farm provided ecumenical retreats, and farm experiences to promote humanitarian justice. The farm offered community lectures and offered the space as a venue, for those who wished to host their own event (Rosenberg 1987).

The Soundview Preparatory school was founded in 1989. The school included facilities for boarding up to sixty-five students. In 2020, the school closed, after filing bankruptcy. In August 2020, Unicorn Contracting entered into an agreement to purchase the property.

#### CARTOGRAPHIC RESEARCH

HVCRC examined historical maps of Westchester County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the Project APE. These maps are included in this report, with the boundaries of the Project APE and Project APE superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the Project APE is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate. The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the Project APE.

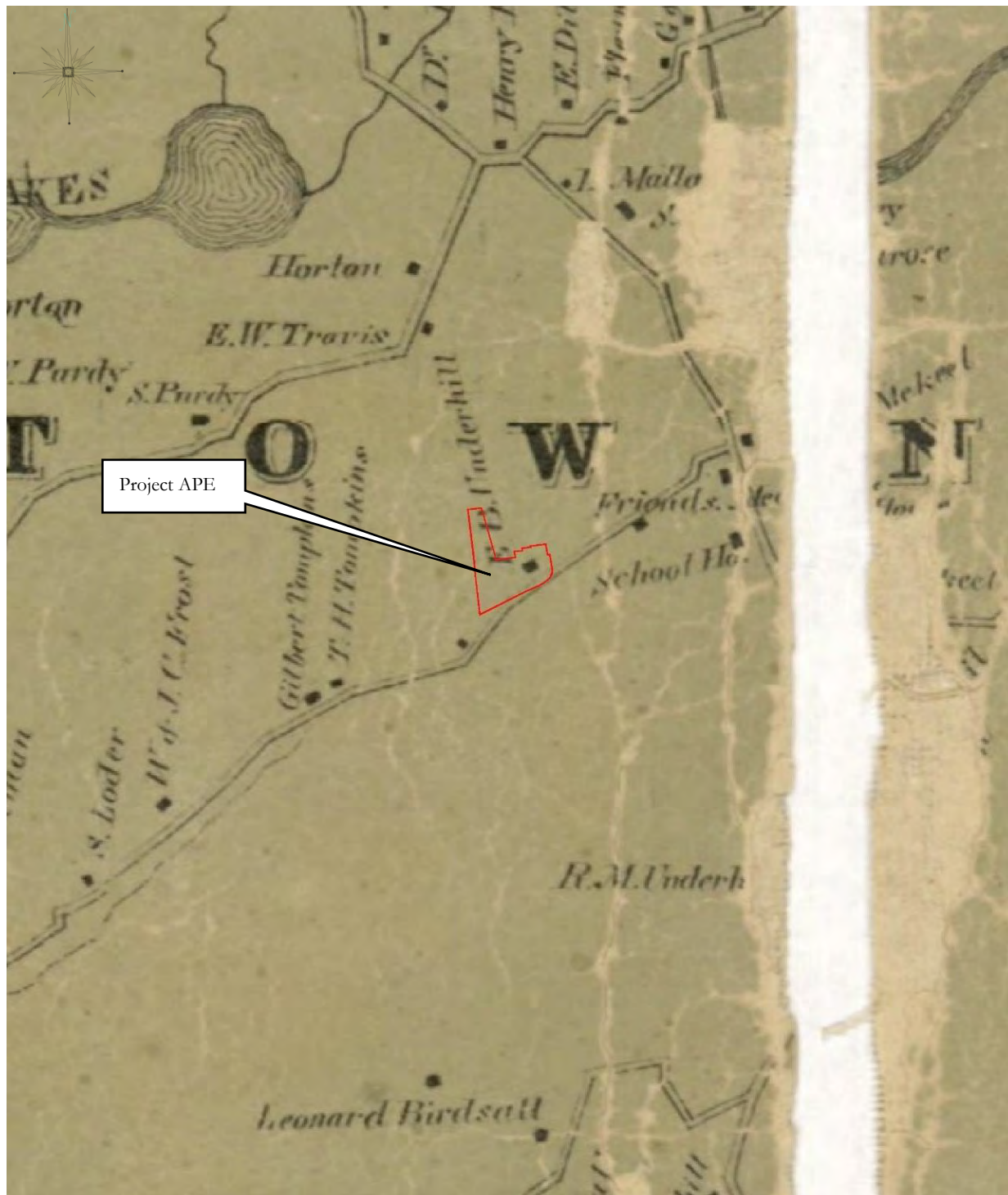


Figure 5: 1858 F.C. Merry *Atlas of Westchester County*. (Source: Library of Congress) Scale: 1"=1700'.

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

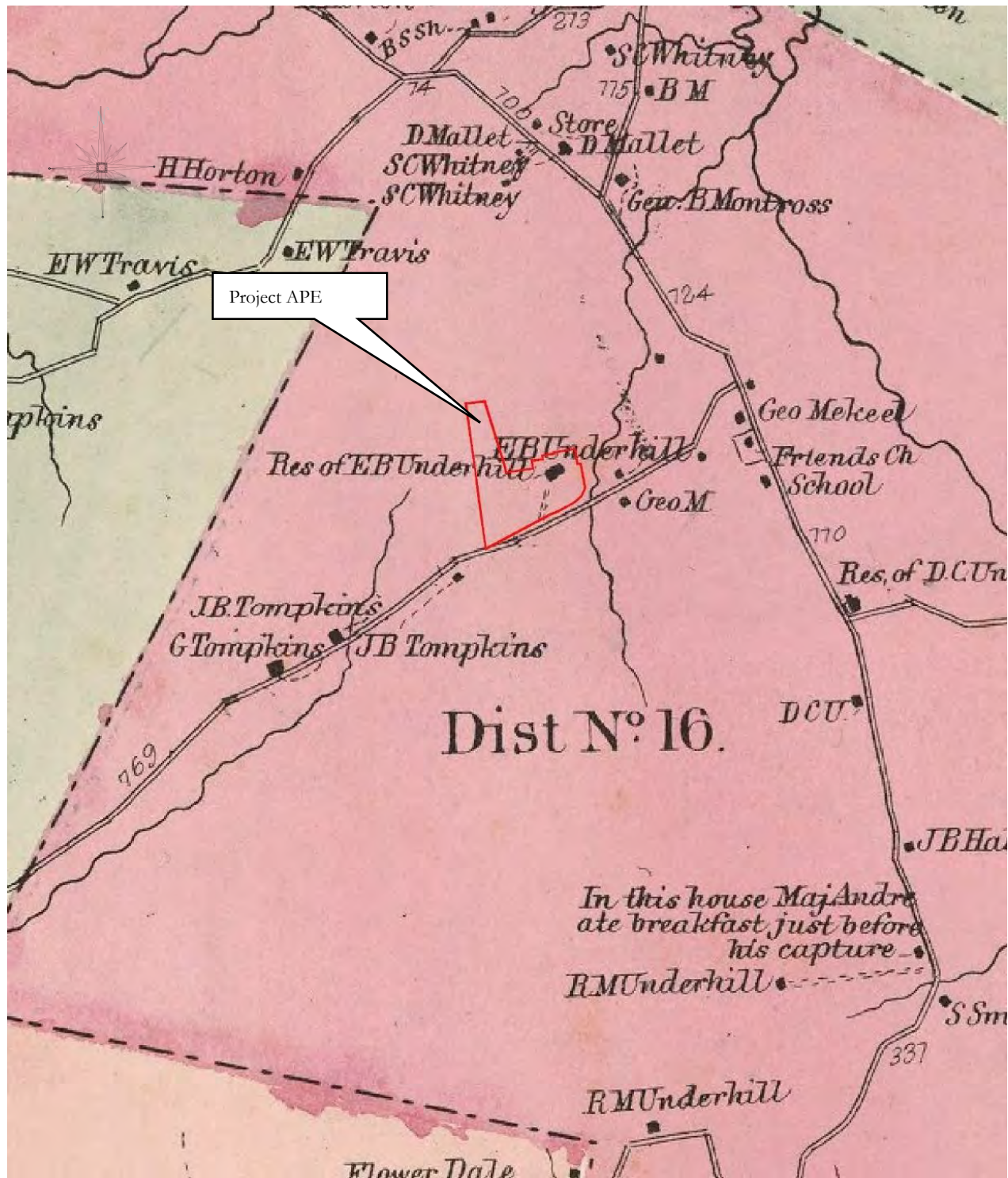


Figure 6: 1867 F.W. Beers' *Atlas of Westchester County, Town of Yorktown*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

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



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

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

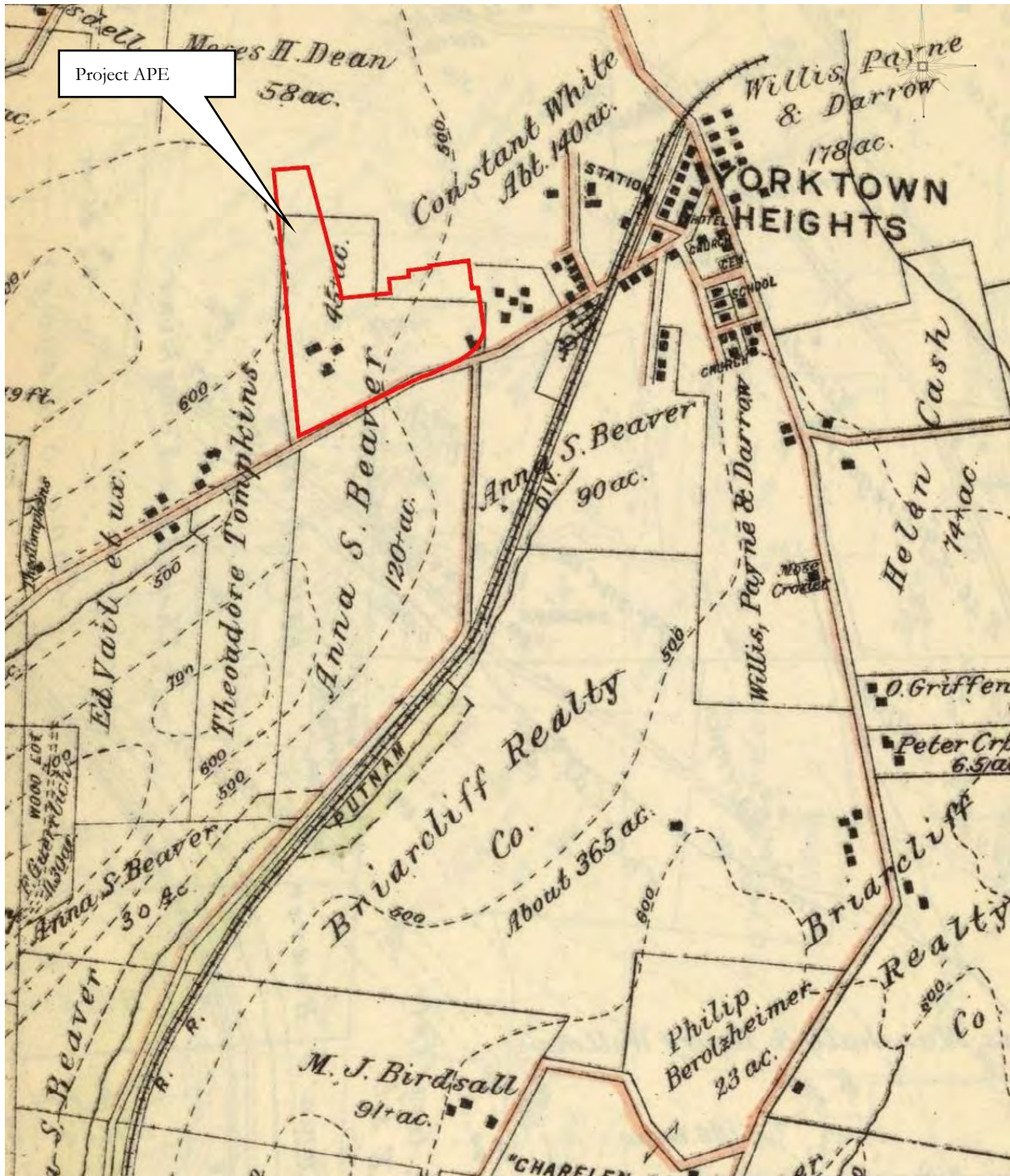


Figure 8: 1914 G. W. Bromley Map of Westchester County, New York. (Source: David Rumsey Cartography Associates) Scale: 1"=850'.

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



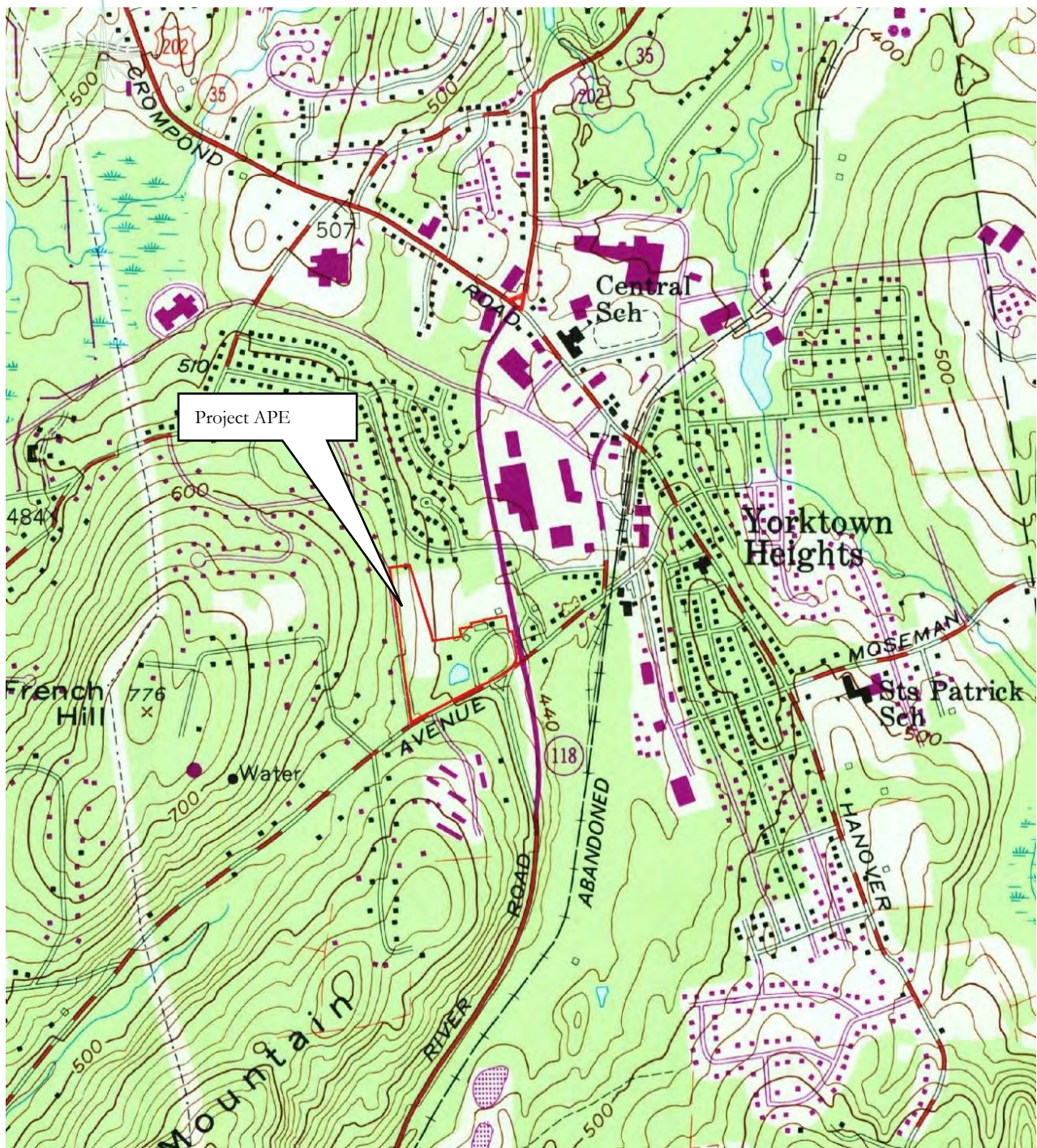


Figure 9: 1956 Mohegan Lake NY USGS Topographical Quadrangles. (Source: USGS.gov) Scale: 1"=1200'.

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

## AERIAL REVIEW

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

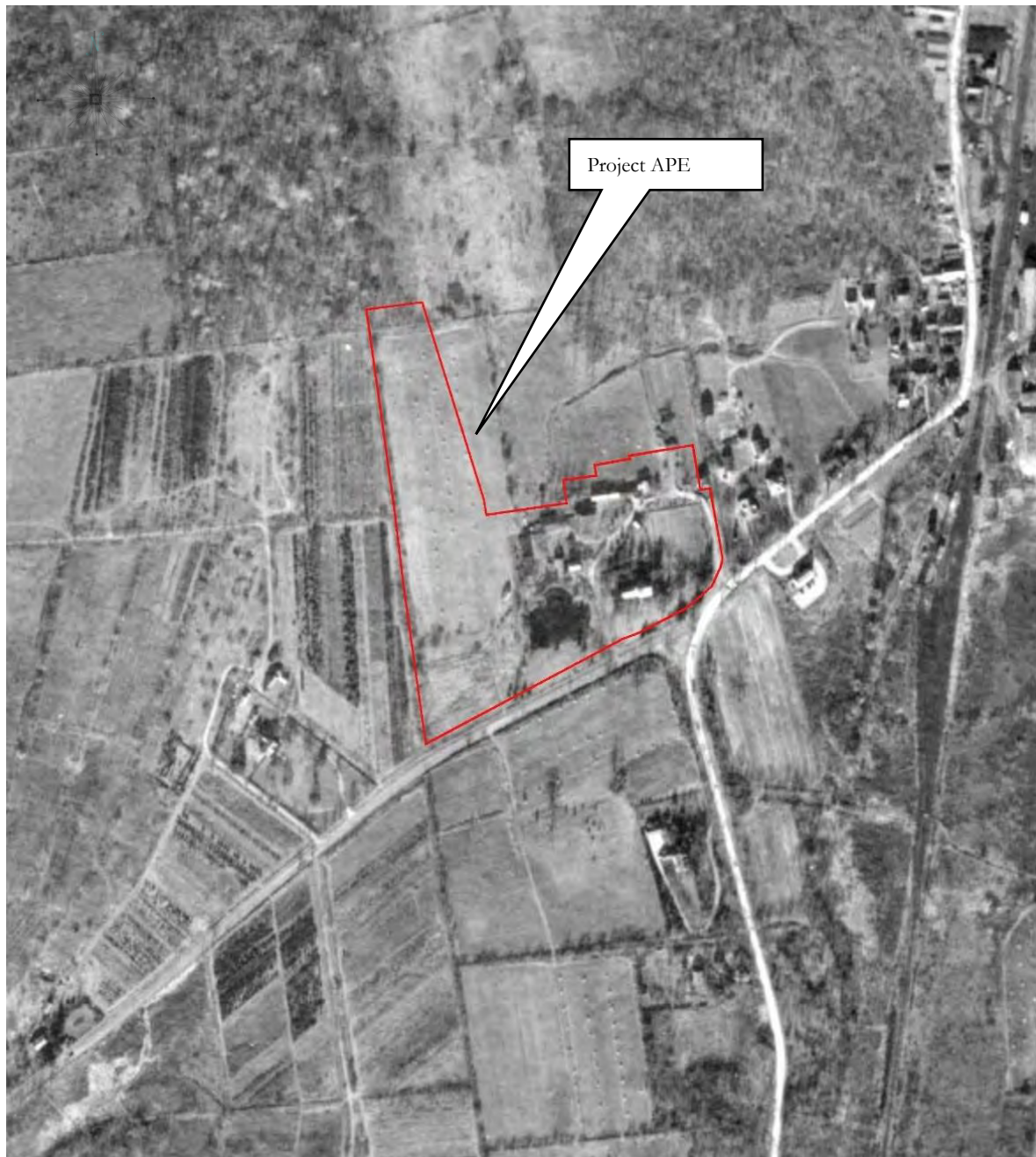


Figure 10: 1940 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

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

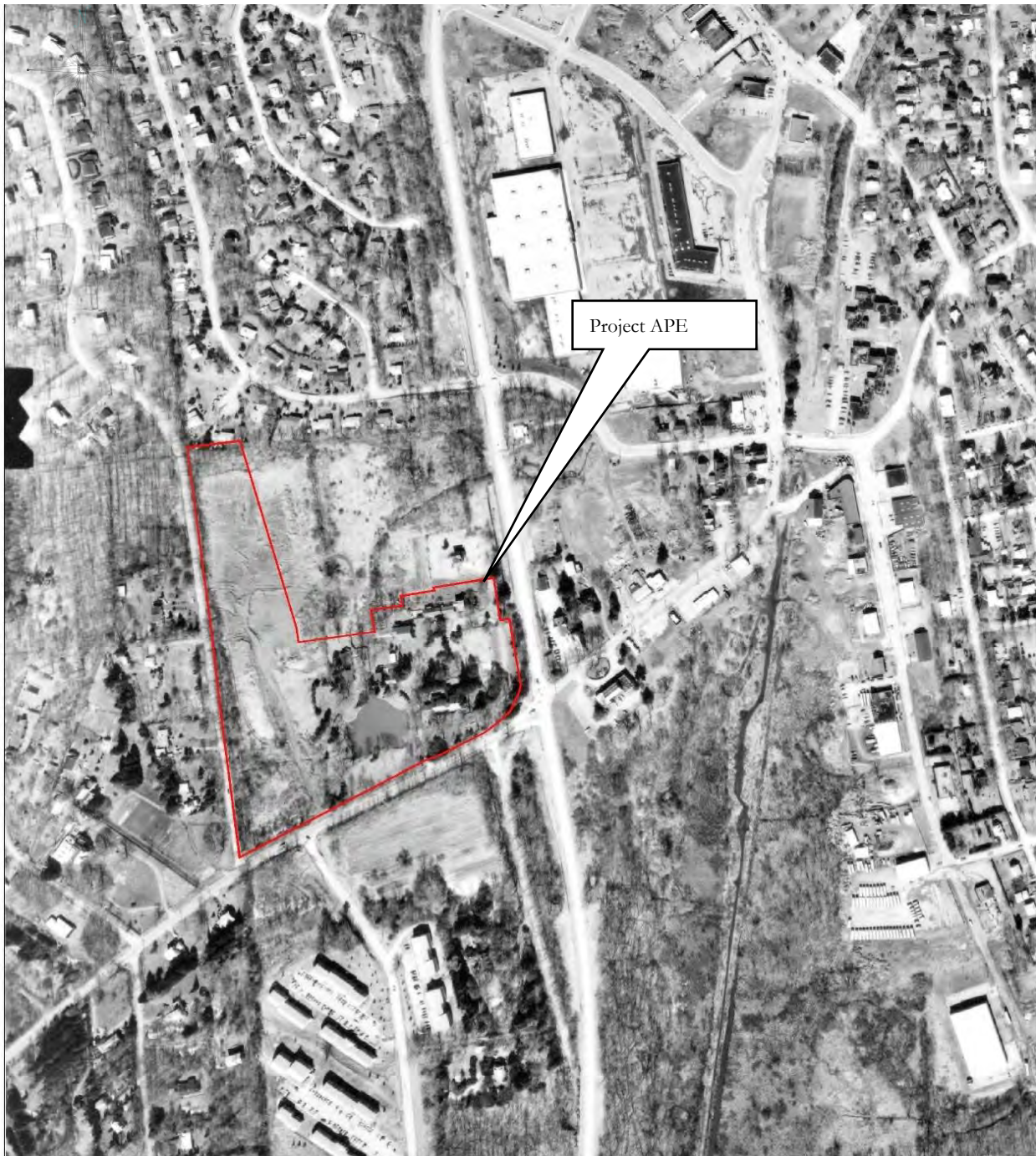


Figure 11: 1976 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

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

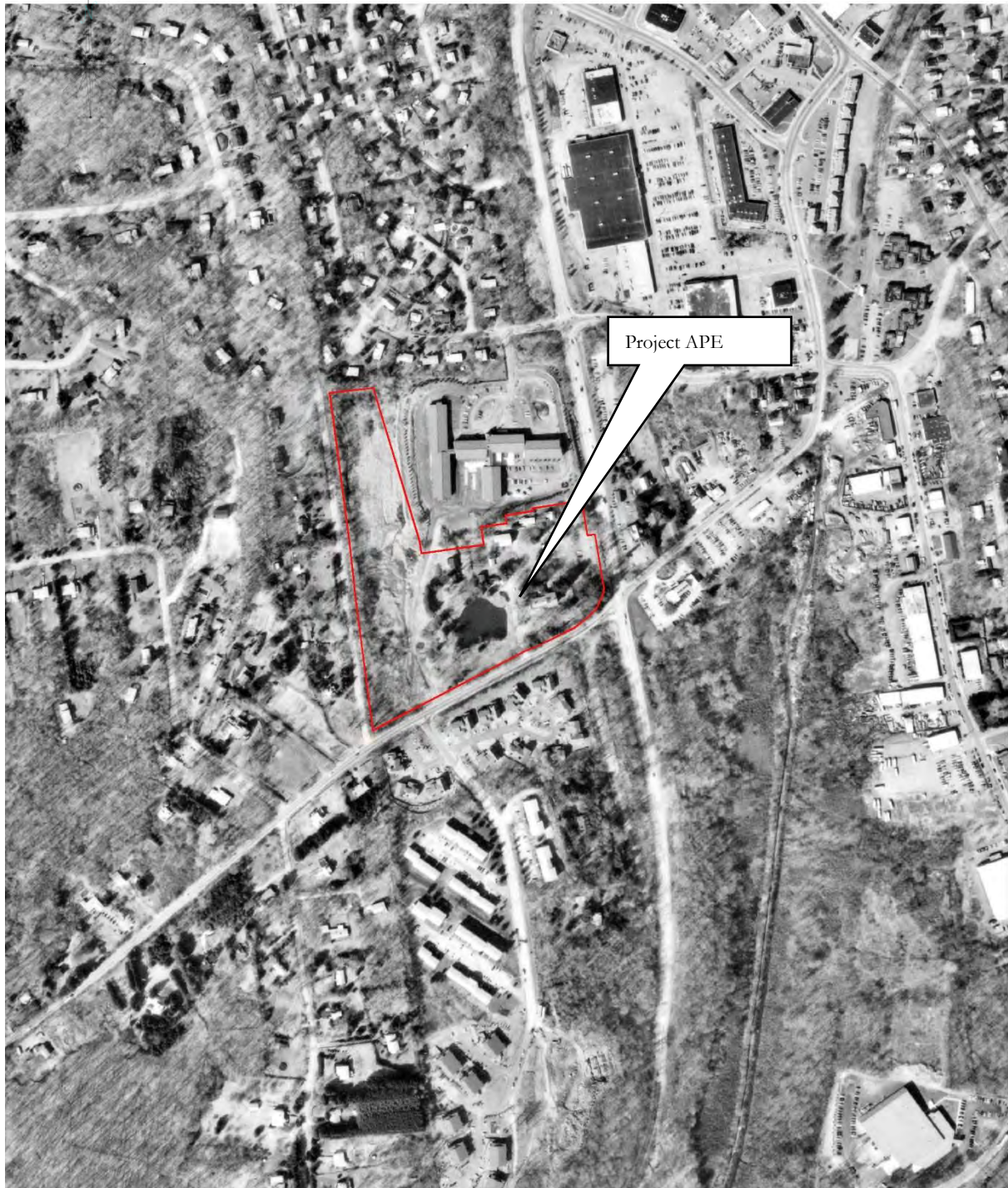
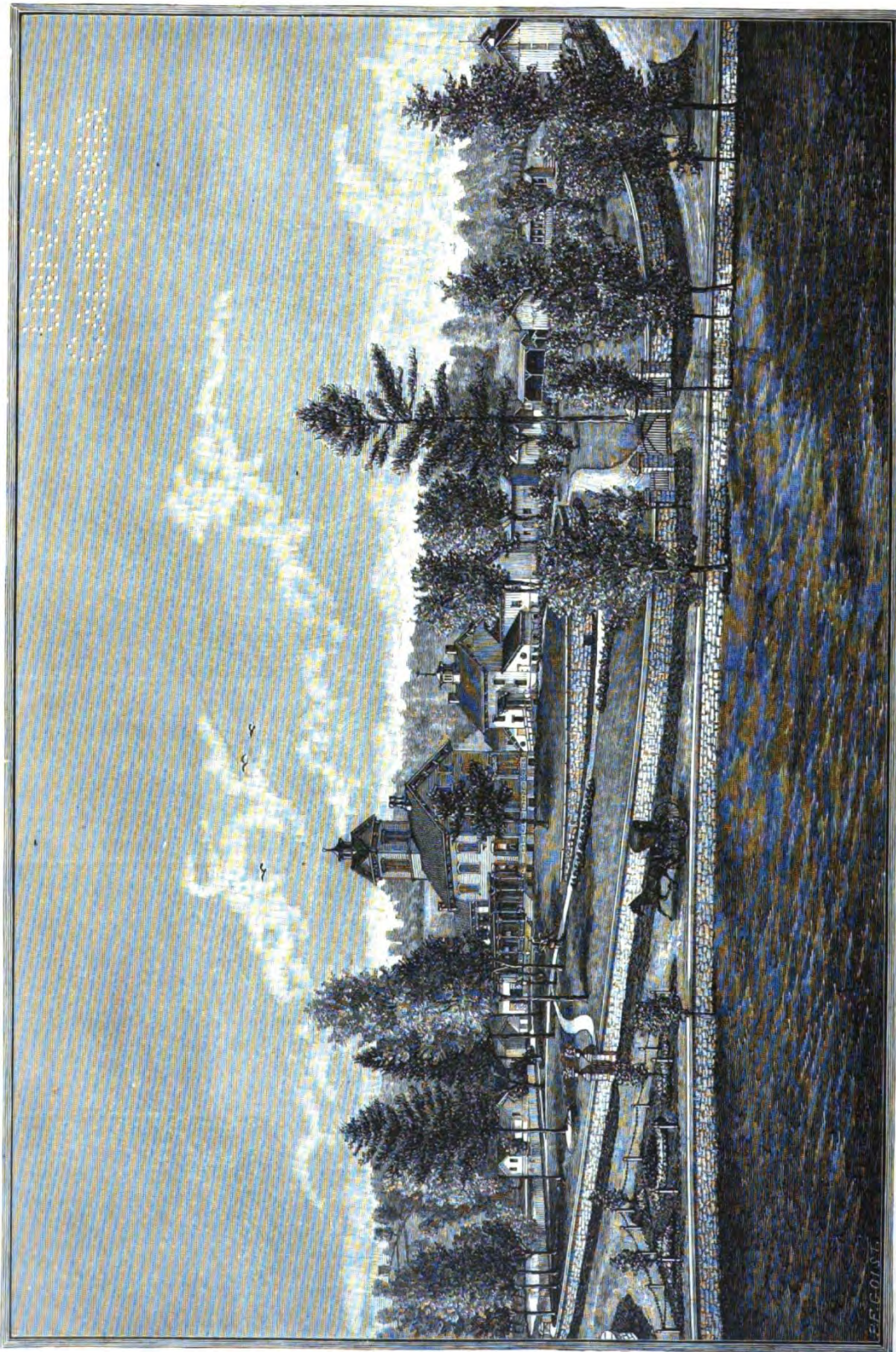


Figure 12: 1986 USGS Aerial Image. Yorktown NY. (Source: Westchester County Aerial Access) Scale: 1"=485'.

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



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

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

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



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



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



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



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

#### E. NATIONAL REGISTER ELIGIBLE/LISTED SITES

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the Project APE that have been listed on the National Register of Historic Places or identified as National Register Eligible. One historic property has been identified within a one half mile radius of the Project APE. The Yorktown Heights Railroad Station is located to the southeast of the Project APE. This property will not be impacted by the proposed undertaking.

#### G. ASSESSMENT OF POTENTIAL CULTURAL RESOURCES

##### PRECONTACT PERIOD SENSITIVITY

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

##### HISTORIC SENSITIVITY

Careful examination of the historic and topographical maps available indicate that a large portion of the Project APE has been agricultural land for a significant portion of the nineteenth and twentieth centuries. The Beaver Conference Farm and the former Edward Underhill Estate buildings are located within the southeastern corner of the Project APE. Portions of the former mansion house date to 1828. Given the fact that nineteenth century structures are located within the current Project APE, the historic sensitivity is considered to be moderate to high.

#### H. SUMMARY AND RECOMMENDATIONS

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



## II. PHASE 1B ARCHAEOLOGICAL FIELD RECONNAISSANCE SURVEY

### I. ARCHAEOLOGICAL SURVEY METHODOLOGY

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

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

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

### J. ARCHAEOLOGICAL SURVEY RESULTS

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

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



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



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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

#### K. SUMMARY

The Soundview-Underhill Farms Project APE includes the former Edward B. Underhill Mansion and seven outbuildings (support buildings). This property most recently functioned as a private school, with several of the outbuildings serving as classrooms.

The historical records indicate that Edward Underhill built the first structure (a residence) on the property in 1828 and continued to improve the property, expanding the house, modifying the landscape and constructing numerous farm buildings, throughout the nineteenth century. In the twentieth century the property served as the Beaver Conference Farm, until it was purchased by the school in 1989.

The results of the archaeological survey indicate that there has been significant soil displacement throughout the APE over the past two centuries. While the shovel tests did identify cultural materials they were mixed with modern debris, as well as being within displaced stratigraphy.

#### L. CONCLUSIONS AND RECOMMENDATIONS

In February of 2021, Hudson Valley Cultural Resource Consultants completed a walkover and Phase 1B reconnaissance inspection of the Soundview-Underhill Farms Project in the Town of Yorktown, Westchester County New York. Based on the results of the survey, no archaeological sites are located within the Area of Potential Effect (APE).

Therefore, the proposed undertaking will not affect any significant archaeological deposits. In the opinion of HVCRC that no additional archaeological investigations are warranted for the proposed Project.



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



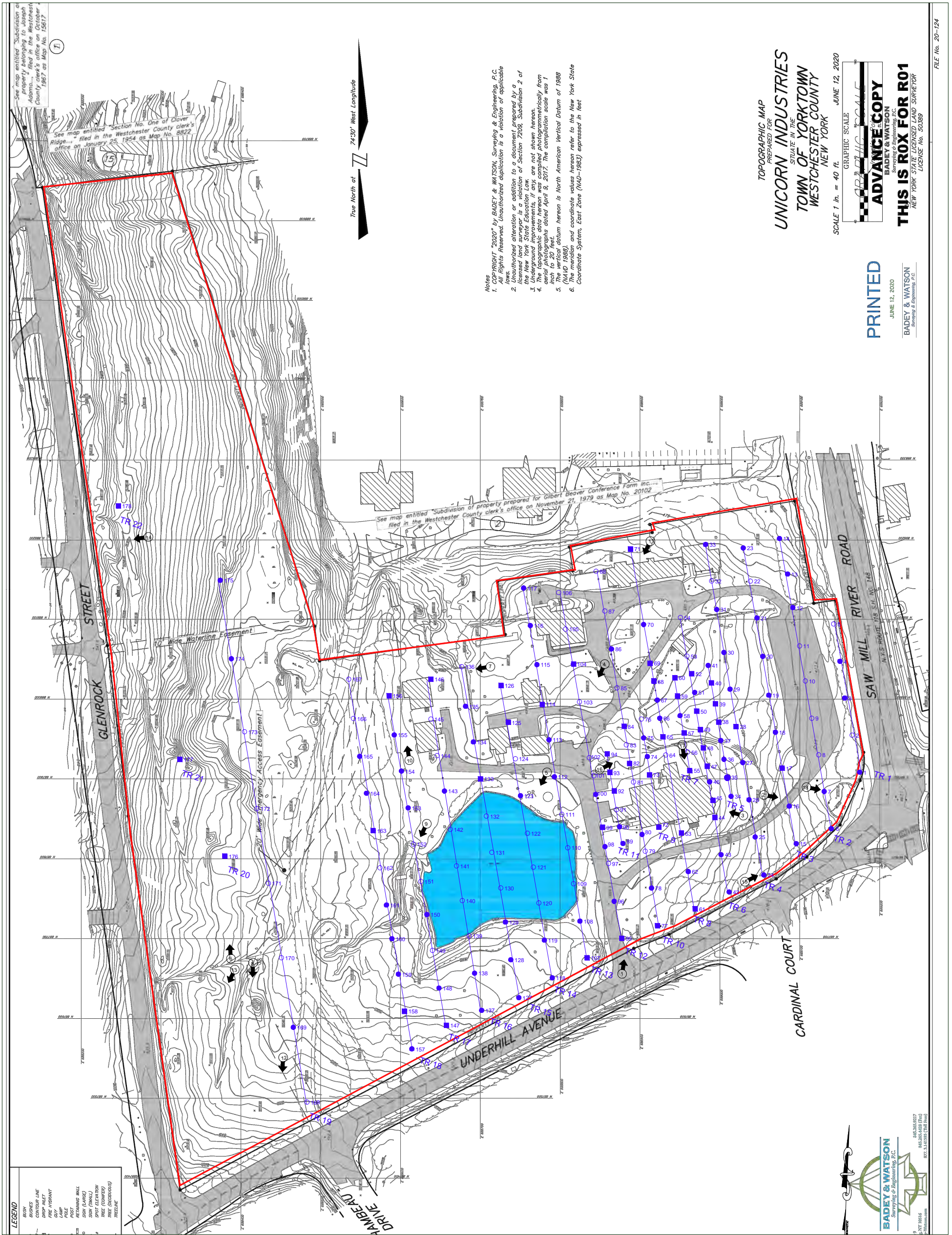
Photo 16: The yard on the northern side of the house featured subsurface infrastructure. View to the east of ST 82.



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



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



See map entitled "Subdivision of property belonging to Joseph Adams..." filed in the Westchester County clerk's office on October 1, 1957 as Map No. 15617

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

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

**LEGEND**  
 BENCH  
 CONTOUR LINE  
 DRAINAGE  
 FIRE HYDRANT  
 POLE  
 RETAINING WALL  
 SIGN (SMALL)  
 SIGN (LARGE)  
 TREE (CONIFER)  
 TREE (DECIDUOUS)  
 TRENCH

True North of 74°30' West Longitude

**Notes**  
 1. COPYRIGHT "2020" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized application is a violation of applicable laws.  
 2. Unpublished information or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
 3. Underground Improvements, if any, are not shown hereon.  
 4. The topographic data hereon was compiled photographically from an aerial photograph taken April 9, 2017. The completion scale was 1 inch to 20 feet.  
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).  
 6. The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD-1983) expressed in feet.

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

GRAPHIC SCALE  
 SCALE 1 in. = 40 ft.  
 JUNE 12, 2020  
**ADVANCE COPY**  
 BADEY & WATSON  
 Surveying & Engineering, P.C.  
**THIS IS ROX FOR R01**  
 NEW YORK STATE LICENSED LAND SURVEYOR  
 LICENSE No. 50389

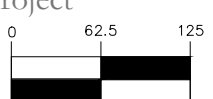
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FILE No. 20-124



**HUDSON VALLEY**  
 Cultural Resource Consultants, Ltd.

Figure 14: Soundview-Underhill Farm Project  
 Phase 1B Field Reconnaissance Map  
 Scale 1" = 125'



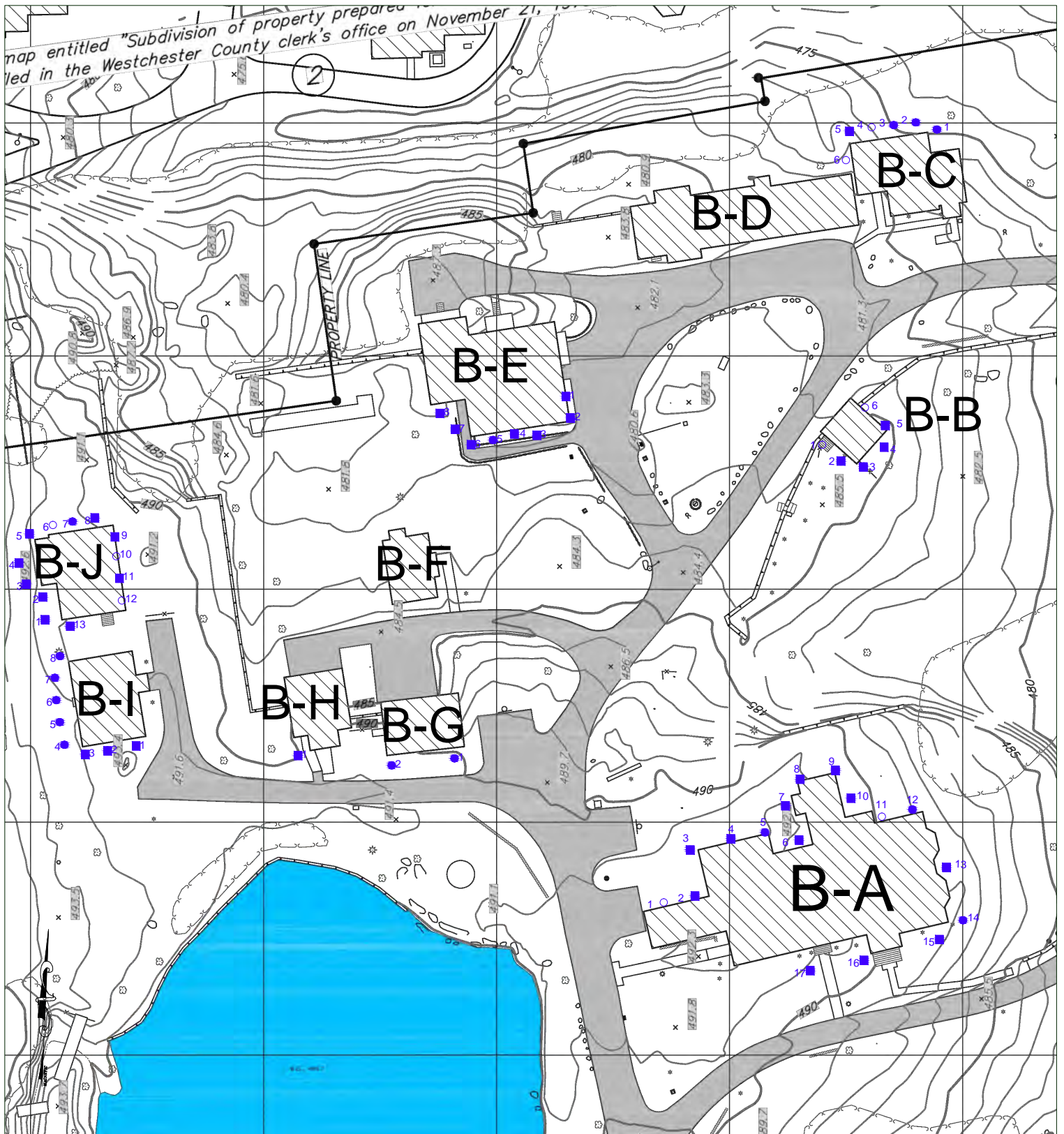
( IN FEET )  
 1 inch = 125 ft.

**LEGEND**

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

**BADEY & WATSON**  
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 WESTCHESTER, NY 10598





HUDSON VALLEY

Cultural Resource Consultants, Ltd.

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



( IN FEET )  
 1 inch = 50 ft.

**LEGEND**

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

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

Westchester County Records

[wro.westchesterclerk.com](http://wro.westchesterclerk.com)

## APPENDIX A: SHOVEL TEST RECORDS

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



## APPENDIX B: ARTIFACT CATALOG

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

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

**ALTERNATIVES ANALYSIS**  
**FLORAL VILLA**  
**SOUNDVIEW- UNDERHILL FARM PROJECT**

370 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

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



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

July 2021

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# ALTERNATIVES ANALYSIS

## INTRODUCTION AND PROJECT DESCRIPTION

In July of 2021 Hudson Valley Cultural Resource Consultants (HVCRC) was retained by the Unicorn Contracting to complete an Alternatives Analysis for the Soundview -Underhill Farms Development (“the Project”) in the hamlet of Yorktown Heights, Town of Yorktown, Westchester County, New York. The property includes the former Floral Villa estate built between 1828 and 1886 owned by Edward Underhill. The estate includes the former mansion, and seven support and out buildings. A review completed by the Office of Parks, Recreation and Historic Preservation (OPRHP) in June of 2021 resulted in the determination that the former Floral Villa Estate was eligible for listing in the National Register of Historic Places. The period of significance is 1828 to 1888, encompassing the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill. The property qualifies under Criteria A, as being associated with events that have contributed to local history and Criteria C, as the former mansion embodies distinctive characteristics of an architectural type.

On May 27, 2021 Derek Rhode of (OPRHP) reviewed the proposed project and indicated that Floral Villa, “also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places... The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity... This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects” (Alternatives Analysis).

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

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

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

The property includes the following structures:

- Building A: Underhill Mansion/Soundview School
- Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio
- Building C: Residential Cottage/ Soundview Middle School
- Building E: Carriage house/Horse Barn- Soundview Science building
- Building G: Carpenters Workshop/storage barn \_Soundview Storage
- Building H: Chapel- Soundview Music Conservatory
- Building I: Residential Cottage- Soundview Playhouse
- Building J: Residential Cottage

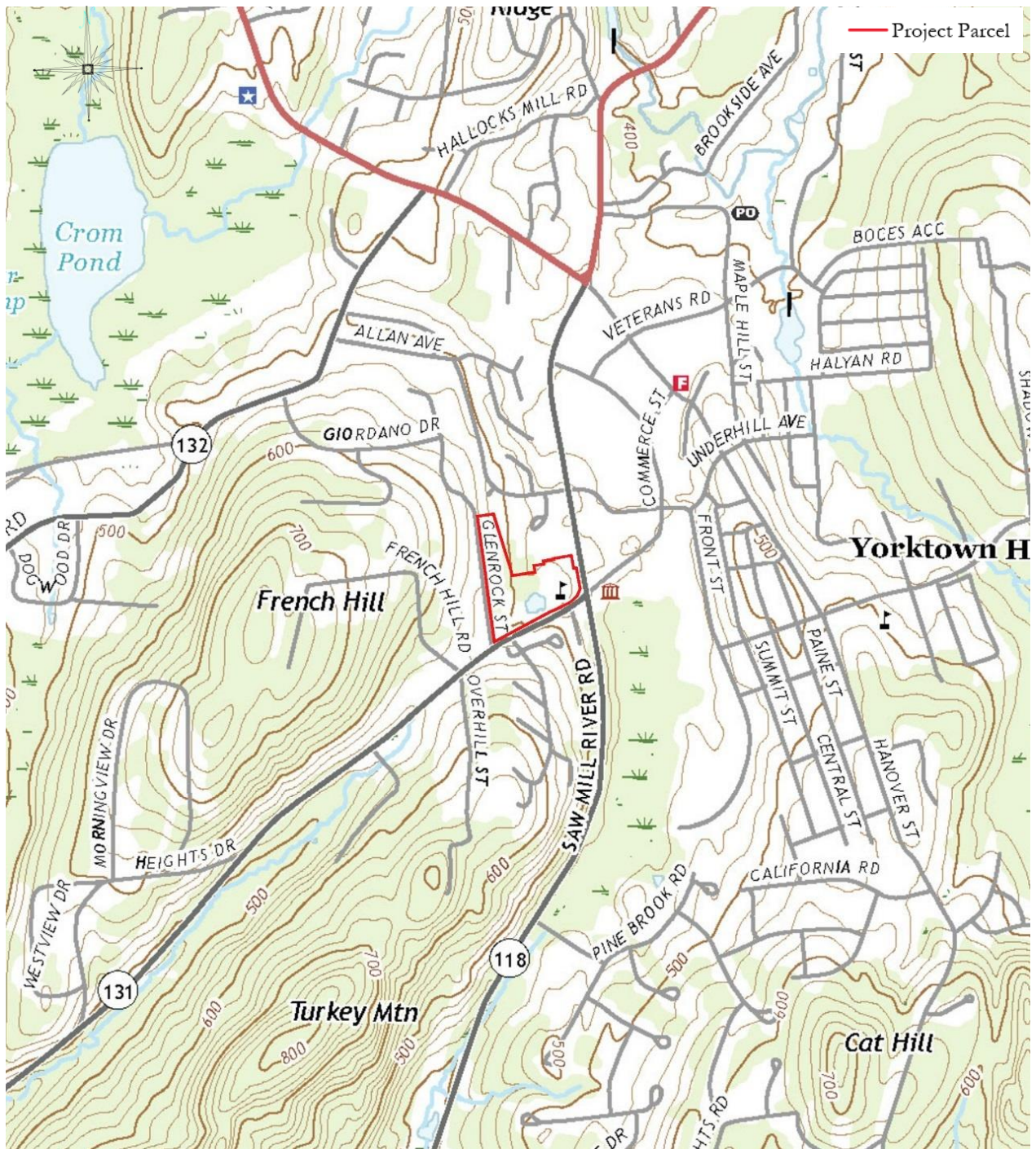


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.



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



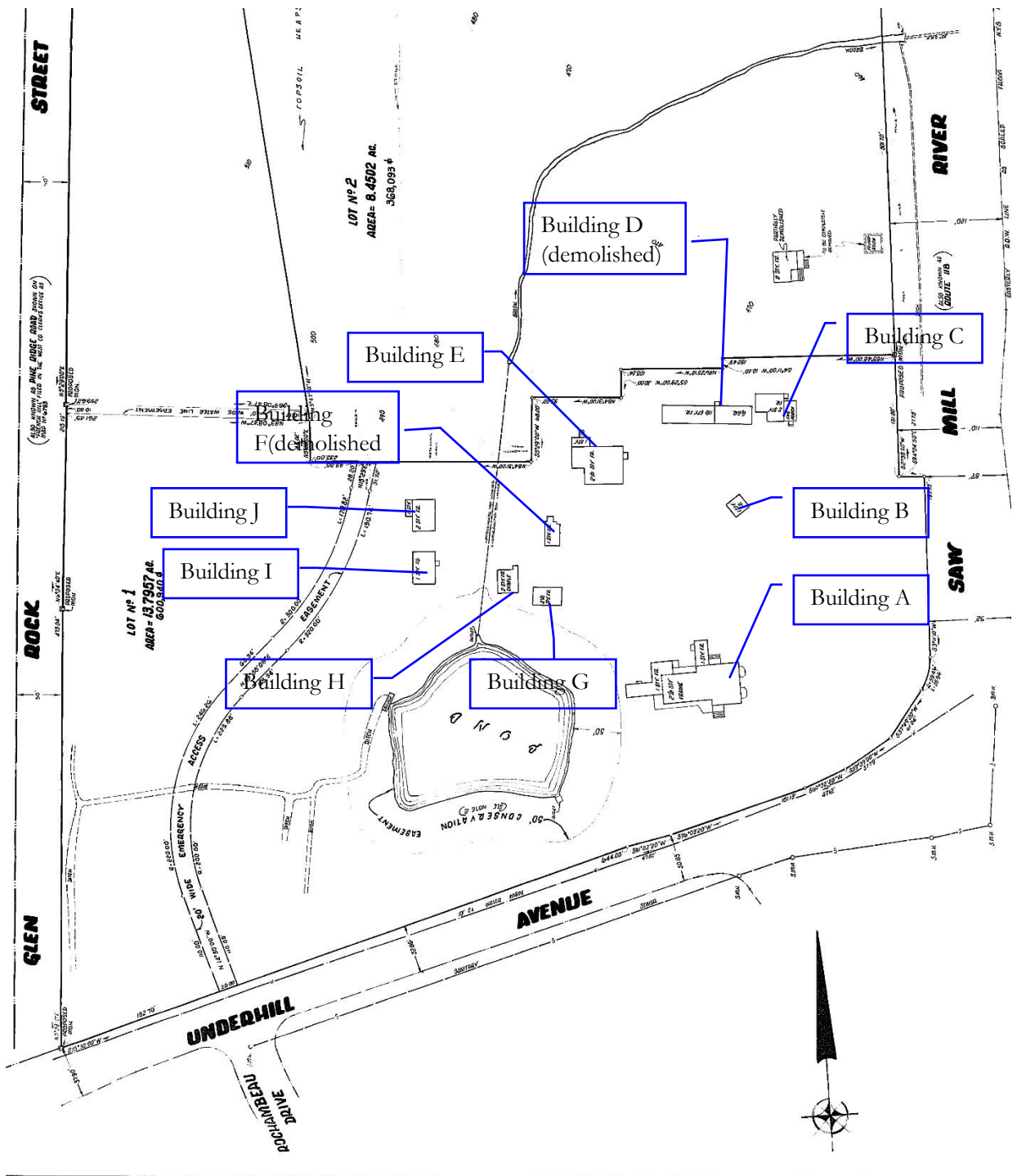
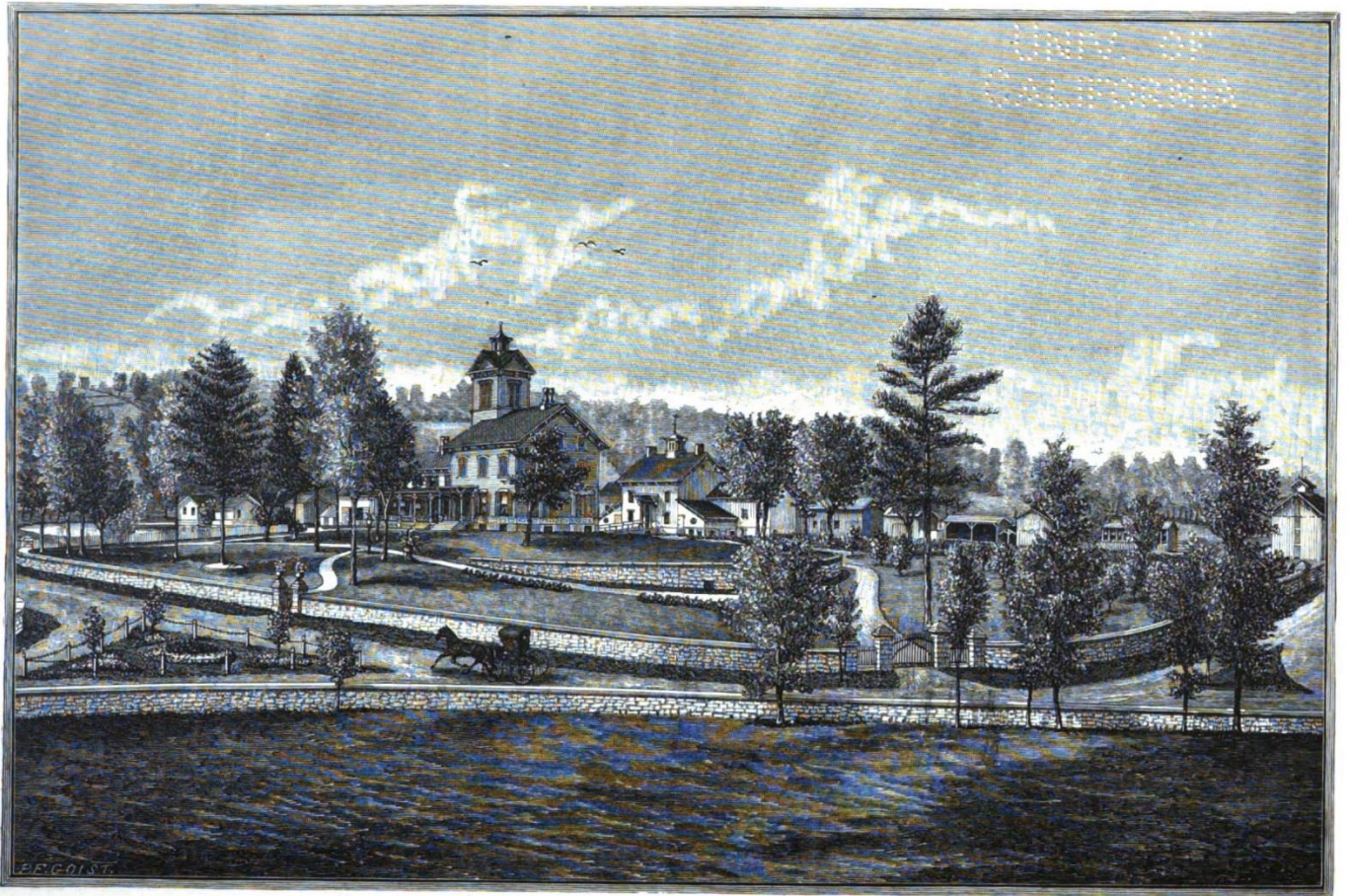


Figure 3: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'



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

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

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

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

#### FLORAL VILLA ESTATE -UNDERHILL FARM

The Underhill Farm property was owned in the early nineteenth century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the founding families of Yorktown. Underhill began

construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Floral Villa. Abraham Underhill owned a number of mills and mill rights on the Croton River. The mill rights, leased from the Van Cortland's processed large quantities of flour that were shipped to New York City markets. When the leases expired Abraham Underhill turned his attentions to the farm in Yorktown. He made improvements to the land that included draining swamps and wet lands and removing rocks. Abraham Underhill died in 1841(Scharf 1886).

When Edward, Abraham's only child inherited the farm, it was mostly wilderness. Edward began the process of improving the land, which included draining swamps and wetland, removing rocks to plow the soil, and the construction of large and elegant buildings that entirely changed the whole appearance of the farm. Abraham had been one of the early importers of Merino Sheep and the first to introduce the Iron plow into Westchester County. By the time his residence was completed in 1881, the farm was known as the best cultivated in the town, and was well stocked with horse and cattle (Scharf 1886).

Edward Underhill passed away in 1888. At that time, his estate included livestock barn, storage and hay barns and several other outbuildings. The lithograph of the Floral Villa, published in 1886, shows several lean-to, a pig-sty and a small boat house by the pond. This lithograph (Figure 4) also shows a series of stone lined paths around the buildings with wrought iron gates at the access to Underhill Avenue.

In 1907 the farm was purchased from Henry and Katherine Kear by Gilbert and Anna Simonton Beaver. The Beaver's were dairy farmers and maintained the farm buildings and mansion. Anna Beaver died in 1919. Gilbert and Anna's only child Katherine died in 1918, while serving the war effort in New York City. In the 1920s and 1930s, Gilbert Beaver established the Gilbert Beaver Conference Farm (Westchester County Records: Deeds). Throughout the twentieth century the original land holdings were sold off to private developers. In 1952 Gilbert Beaver died, leaving half of his holdings to his second wife Jean Keir Beaver, and the balance to the Gilbert Beaver Conference Farm, to whom the property was left to in full when Jean Beaver died in 1985. Throughout the latter portion of the twentieth century, the property was operated by Rev. Schuyler Barber-Rhodes and his wife, Carole (Rosenberg 1987).

The Beaver Conference Farm provided ecumenical retreats, and farm experiences to promote humanitarian justice. The farm offered community lectures and offered the space as a venue, for those who wished to host their own event (Rosenberg 1987).

The Soundview Preparatory school was founded in 1989. The school included facilities for housing up to sixty-five students. In 2020, the school closed, after filing bankruptcy. In August 2020, Unicorn Contracting entered into an agreement to purchase the property.

## STRUCTURAL CONDITION

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

### BUILDING A

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

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

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

### BUILDING B

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

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

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

## BUILDING C

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

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

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

## BUILDING D

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

## BUILDING E

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

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

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

## BUILDING F

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

## BUILDING G

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

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

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

## BUILDING H

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

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

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

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

## BUILDING I

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

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

#### BUILDING J

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Any renovations to these buildings to create additional housing units would significantly alter the architectural and historical integrity, and fail to provide a sufficient number of housing units to meet the project goals. Furthermore, as these buildings were not constructed following any sort of standard or code, the cost of renovating them into housing units or retail spaces would be prohibitive. As of July of 2021, the estimated costs per square foot for new construction is between \$150 and \$200 per square foot. The costs to renovate and adaptively reuse wood frame barns to residential or retail space is \$300-\$500 square foot (Gonzales 2016). Any adaptive reuse of these buildings, in addition to being financially prohibitive, would require substantial changes ensure the structural integrity, as well as improve and modernize them into residential living or usable spaces.



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

Buildings C and E, have recently been renovated. Building C has most recently been used as residential, and Building E has recently been renovated into a science classroom space. While both buildings could be converted, the spacing of the buildings within the property does not provide the means for them to be incorporated into the new apartment and condominium buildings. The construction style of the buildings also makes them incompatible for incorporation into the planned residential structures. In addition, the construction of the Senior Center hinges on parking being provided in the locations of these two buildings.

#### ALTERNATIVE #4: NO ACTION

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

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

## SUMMARY AND RECOMMENDATIONS

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

The existing Underhill Mansion will be retained and rehabilitated as part of the proposed Underhill Farms project. This rehabilitation is expected to cost close to 1 million dollars, and will revitalize this vacant and unused resource. The current plan for this building is to create office and conference room spaces, and rejuvenate the outdated and older portions of the building. The current plans include retaining the historic elements of the building to preserve the overall historic integrity of the structure.

In addition to the Underhill Mansion, the landscape around the mansion, including the routes of the existing driveways, lawn spaces and the ponds will be retained. The pond will be refurbished, and a walking path is proposed around the perimeter to create a park like setting. The project sponsor is proposing to have this part of the property publicly accessible, so that the community can utilize the park space. As part of the proposed plan, the condominium building will be constructed where Buildings G-J are currently located. Buildings C and E will be removed, and their locations graded and leveled for uses as lawn. An apartment building is proposed to the north of the former Underhill Mansion (Building A). Parking areas are proposed to the north of the apartment building, that will be utilized by the community members who will visit the proposed Senior Center.

Unicorn Contracting has explored the other available properties in the Town of Yorktown, however, due to the Yorktown Heights Design Overlay District, this property is uniquely suited to provide both residential and commercial opportunities, as well as retain a significant historic resource.

The cost of rehabilitating and restoring the former barns and outbuildings is prohibitive for the proposed undertaking and associated offsite improvements. Rehabilitation construction costs will nearly double the construction costs of the project and will not allow for the unit density needed for this type of investment project. The layout of the barns and out-buildings is not conducive to adaptive reuse. The financial viability of the development, as well as the off-site improvements are in jeopardy if the project cannot go forward as planned. With the current plan, including the off-site and community improvements, Unicorn Contracting has created a financially viable project that will be reliant on private investors and funds. In addition to the financial loss, the reduction in the number of housing units will impact the goals of the Town of Yorktown and its residents to have available housing and commercial drivers of economic growth.

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

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

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

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

Westchester County Records

wro.westchesterclerk.com

## APPENDIX A: PHOTOGRAPHS

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



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



3. The Chapel  
(Building H).



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



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



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



7. Building J, is a small residential cottage.



8. Building I served as the Soundview School Playhouse.





9. View to the northeast of Building I.



10. View to the southwest of the pond.



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



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



## APPENDIX B: HISTORIC MAPS

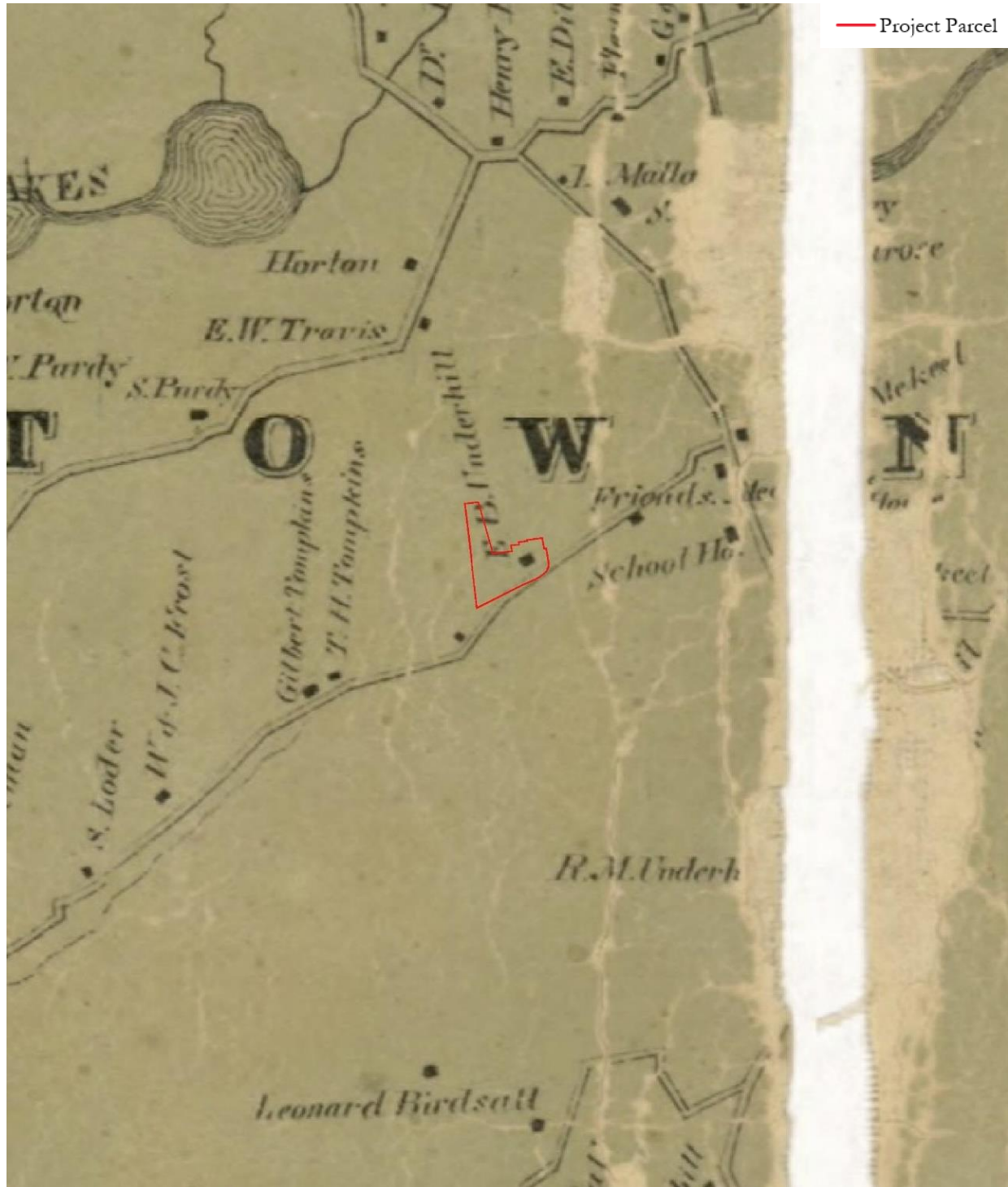


Figure 5: 1858 F.C. Merry *Atlas of Westchester County*. (Source: Library of Congress) Scale: 1"=1700'.

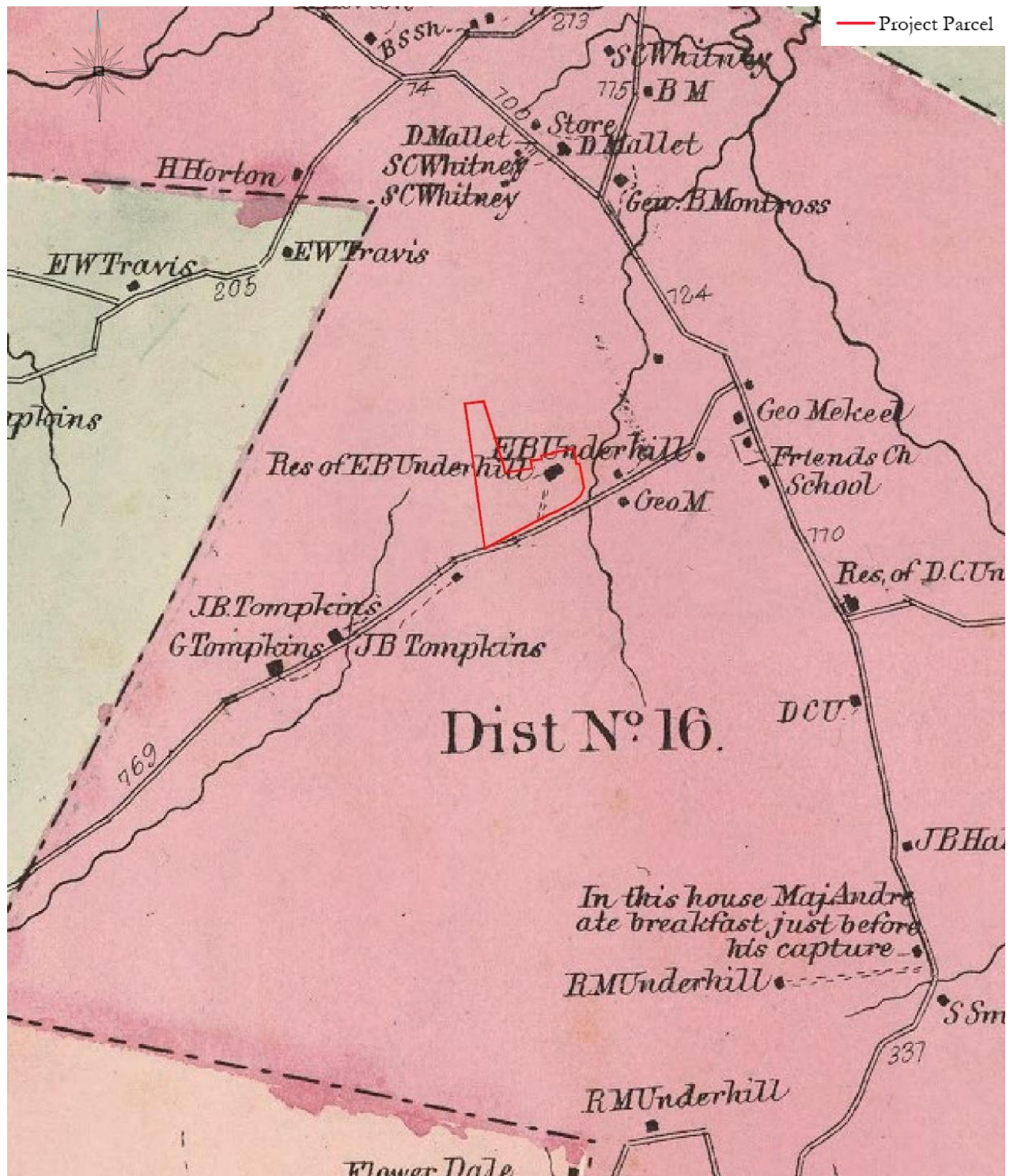


Figure 6: 1867 F.W. Beers' *Atlas of Westchester County, Town of Yorktown*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

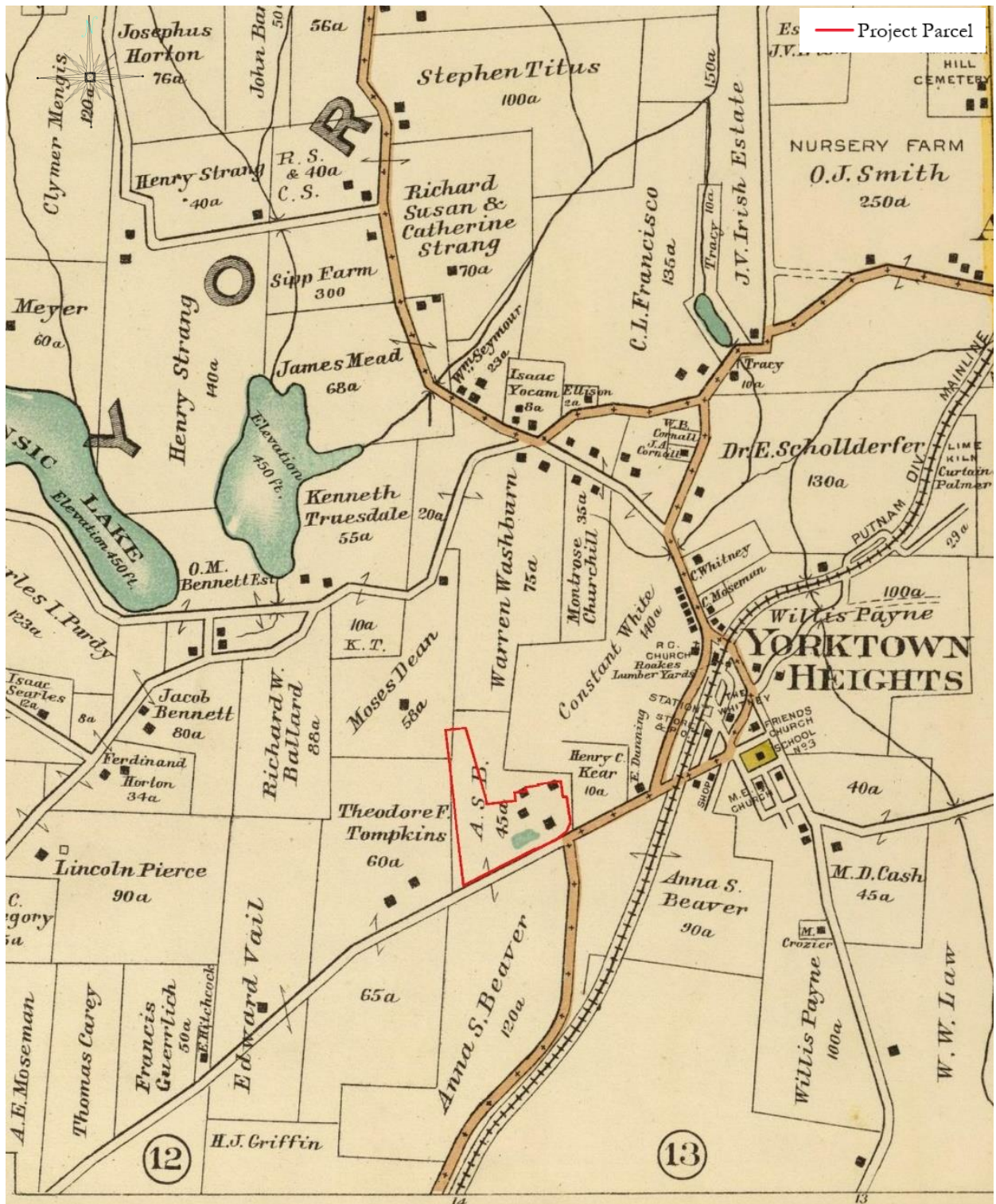


Figure 7: 1908 Hyde E. Belcher *Atlas of Westchester County*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

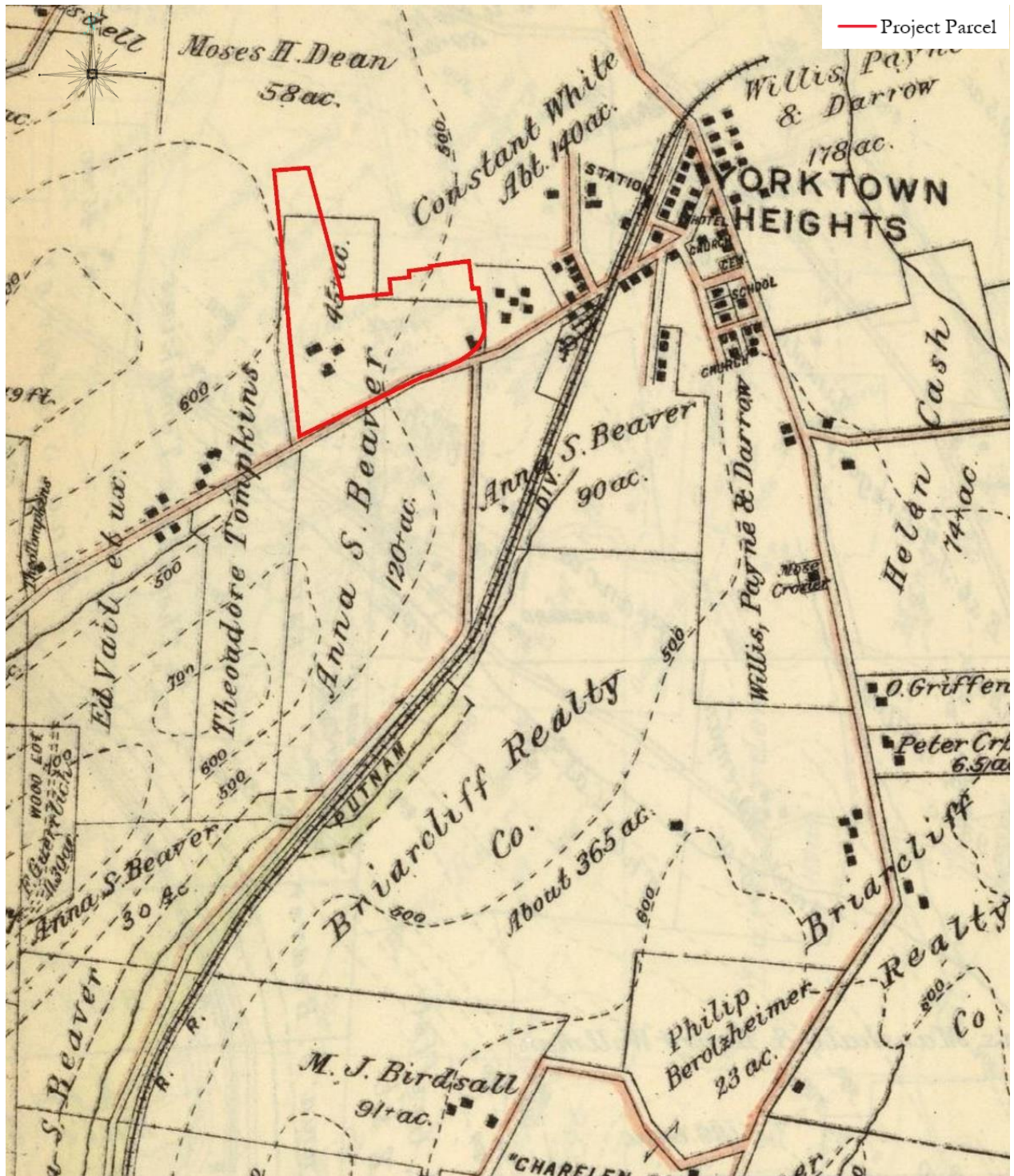


Figure 8: 1914 G. W. Bromley Map of Westchester County, New York. (Source: David Rumsey Cartography Associates) Scale: 1"=850'.

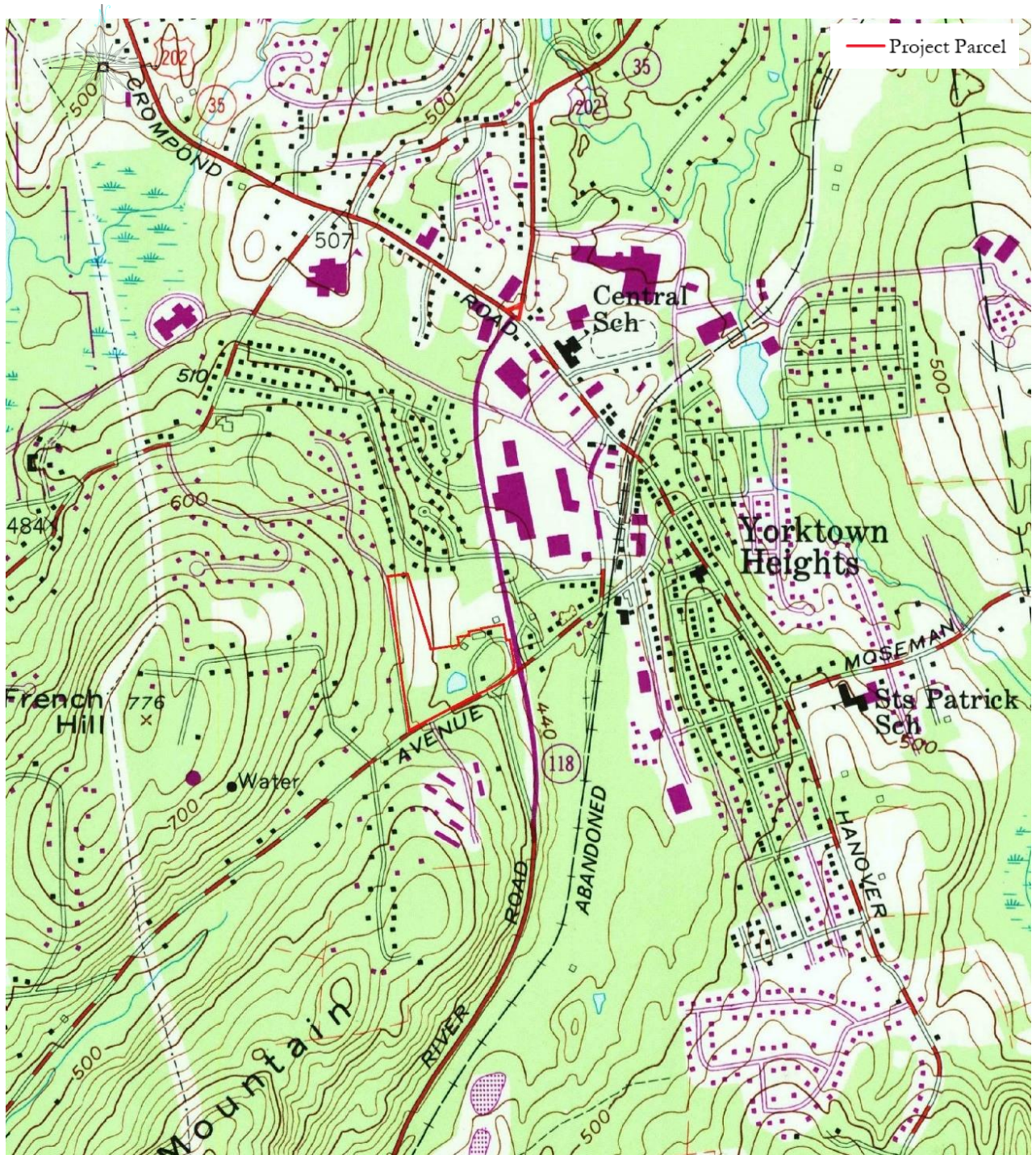


Figure 9: 1956 Mohegan Lake NY USGS Topographical Quadrangles. (Source: USGS.gov) Scale: 1"=1200'.



# Consultation with New York State Historic Preservation Office for Cultural Resources

**Hudson Cultural Services**

# Investigations & SHPO review

- January 2021 Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Soundview -Underhill Farms Development, Town of Yorktown, Westchester County, NY.
- On April, 2021 Philip Perazio of (OPRHP) “No Archaeological Concerns regarding this Project”
- On May 27, 2021 Derek Rhode of (OPRHP) reviewed the proposed project and indicated that Floral Villa, “also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places
- July of 2021 Alternatives Analysis for the Soundview -Underhill Farms Development

# Investigations & SHPO review

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

# Investigations & SHPO review

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

# Soundview / Underhill Estate

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

Property consists of Mansion and Seven ancillary buildings

# Mansion Building

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

# Ancillary Buildings

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

# Setting

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

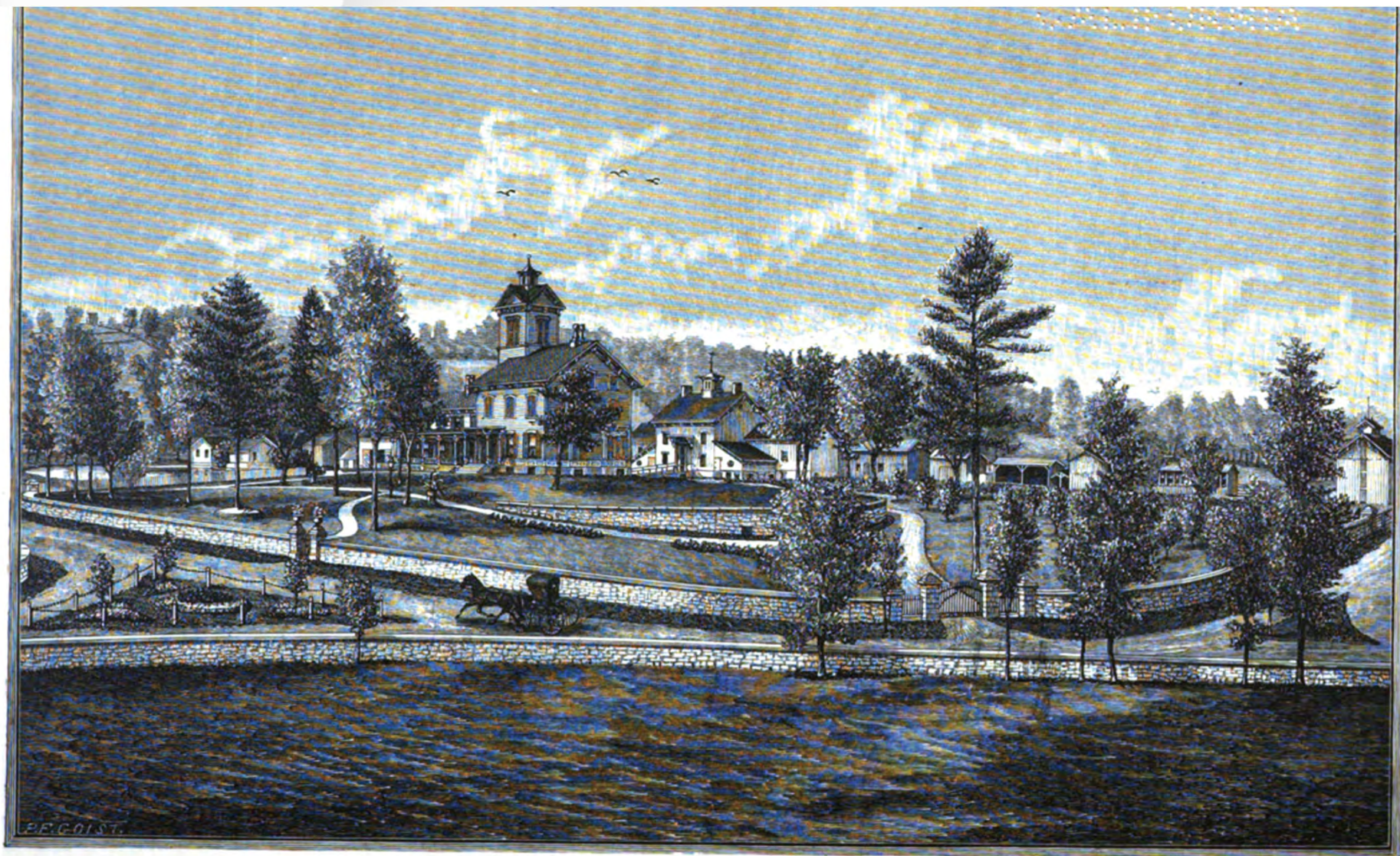


# Continued Consultation

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

# Soundview -Underhill Farms

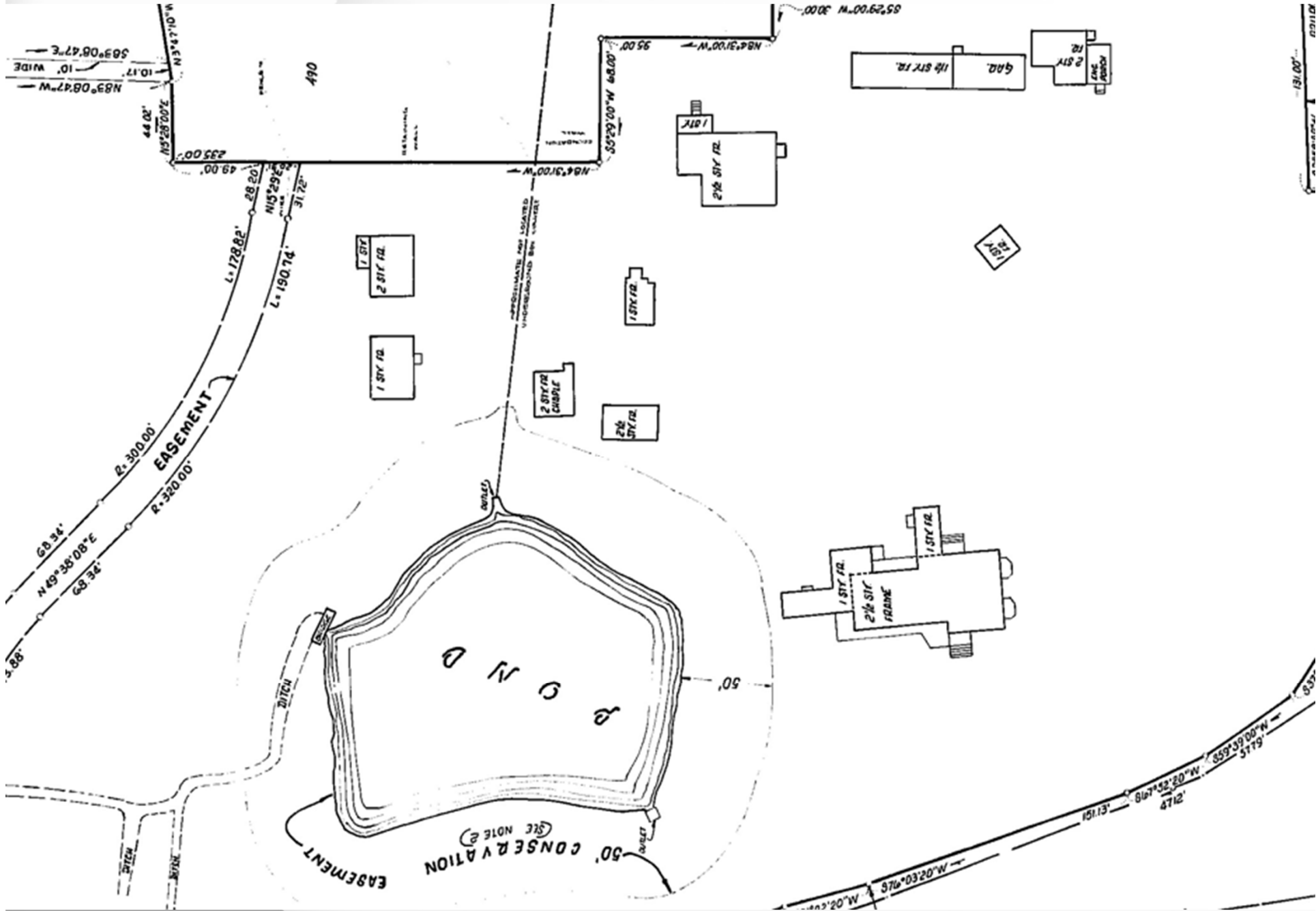
**Hudson Cultural Services**



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

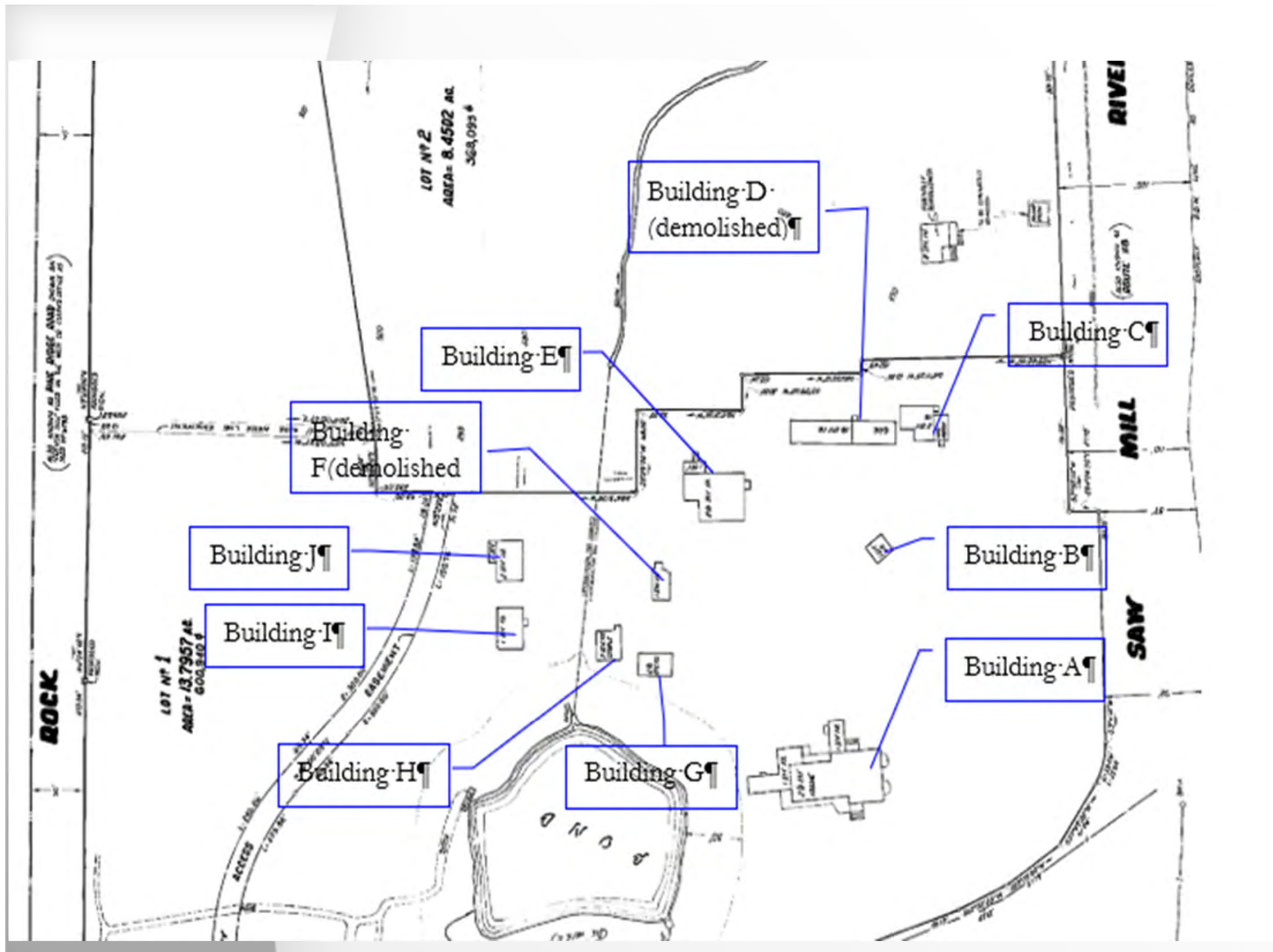
# History

- Floral Villa estate built between 1828 and 1886 By Abraham and Edward Underhill & Family
- 1907 the farm was purchased from Henry and Katherine Kear by Gilbert and Anna Simonton Beaver. Operated a dairy farm on the property.
- In the late 1920s and early 1930s, Gilbert Beaver established the Gilbert Beaver Conference Farm
- Gilbert Beaver died in 1952, leaving the property to his second wife, Jean and the Conference farm organization. Jean died in 1985.
- Conference farm was operated by Rev. Schuyler Barber-Rhodes and his wife, Carole after Gilbert's death
- 1989- 2020 Soundview School was operated on the premises



# Structures

- Building A: Underhill Mansion/Soundview School
- Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio
- Building C: Residential Cottage/ Soundview Middle School
- Building D: Livestock Barn- Demolished
- Building E: Carriage house/Horse Barn- Soundview Science building
- Building F: 1 story wood frame: Demolished
- Building G: Carpenters Workshop/storage barn  
\_Soundview Storage
- Building H: Chapel- Soundview Music Conservatory
- Building I: Residential Cottage- Soundview Playhouse
- Building J: Residential Cottage



1941





1964



2018





































**LETTER OF RESOLUTION AMONG  
NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC  
PRESERVATION  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
AND  
UNDERHILL SOUNDVIEW LLC**

**REGARDING the UNDERHILL FARM  
21PR02382**

**WHEREAS**, Underhill Soundview LLC (“Applicant”) intends to build “Underhill Farm” a multi-family and mixed-use project is planned for the property located at 370 Underhill Avenue in the Town of Yorktown Heights, Westchester County, New York, which property is owned by the Applicant and, **WHEREAS**, the project requires multiple permits from the New York State Department of Environmental Conservation (“NYSDEC”); which include coverage under a General Permit for Stormwater Discharges from Construction Activities (GP-0-12-001), and a Permit for Private, Commercial & Institutional (P/C/I) (GP 0-15-001) and the approval of the Town of Yorktown Heights locality; and

**WHEREAS**, the Department has consulted with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in accordance with Section 14.09 of the New York State Parks Law, 9 NYCRR part 428 and the procedures agreed upon in a 2015 interagency Letter of Resolution for construction activities relating to GP-0-12-001; and

**WHEREAS**, OPRHP has determined that the existing Soundview-Underhill /Floral Villa Estate (“Underhill Estate”), located at 370 Underhill Avenue, in the Town of Yorktown Heights, Westchester County, New York, are eligible for inclusion in the State and National Registers of Historic Places. The Soundview complex is eligible under National Register criterion A for Abraham and Edward B. Underhill’s contributions to the settlement, agricultural, and economic development of Yorktown and Criterion C in the area of architecture as an intact example of a Federal-style farmhouse transformed into a large Italianate-style residence.

**WHEREAS**, the Applicant is proposing to construct a multi-family and mixed use project (Underhill Farm), and it has been determined that the proposed project will have an Adverse Impact on the Underhill Estate

**WHEREAS**, In a letter dated October 29, 2021, OPRHP has concurred that no prudent or feasible alternatives exist that would lessen or avoid the adverse impacts to the historic resources,

**NOW, THEREFORE**, in accordance with the New York State Parks, Recreation and Historic Preservation Law, NYCDEC, OPRHP, and Applicant agree that the Project may proceed subject to the stipulations set forth below:

**STIPULATIONS**

**I. Historic Resources**

- A. Underhill Estate Building District (USN: 11918.000175)
- The Applicant agrees to preserve and rehabilitate the Mansion House (11918.000173) and retain the carriage paths on the southern side of the building. Rehabilitation Plans for the Mansion House will be submitted to the Town of Yorktown Planning Board for review and approval at the preliminary and pre-final stages of development. Review and approval by the Planning Board shall be completed prior to construction activities.
  - The Applicant agrees to preserve the pond, and retain the historic landscape for community use.
  - The Applicant agrees that any constructed ancillary or accessory buildings will reflect the character and architecture of the Chapel and/ or Carriage Barn.
  - The Applicant agrees to consult with the town of Yorktown Planning Board for review and approval in regard to the proposed designs of any ancillary or accessory structures, and the rehabilitation efforts within the Mansion house. These plans shall be reviewed and approved at the preliminary and pre-final stages of development and prior to any construction activities.
  - Existing vegetation on the property shall be maintained to reduce the potential visual impacts to the Mansion House due to the new construction. Changes to the vegetation will be subject to Town of Yorktown ordinances. Any vegetation removed due to necessity will be replaced in kind.
- B. The Applicant will offer the buildings that are slated for demolition as donation and relocation to any interested parties, including local historic and preservation groups. Evidence of these offers and the interested parties response shall be provided to OPRHP.
- C. The Applicant will approach historic preservation salvage entities and offer salvage items from the buildings slated for demolition to be used in historic preservation projects. Evidence of these offers to interested entities shall be provided to OPRHP.
- D. The Applicant will create a historic exhibit that conveys the history of the Underhill Estate that will be displayed in a publicly accessible location design for this exhibit and location shall be submitted to the Town of Yorktown Planning board for their review and approval.
- E. A Comprehensive documentation report will be completed of the entire property, following OPRHP's Standards for Structure Documentation (Exhibit A).
- II. Other Terms and Conditions:
- Modifications, amendments, or termination of this agreement as necessary shall be accomplished by the signatories in the same manner as the original agreement.
  - Disputes regarding the completion of the terms of this agreement shall be resolved by the signatories.
- III. If suspected human remains are encountered at any point during this project, OPRHP's Human Remains Discovery Protocol (Exhibit B) will be followed.

The signatories agree that by execution of this agreement the Department of Environmental Conservation has satisfied its requirements for compliance with Section 14.09 of the New York State Parks Law of 1980 and 9 NYCRR part 428.

Underhill Soundview LLC

Paul F. Guillano

Signature

Date

1/22/22

PAUL F. GUILLANO

Name

MEMBER

Title

**NYS Department of Environmental Conservation**

---

Signature

Charles E. Vandrei  
Agency Historic Preservation Officer

---

Date

**NYS Office of Parks, Recreation and Historic Preservation**

---

Signature

---

Date

Daniel Mackay R. Daniel Mackay  
Deputy Commissioner for Historic Preservation  
, Division for Historic Preservation

## **Exhibit A:**

### **Structure Documentation**

The State and National Register eligible Underhill Estate Building District (USN: 11918.000175) located in the Town of Yorktown Heights, Westchester County, New York, are to have current conditions documented using the following format:

#### Photographs

Photographs submitted, as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property both exterior and interior (where safely accessible).

Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera. Images should be saved in Tag Image File (TIFF) format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.

Several historic images (if available) depicting the facility should be included in the documentation. Each photograph be titled/numbered to correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. will be listed once on the photograph log.

#### Historic Narrative

A brief narrative history pertaining to development and construction of the building(s) should be provided. Historic period documentation, *if available*, should also be included.

#### Plans/Drawings

Copies of construction plans, *if available*, should be reproduced and included in the documentation package.

#### DVD Copy

The final report (including images and a PDF version of the Historic Narrative) should be saved on digital media (CD, DVD, or USB thumb drive) and 2 copies will be submitted to the Agency Preservation Officer at the Division for Historic Preservation.

#### Printed Copy

Two copies of the report will be printed and bound. One copy of the report will be submitted to the Agency Preservation Officer at the Division for Historic Preservation for forwarding to the NY State Archives and one copy of the report will be forwarded by the Applicant to a local public library or historical society.

## Exhibit B:

### New York State Office of Parks, Recreation and Historic Preservation Human Remains Discovery Protocol (August 2018)

If human remains are encountered during construction or archaeological investigations, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that the following protocol is implemented:

- Human remains must be treated with the utmost dignity and respect at all times. Should human remains or suspected human remains be encountered, work in the general area of the discovery will stop immediately and the location will be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine whether they are human, the remains and any associated materials must be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if they are human.
- No skeletal remains or associated materials will be collected or removed until appropriate consultation has taken place and a plan of action has been developed.
- The OPRHP, the appropriate Indian Nations, the involved state and federal agencies, the coroner, and local law enforcement will be notified immediately. Requirements of the coroner and local law enforcement will be adhered to. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if the remains are Native American or non-Native American.
- If human remains are determined to be Native American, they will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP and the Indian Nations. The LGPC or the Department will consult OPRHP and the appropriate Indian Nations to develop a plan of action that is consistent with the Native American Graves Protection and Repatriation Act (NAGPRA) guidance. Photographs of Native American human remains and associated funerary objects should not be taken without consulting with OPRHP and the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP. Consultation with the OPRHP and other appropriate parties will be required to determine a plan of action.
- To protect human remains from possible damage, the OPRHP recommends that burial information not be released to the public.



**TIM  
MILLER  
ASSOCIATES, INC.**

---

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax [www.timmlerassociates.com](http://www.timmlerassociates.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 from 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 incoming 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,

A handwritten signature in black ink, appearing to read "Steve Marino". The signature is fluid and cursive, with a small flourish at the end.

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



Existing Pond Looking East



Existing Pond Looking South



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



### Basemap Gallery

Aerial Photos  Street  Parcel Outlines

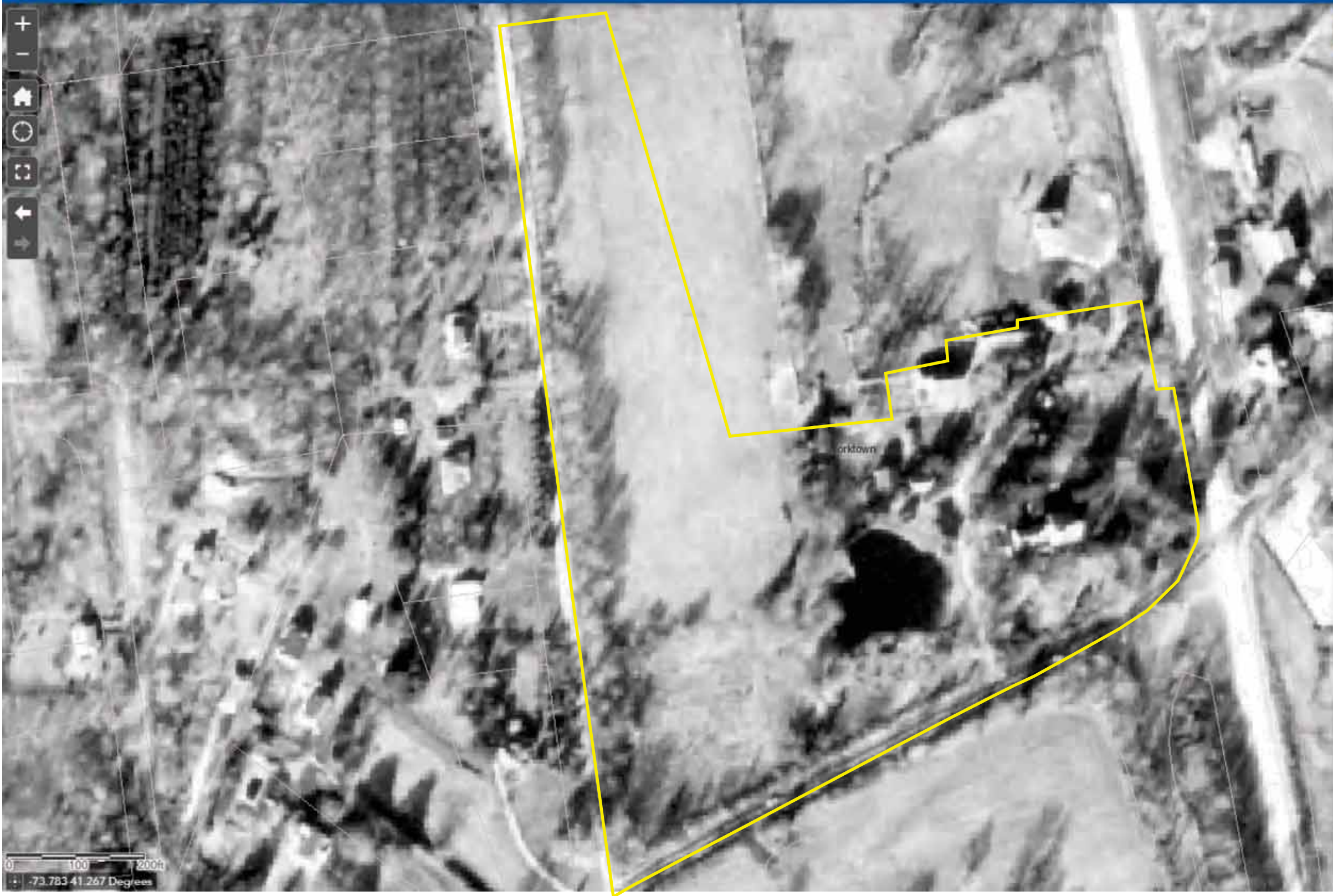
1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

Default Map	Topographic	OpenStreetMap
World Imagery (Firefly)	Streets	Terrain with Labels
Navigation	Community	Aerial 2021
USDA Imagery 2019	USDA Infrared Imagery 2019	Westchester County
Planimetric Basemap		

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



Map navigation controls: Zoom in (+), Zoom out (-), Home, Refresh, Full Screen, Back, Forward



### Basemap Gallery

Aerial Photos  Street  Parcel Outlines

1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

Default Map	Topographic	OpenStreetMap
World Imagery (Firefly)	Streets	Terrain with Labels
Navigation	Community	Aerial 2021
USDA Imagery 2019	USDA Infrared Imagery 2019	Westchester County
Planimetric Basemap		

0 100 200ft  
-73.783 41.267 Degrees

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



### Basemap Gallery

Aerial Photos  Street  Parcel Outlines

1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

Default Map	Topographic	OpenStreetMap
World Imagery (Firefly)	Streets	Terrain with Labels
Navigation	Community	Aerial 2021
USDA Imagery 2019	USDA Infrared Imagery 2019	Westchester County
Planimetric Basemap		

0 100 200ft  
-73.786 41.269 Degrees

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

Mapping Westchester County Powered by Westchester County GIS

Map navigation controls: zoom in (+), zoom out (-), home, refresh, full screen, back, forward.

### Basemap Gallery

Aerial Photos  
  Street  
  Parcel Outlines

1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

Default Map	Topographic	OpenStreetMap
World Imagery (Firefly)	Streets	Terrain with Labels
Navigation	Community	Aerial 2021
USDA Imagery 2019	USDA Infrared Imagery 2019	Westchester County
Planimetric Basemap		

0 100 200  
-73.788 41.271 Degrees

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



### Basemap Gallery

Aerial Photos  Street  Parcel Outlines

1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

Default Map	Topographic	OpenStreetMap
World Imagery (Firefly)	Streets	Terrain with Labels
Navigation	Community	Aerial 2021
USDA Imagery 2019	USDA Infrared Imagery 2019	Westchester County
Planimetric Basemap		

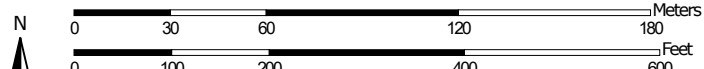
2021 Aerial Photo  
Underhill Farm  
Underhill Avenue, Yorktown  
Source: Westchester County GIS

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



Soil Map may not be valid at this scale.

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



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/4/2022  
Page 1 of 3

## 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%
<b>Totals for Area of Interest</b>		<b>13.8</b>	<b>100.0%</b>

# 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

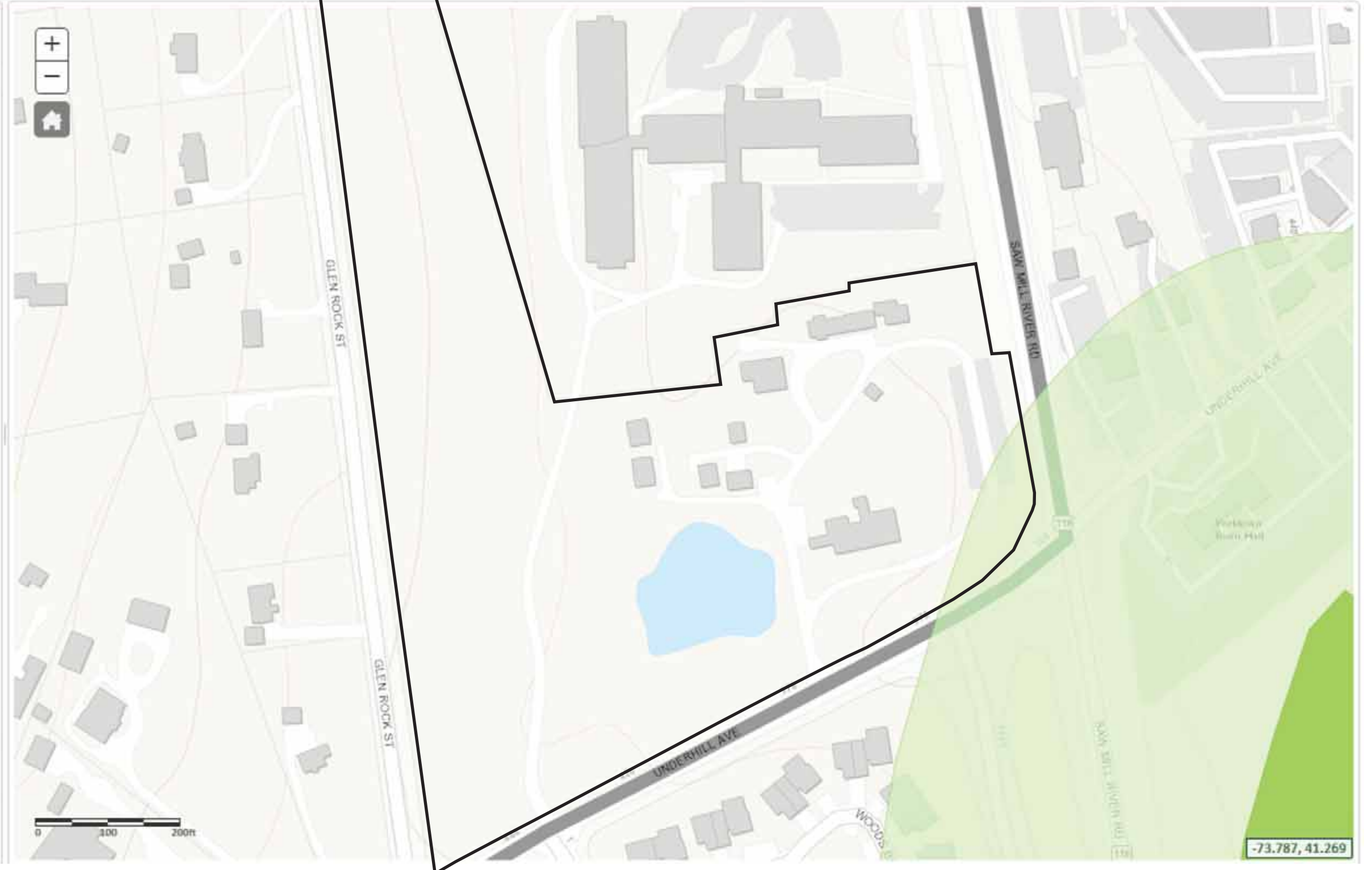
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



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





# 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?

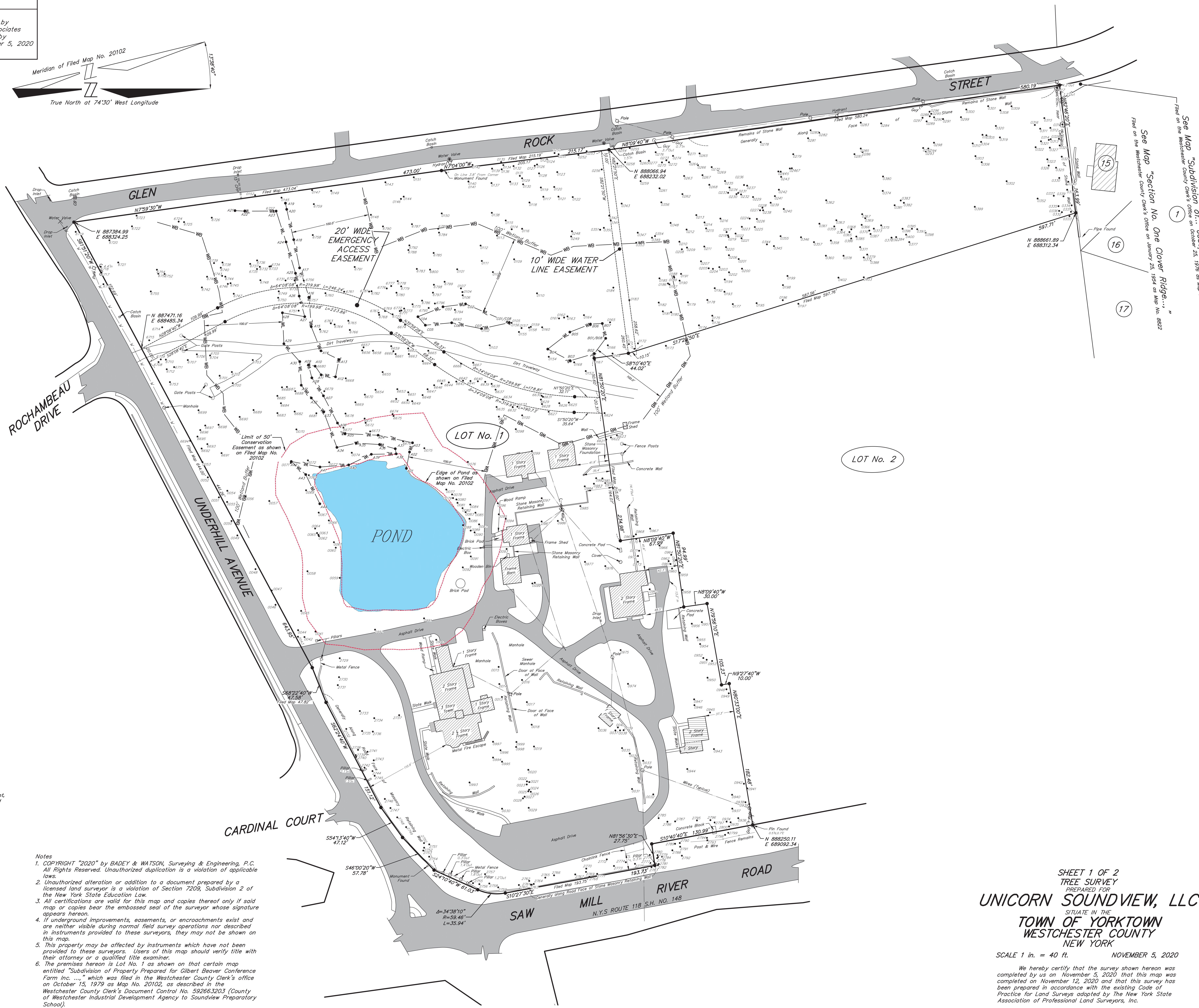
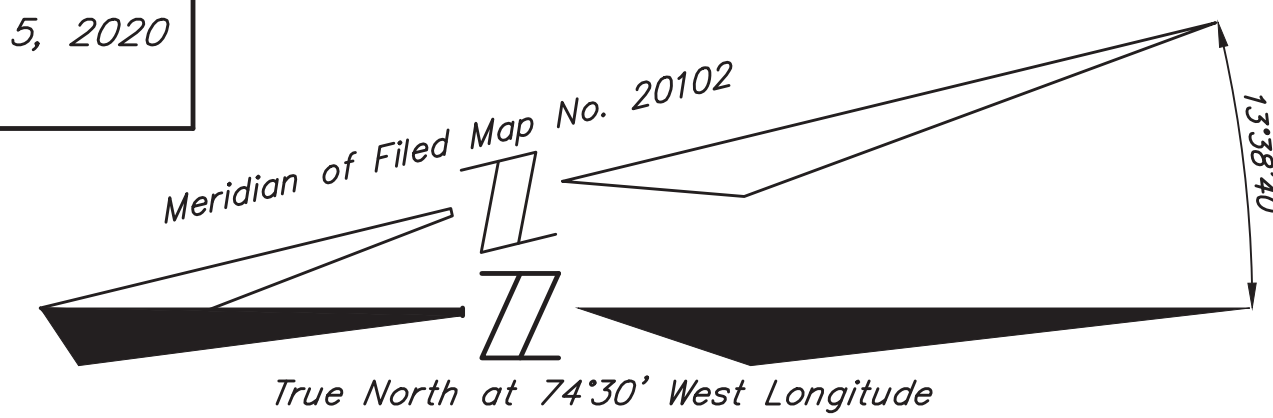
Contacts



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

WETLANDS LEGEND  
Flag WL Wetland boundary flags as set by Steve Marino of Tim Miller Associates during Fall 2020, and located by Bodey & Watson on November 5, 2020

TREE LEGEND  
565 TAG NUMBER  
TREE LOCATION



See Map "Subdivision of... Joseph Adamo..."  
Filed on the Westchester County Clerk's Office on October 25, 1976 as Map No. 1517  
See Map "Section No. One Clover Ridge..."  
Filed on the Westchester County Clerk's Office on January 25, 1954 as Map No. 8822

Area = 13.782 Acres  
which includes 0.060 acres in 10' Wide Water Line Easement,  
0.290 acres in 20' Wide Emergency Access Easement and  
1.532 Acres in Conservation Easement (included pond)

- Notes
1. COPYRIGHT "2020" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
  2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
  3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
  4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
  5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
  6. The premises hereon is Lot No. 1 as shown on that certain map entitled "Subdivision of Property Prepared for Gilbert Beaver Conference Farm Inc. ..." which was filed in the Westchester County Clerk's office on October 15, 1979 as Map No. 20102, as described in the Westchester County Clerk's Document Control No. 592663203 (County of Westchester Industrial Development Agency to Soundview Preparatory School).
  7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992908. To obtain ground distances divide the distances on this map by the square of the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.
  8. This is one sheet of a two sheet set.

This map was prepared for the exclusive use of and is certified only to:  
UNICORN SOUNDVIEW, LLC

SHEET 1 OF 2  
TREE SURVEY  
PREPARED FOR  
**UNICORN SOUNDVIEW, LLC**  
SITUATE IN THE  
TOWN OF YORKTOWN  
WESTCHESTER COUNTY  
NEW YORK  
SCALE 1 in. = 40 ft. NOVEMBER 5, 2020

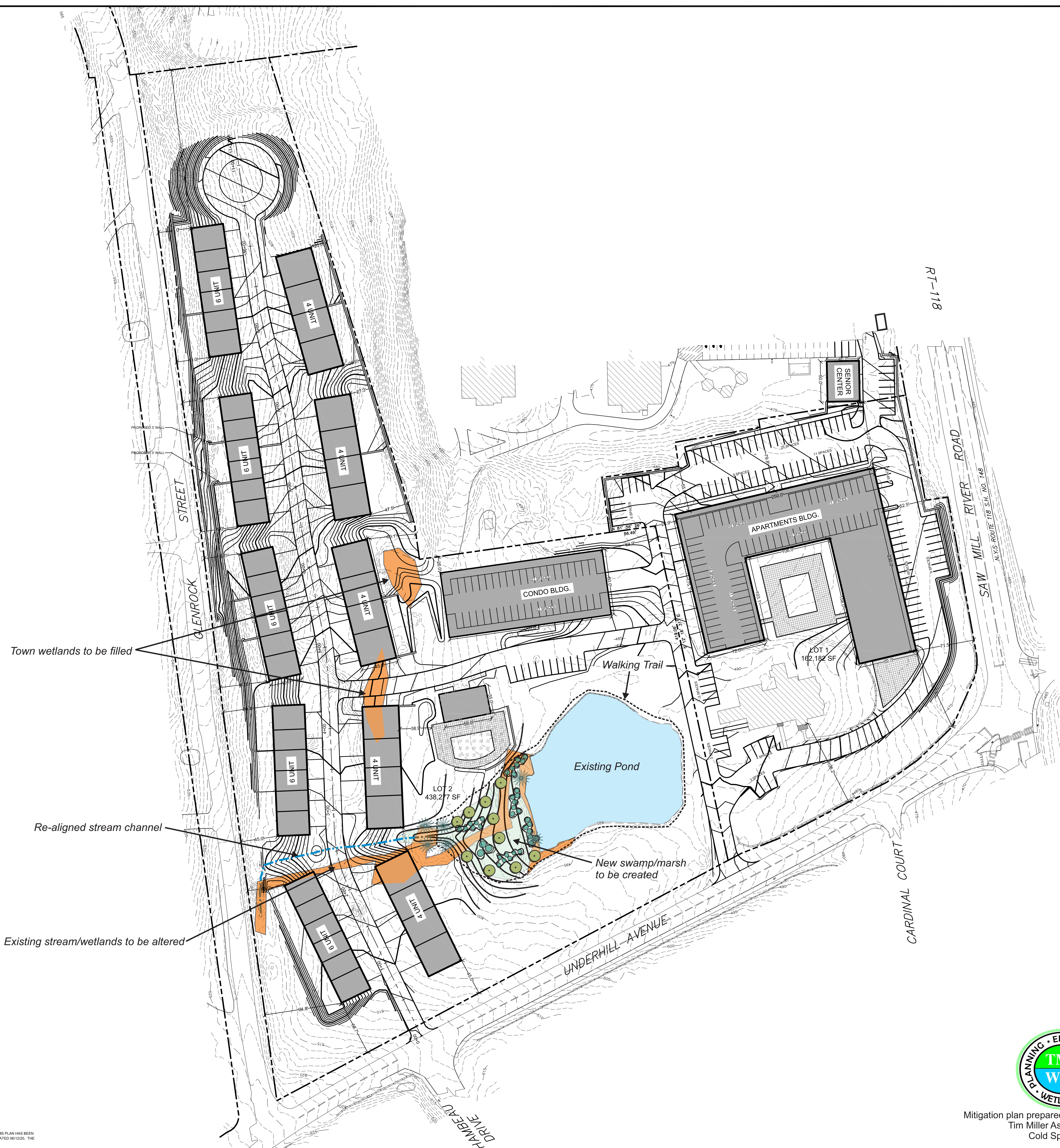
We hereby certify that the survey shown hereon was completed by us on November 5, 2020 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.



3063 Route 9  
Cold Spring, NY 10516  
www.Badey-Watson.com  
845.365.9317  
845.265.4438 (Fax)  
877.3141599 (Toll Free)

ADVANCE COPY  
BADEY & WATSON  
Surveying & Engineering, P.C.  
**THIS IS R3X FOR R01**  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 50389  
PRINTED  
November 19, 2020  
BADEY & WATSON  
Surveying & Engineering, P.C.

Checked by G.W. T.M.: 4806-1-30  
On 11-04-20  
Drawn by JMR/JFT  
Spell checked by JFT  
Cased by JMR/JFT  
Layout: SURVEY.WC, No. 25293  
Drawing Name: LS25293\_001.W73



Town wetlands to be filled

Re-aligned stream channel

Existing stream/wetlands to be altered

NEW SWAMP/MARSH TO BE CREATED

EXISTING POND

WALKING TRAIL

CONDO BLDG.

APARTMENTS BLDG.

SENIOR CENTER

RT-118

SAW MILL RIVER ROAD  
N.Y.S. ROUTE 118 STA. NO. 148

CARDINAL COURT

UNDERHILL AVENUE

HAMBRAU DRIVE

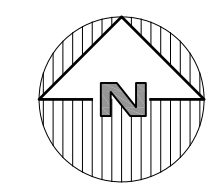
LOT 2  
438,277 SF

LOT 1  
162,192 SF

NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAPS PREPARED BY BAILEY 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 1209 (2) OF THE NEW YORK STATE EDUCATION LAW.



Mitigation plan prepared by Steve Marino, PWS  
Tim Miller Associates, Inc.  
Cold Spring, NY



PRELIMINARY SITE PLAN  
PREPARATION

UNDERHILL FARM  
UNDERHILL AVENUE

Town of Yorktown  
Westchester County, New York

CONCEPTUAL WETLAND  
MITIGATION PLAN

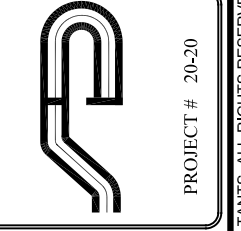
SCALE: 1" = 40'  
DRAWN BY: TK  
DATE: 6-22-20

NO.	DATE	COMMENTS
1	12/2/20	Weather Mitigation Consent

NO.	DATE	COMMENTS

Engineer:  
Joseph C. Rizzo, P.E.  
NYS Lic. No. 48451

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



COPYRIGHT © 2021 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED.  
PROJECT # 2020

Sheet 1 of 1

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

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,

A handwritten signature in black ink, appearing to read "Steve Marino".

Steve Marino, PWS  
Senior Wetland Scientist  
Tim Miller Associates



NOTE:  
 THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN  
 TAKEN FROM SURVEY MAP PREPARED BY BAKER AND WATSON, DATED 09/12/00. THE  
 ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

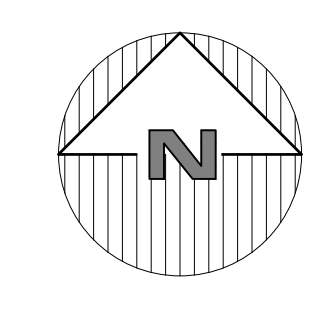
**LEGEND**

- 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

**SAFE DIG**  
 Before You Dig, Drill or Blast



Town of Yorktown  
 Westchester County, New York

**UNDERHILL FARM**  
 UNDERHILL AVENUE

**TREE REMOVAL PLAN**

PRELIMINARY SITE PLAN  
 PREPARED FOR

Sheet 2 of 2

SCALE 1" = 40'	DRAWN BY TK	DATE 6-23-20	REVISIONS: NO.   DATE   COMMENTS
-------------------	----------------	-----------------	-------------------------------------

REVISIONS:	NO.	DATE	COMMENTS

ENGINEER  
 Joseph C. Reina, P.E.  
 LICENSE NO. 35201

**Site Design Consultants**  
 Civil Engineers • Land Planners  
 251-F Underhill, Yorktown Heights, NY 10598  
 (914) 962-4488, Fax (914) 962-7306  
 www.sitedesignconsultants.com

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ENGINEER: JOSEPH C. REINA, P.E., LICENSE NO. 35201, WESTCHESTER COUNTY, NEW YORK  
 PROJECT NO. 18-001

Tree Removal Chart table with columns: TAG #, KEEP/REMOVE, TYPE, DIAMETER, CONDITION, TAG #, KEEP/REMOVE, TYPE, DIAMETER, CONDITION, TAG #, KEEP/REMOVE, TYPE, DIAMETER, CONDITION, TAG #, KEEP/REMOVE, TYPE, DIAMETER, CONDITION, TAG #, KEEP/REMOVE, TYPE, DIAMETER, CONDITION. The table contains 500 rows of tree inventory data.

Site Design Consultants logo and contact information: Civil Engineers & Land Planners, 251-F Underhill, Westchester County, New York 10598. Phone: (914) 962-4888, Fax: (914) 962-7836. Website: www.sitedesignconsultants.com

Revision table with columns: No., Date, Description. It lists various revisions made to the drawing, such as 'Add Notes', 'Update Conditions', and 'Update Dates and Utility Plans'.

Scale and Date information: SCALE: #1"=40' and DATE: 6-22-20. Includes a reference to the drawing number: DRAWING: TK.

PROJECT # 20-20 information: UNDERHILL FARM, 251-F Underhill, Westchester County, New York. Includes a note: PRELIMINARY SITE PLAN, PREPARED FOR [redacted].



# **Application Materials**

MAR 18 2022

TOWN OF YORKTOWN

# TOWN OF YORKTOWN PLANNING BOARD

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

## APPLICATION FOR SITE PLAN APPROVAL

Date March 17, 2022

1. Name of Project: Underhill Farm

2. Tax Map Designation (Section, Block, Lot) 48.06-1-30

3. Zone: R1-40 Total Acreage: 13.78 ac

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):

Proposal for a mixed use development of 148 residential units, 11,000 sf retail use, and recreational amenities. Original main structure to remain and to be used for a mix use. Access will be provided to an adjacent parcel for a future senior center and parks and recreation offices.

6. Contact Person - CHOOSE ONLY ONE:

- |                                    |  |                                    |  |
|------------------------------------|--|------------------------------------|--|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> Owner               | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist   |
| <input type="checkbox"/> Attorney  | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor  | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Paul Guillaro  
Firm Unicorn Contracting Corp.  
Address 10 Julia Lane, Suite 103 - Cold Spring, NY 10516  
Phone 845-809-5969  
Fax \_\_\_\_\_  
Email pguillaro@unicorncontracting.com

8. Owner of Record

Name Applicant  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**9. Attorney**

Name Mark W. Blanchard  
Firm Blanchard & Wilson, LLP.  
Address 235 Main Street, Suite 330 - White Plains, NY 10601  
Phone Office: (914) 461-0280  
Fax \_\_\_\_\_  
Email mblanchard@blanchardwilson.com

**10. Engineer**

Name Joseph C. Riina, P.E.  
Firm Site Design Consultants  
Address 251 F Underhill Avenue - Yorktown Heights, N.Y. 10598  
Phone 914-962-4488  
Fax 914-962-7386  
Email jriina@sitedesignconsultants.com  
Lic. No. 64431

**11. Surveyor**

Name Glenn Watson, L.S.  
Firm Badey & Watson Surveying & Engineering, P.C.  
Address 3063 Route 9 - Cold Spring, NY 10516  
Phone 845-265-9217  
Fax 845-265-4428  
Email gwatson@badey-watson.com  
Lic. No. 50389

**12. Architect**

Name Ricardo Tovar  
Firm Lessard Design  
Address 8521 Leesburg Pike - 7th Floor - Vienna, Virginia 22182  
Phone 571-830-1854  
Fax \_\_\_\_\_  
Email rtovar@lessarddesign.com  
Lic. No. \_\_\_\_\_

13. Wetland Scientist/Specialist

Name Steve Marino  
Firm Tim Miller Associates  
Address 10 North Street - Cold Spring, NY 10516  
Phone 845-265-4400  
Fax 845-265-4418  
Email smarino@timmillerassociates.com

14. Landscape Architect

Name Earl Goven  
Firm Blades & Goven Landscape Architects  
Address P.O. Box 1581 - Fairfield, Ct. 06825  
Phone 203-254-8530  
Fax \_\_\_\_\_  
Email egoven@bgsite.com  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No  
16. Is this project within 500 feet of the Putnam County line?  Yes  No  
17. Is this project within the Sustainable Development Study Area?  Yes  No

18. Is this project within 500 feet of:

- The right-of-way of any existing or proposed state or county road?  Yes  No  
The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No  
The boundary of state or county-owned land on which a public building/institution is located?  Yes  No  
An existing or proposed county drainage line?  Yes  No  
The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit  
 Stormwater Permit  
 Tree Permit  
 Planning Board special permit: \_\_\_\_\_  
 Town Board variance or approval: \_\_\_\_\_  
 Zoning Board of Appeals variance or special permit: \_\_\_\_\_

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

22. This parcel is in the following districts:

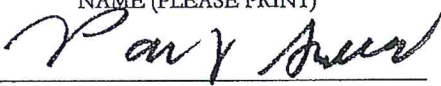
School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Hallocks Mill</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

<b>Applicant</b>	<b>Owner of Record</b>
<u>Paul Guillaro</u>	_____
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
	_____
SIGNATURE	SIGNATURE
<u>3/17/22</u>	_____
DATE	DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, being duly sworn, deposes and says that he resides at 75 Randon Farm in the County of Westchester and State of NY. That he is the member of Undehill Somewell LLC the corporation which is owner in fee of the property described in the foregoing application for Undehill Farm and that the statements contained therein are true to the best of his knowledge and belief.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

\*\*\*\*\*

**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

\_\_\_\_\_, being duly sworn, deposes and says that he is the agent named in the foregoing application for \_\_\_\_\_ and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_  
Notary Public

F:\Office\WordPerfect\APPLICATION FORMS\APPSITEPLAN.wpd  
Last updated: December 2011

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

RECEIVED  
PLANNING DEPARTMENT

MAR 16 2022

TOWN OF YORKTOWN

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Underhill Farm		
Project Location (describe, and attach a general location map): 370 Underhill Avenue, Yorktown Heights, NY 10598		
Brief Description of Proposed Action (include purpose or need): The Underhill Farm development, to be located on the campus of the former Soundview Preparatory School ("Project"), is a proposed mixed-use residential/ retail and office project with elements of green and open space. The Project is brought forward under the Town's recently enacted Yorktown Heights Overlay Design District. Implementation of this district seeks to strengthen the Town's hamlets by re-invigorating economic corridors through additional density and walkable features, consistent with the goals of the Town's Comprehensive Plan. The Project consists of the following mixed uses: 64 apartment units for rent (including 20 reserved for seniors), 32 senior condominium units and 52 Townhouses for sale. The Project will also provide for public benefit amenities, such as a senior center, and space for Town offices and administrative services. As per the new zoning, the Project will preserve a locally significant structure through creative adaptive re-use of the existing building. Additionally, the Project will house retail spaces thereby increasing economic growth and activity. The Project will meet or exceed open space requirements set forth in the Town's code. The Project is proposed as an as-of-right application under the Yorktown Heights Overlay Design District, without the need for variances or other relief.		
Name of Applicant/Sponsor: Underhill Soundview LLC	Telephone: 845.809.5969	E-Mail: dferris@unicorncontracting.com
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Paul Guillaro, President	Telephone: 845.809.5969	E-Mail: dferris@unicorncontracting.com
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): Soundview Preparatory School	Telephone:	E-Mail:
Address: 370 Underhill Avenue		
City/PO: Yorktown Heights	State: New York	Zip Code: 10598



**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site plan approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML Review	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York City DEP	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater review	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Wetlands review	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Yorktown Heights Overlay Design District	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 Currently zoned R1-40, now within Yorktown Heights Overlay Design District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?  
Yorktown Municipal Police Protection

c. Which fire protection and emergency medical services serve the project site?  
Yorktown Heights Fire District

d. What parks serve the project site?  
Downing Town Park; FDR State Park; Junlor Lake Pool Facilities.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use Townhouse, Condo, Apartment units plus retail and office space,

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 13.8 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 10.9 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 13.8 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_ 2  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ 9 month 2022 year  
 • Anticipated completion date of final phase \_\_\_\_\_ 12 month 2026 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
Phase 1 will include the site work plus Apartments & retail. Phase 2 will include the condominiums plus recreation facilities.

f. Does the project include new residential units?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	84
At completion of all phases	_____	_____	_____	148

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (c.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Unnamed pond; Refer to Wetland Mitigation Plan

ii. Describe how the proposed action could affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Creation of new Wetland Mitigation Area potential alteration of Channel & Banks

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:  
• acres of aquatic vegetation proposed to be removed: \_\_\_\_\_  
• expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_  
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
• proposed method of plant removal: \_\_\_\_\_  
• if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_  
v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 43,558 +/- gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:  
• Name of district or service area: Yorktown Consolidated Water #1.  
• Does the existing public water supply have capacity to serve the proposal?  Yes  No  
• Is the project site in the existing district?  Yes  No  
• Is expansion of the district needed?  Yes  No  
• Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

• Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Extension of water pipes to serve the entire site  
• Source(s) of supply for the district: Amawalk Reservoir and Catskill Aqueduct

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

• Applicant/sponsor for new district: \_\_\_\_\_  
• Date application submitted or anticipated: \_\_\_\_\_  
• Proposed source(s) of supply for new district: \_\_\_\_\_  
v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 43,558 +/- gallons/day  
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater - 100%

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

• Name of wastewater treatment plant to be used: Yorktown Sewer District Treatment Plant - Hallocks Mill  
• Name of district: Yorktown Sewer District #1  
• Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No  
• Is the project site in the existing district?  Yes  No  
• Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

 Extension of the sewer lines to serve the entire site \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 6.1 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 13.8 acres (parcel size)
- Describe types of new point sources. TBD
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Existing storm drains in Underhill Avenue

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 None
- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewer treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing 46 Proposed 360+/- Net increase/decrease +314+/-

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
New Entrance Road for Townhouses across from Rochambeau Drive

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Electric use for up to 12,000 sf new retail facility

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
NYSEG will supply electricity

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations: Residential use 24/7	
• Monday - Friday:	<u>8 am to 6 pm</u>	• Monday - Friday:	<u>7am to 11 pm</u>
• Saturday:	<u>8 am to 6 pm</u>	• Saturday:	<u>7am to 11 pm</u>
• Sunday:	<u>None</u>	• Sunday:	<u>7am to 11 pm</u>
• Holidays:	<u>None</u>	• Holidays:	<u>7am to 11 pm</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Tree Clearing and construction noise from 8 am to 6pm during construction

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Tree removal required for Construction

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
TBD as site plan is developed

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: Tree removal required for Construction

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
Lawn maintenance of common areas for townhouses, condos and apartments plus retail. All lawn chemicals will be applied by a licensed technician under the direction of the property management entity.

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 30-50 tons per \_\_\_\_\_ 48 months (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: All construction debris will be removed by a licensed hauler and disposed of in an approved facility.  
 • Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: construction debris to be removed by a licensed hauler and deposited in a regulated facility  
 • Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): Town Hall and Caremount Facility located across NYS Route 118.

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.5	6.1	+4.6
• Forested	5.9	up to 0.75	-5.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.6	0.6	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn &amp; Landscaped Areas</u>	5.8	6.4	+0.6



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 Soundview Preparatory School - now closed; Caremount Medical Facility  
 \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection:  
 \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
 \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 0405235 - Site Remediated; Case Closed  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 N/A  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
 \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 5' feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Paxton Fine Loam 3-8 % Slope	69.9 %
Paxton fine Loam 8-15% Slope	24.3 %
Charlton Chatfield	6 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ +6' feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 70 % of site  
 Moderately Well Drained: \_\_\_\_\_ 24 % of site  
 Poorly Drained \_\_\_\_\_ 6 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 8.07 % of site  
 10-15%: \_\_\_\_\_ 2.06 % of site  
 15% or greater: \_\_\_\_\_ 3.66 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name unnamed Stream Classification D
- Lakes or Ponds: Name unnamed Pond Classification D
- Wetlands: Name \_\_\_\_\_ Approximate Size 0.584 pond area
- Wetland No. (if regulated by DEC) none

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">White Tail Deer</td> <td style="border-bottom: 1px solid black; width: 33%;">Woodchucks</td> <td style="border-bottom: 1px solid black; width: 33%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Squirrels</td> <td style="border-bottom: 1px solid black;">Birds</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Racoons</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	White Tail Deer	Woodchucks		Squirrels	Birds		Racoons			
White Tail Deer	Woodchucks									
Squirrels	Birds									
Racoons										
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____  Institutional Landscape 50%; Second Growth Forest 50%</p> <p>ii. Source(s) of description or evaluation: <u>Field Visits to the Site by TMA Biologists</u></p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ 7.0 +/- acres</li> <li>• Following completion of project as proposed: _____ 0.5 +/- acres</li> <li>• Gain or loss (indicate + or -): _____ -6.5 +/- acres</li> </ul>										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>										
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Existing House to be preserved

iii. Brief description of attributes on which listing is based:  
TBD in Archaeology Review

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

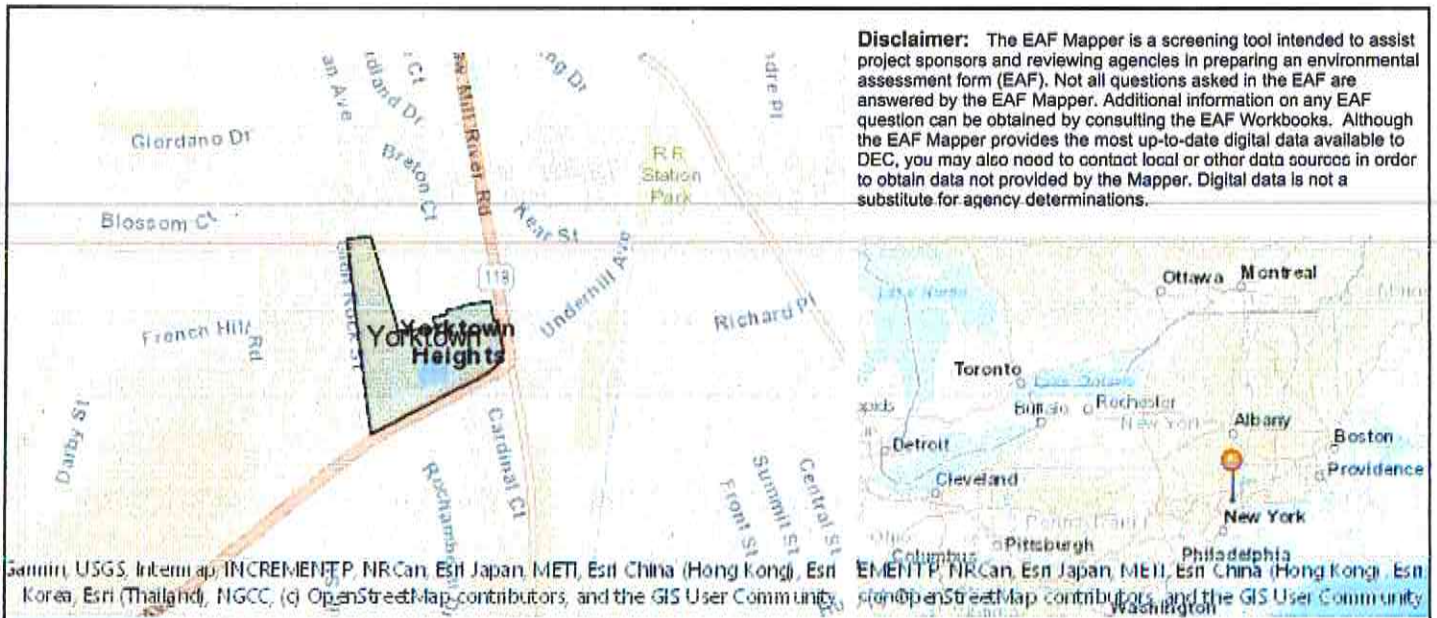
**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ann Cutignola - AICP Date December 9, 2020

Signature  Title Senior Planner

**PRINT FORM**



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

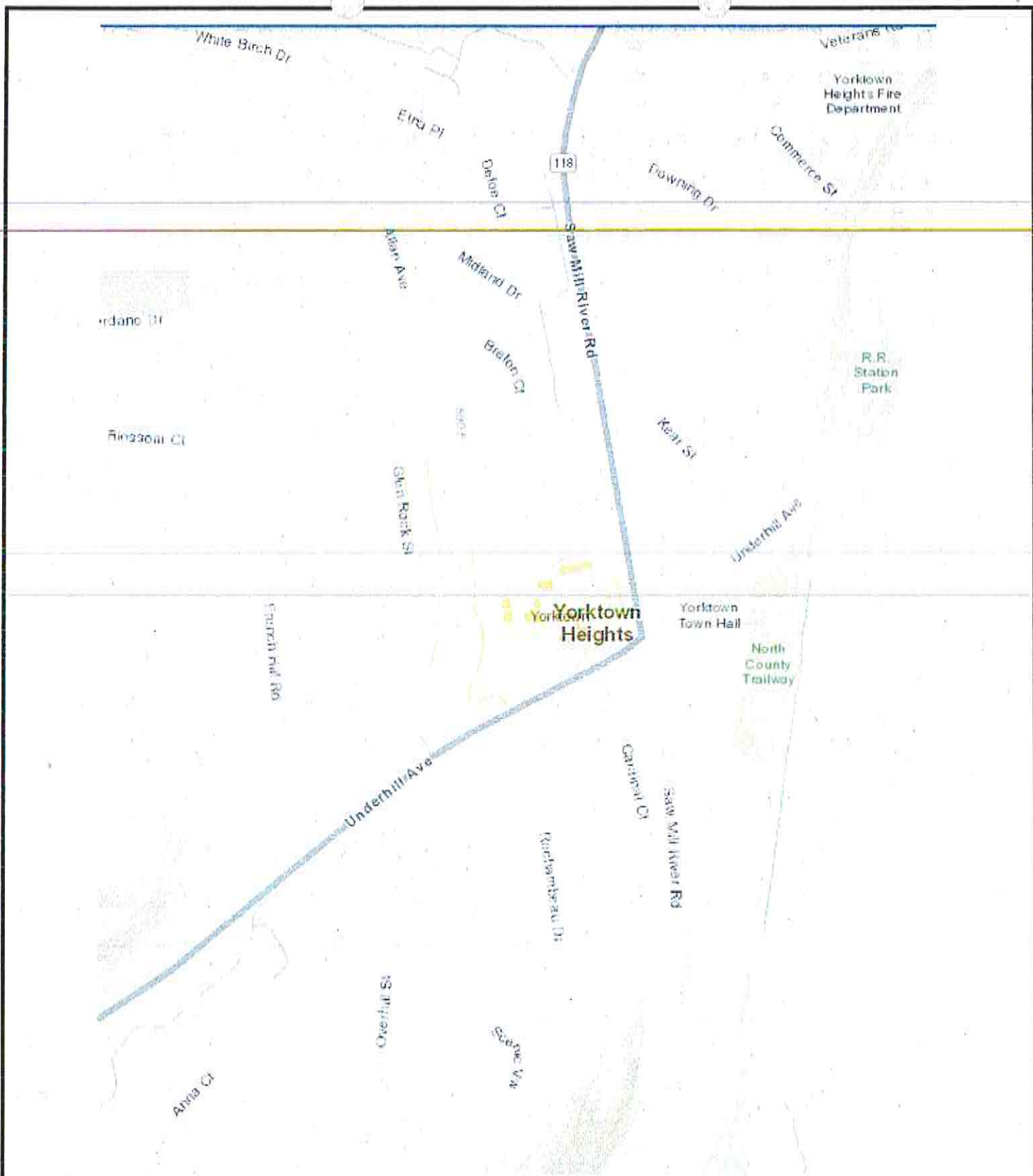


Figure 1: Location Map  
 Underhill Farm - Unicorn Contracting  
 Town of Yorktown, NY  
 Source: Westchester County GIS

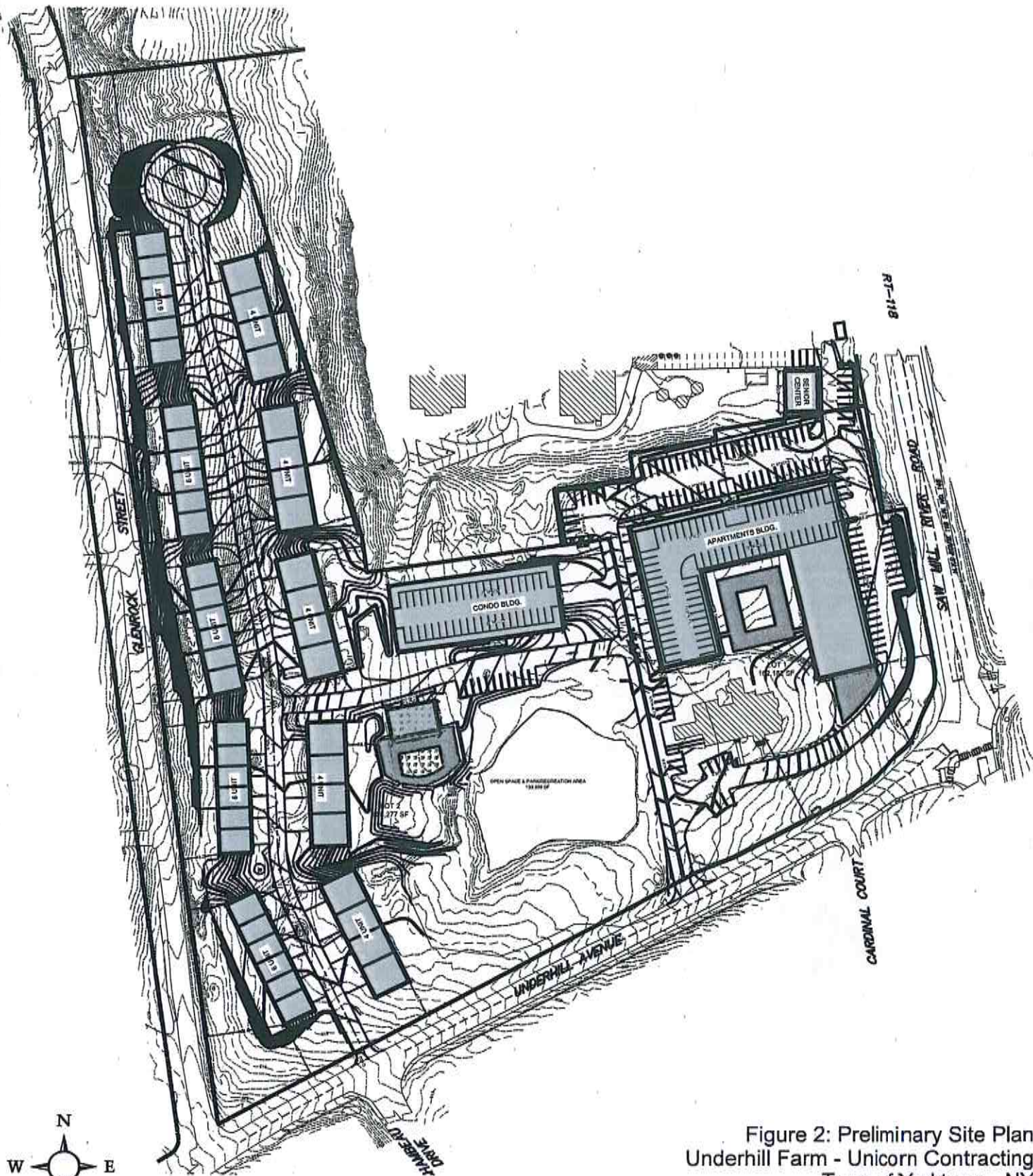


Figure 2: Preliminary Site Plan  
 Underhill Farm - Unicorn Contracting  
 Town of Yorktown, NY  
 Source: Site Design Consultants





1:3,000 0 145 290 580 ft



Figure 3: 2018 Site Aerial  
Underhill Farm - Unicorn Contracting  
Town of Yorktown, NY  
Source: Westchester County GIS

# **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

*Last Revised:*

**May 26, 2022**

# Underhill Farm Fiscal Analysis

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## **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, including 50 townhouses and a 34-unit condominium building; 64 apartments and 17,580 square feet of retail and office space including 11,000 square foot of new retail space in addition to the reuse of the Underhill Farmhouse building. The development will preserve the existing historic Farmhouse structure incorporating it into the development.

### **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 34-unit condominium building and a 64-unit 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.

<b>Table 1 Population Projections</b>					
<b>Unit Size</b>	<b>Number of Units</b>	<b>Population Multiplier</b>	<b>Population</b>	<b>School Age Children Multiplier</b>	<b>School Age Population</b>
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
<b>TOTAL</b>	<b>148</b>		<b>321</b>		<b>23</b>
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.

<b>Table 2</b>			
<b>Current &amp; Projected Taxes Generated by Underhill Farms Development</b>			
Taxing Authority	Current Taxes (\$)	Underhill Farms Projected Taxes Total (\$)	Net Increase Between Current & Projected Taxes (\$)
<b>Total Westchester County</b>	<b>\$4,501</b>	<b>\$122,965</b>	<b>\$118,464</b>
<b>Total Town of Yorktown</b>	<b>\$7,169</b>	<b>\$195,844</b>	<b>\$188,676</b>
<b>Total Municipal</b>	<b>\$11,670</b>	<b>\$318,809</b>	<b>\$307,169</b>
<b>Yorktown Central School District</b>	<b>\$32,888</b>	<b>\$898,454</b>	<b>\$865,567</b>
<b>TOTAL</b>	<b>\$40,057</b>	<b>\$1,217,264</b>	<b>\$1,172,706</b>
<b>Notes:</b>			
(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<sup>1</sup>, 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
<b>TOTAL</b>		<b>3,381</b>
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

<sup>1</sup>NYSED 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<sup>2</sup>. 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.

---

<sup>2</sup> 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.

<b>Table 4</b>			
<b>Revenue &amp; Cost Summary: Underhill Farms</b>			
<b>Jurisdiction</b>	<b>Projected Taxes (\$)</b>	<b>Projected Costs (\$)</b>	<b>Net Tax Revenue</b>
<i>Town of Yorktown</i>	\$195,844	(\$64,200)	\$131,644
<i>Yorktown Central Schools</i>	\$898,454	(\$434,056)	\$464,398
<b>Total</b>	<b>\$1,094,298</b>	<b>(\$498,256)</b>	<b>\$596,042</b>

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*

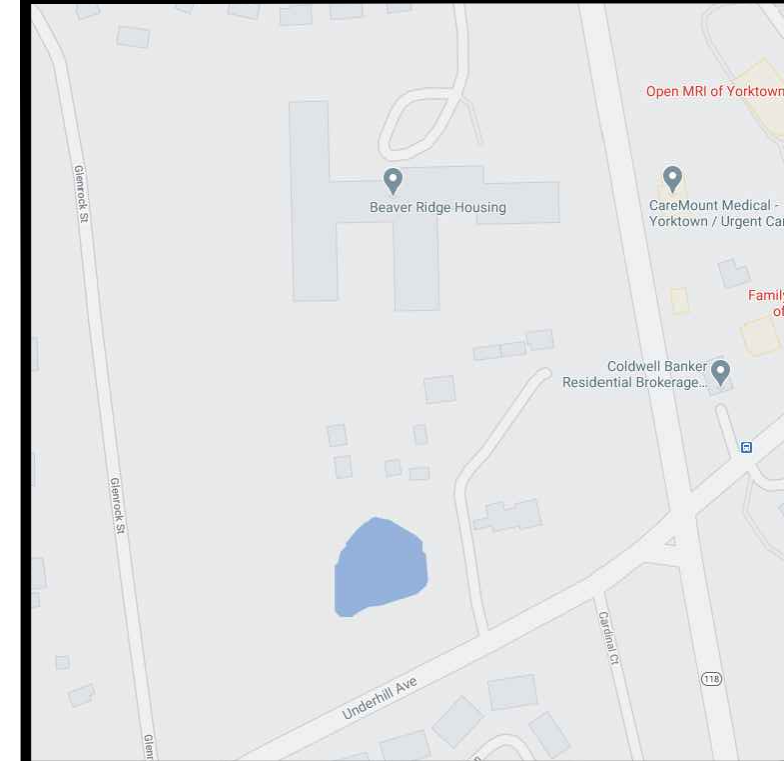
The construction value of the proposed project is estimated to be approximately \$42 million. Construction of the project would require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation 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.



LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
370 UNDERHILL AVE  
YORKTOWN, NY, 10596

PROJECT LOCATION: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
370 UNDERHILL AVE  
YORKTOWN, NY, 10596

EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION  
PLANNED DEVELOPMENT DISTRICT  
SECTION 48.06, BLOCK 1, LOT 30

PROPOSED USE: PUBLIC SEWERS  
PUBLIC WATER FACILITIES

TOWN TAX MAP DATA: 13.78 ACRES (600,459 SF)  
PUBLIC SEWERS  
PUBLIC WATER FACILITIES

**BULK ZONE REQUIREMENTS:**

ZONING DISTRICT: EXISTING: R1-40 RESIDENTIAL/ PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE	
<b>DIMENSIONAL REGULATIONS:</b>	
MINIMUM SIZE OF LOT:	600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS)	12 UNITS/ACRE 10 UNITS/ACRE 9 UNITS/ACRE
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	45 FT.
REAR YARD SETBACK:	20 FT.
ONE SIDE YARD SETBACK:	26.9 FT.
COMBINED SIDE YARD SETBACK:	130.2 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	
MAXIMUM % OF LOT TO BE OCCUPIED:	21.0%
BUILDING COVERAGE:	
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:	62,500 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

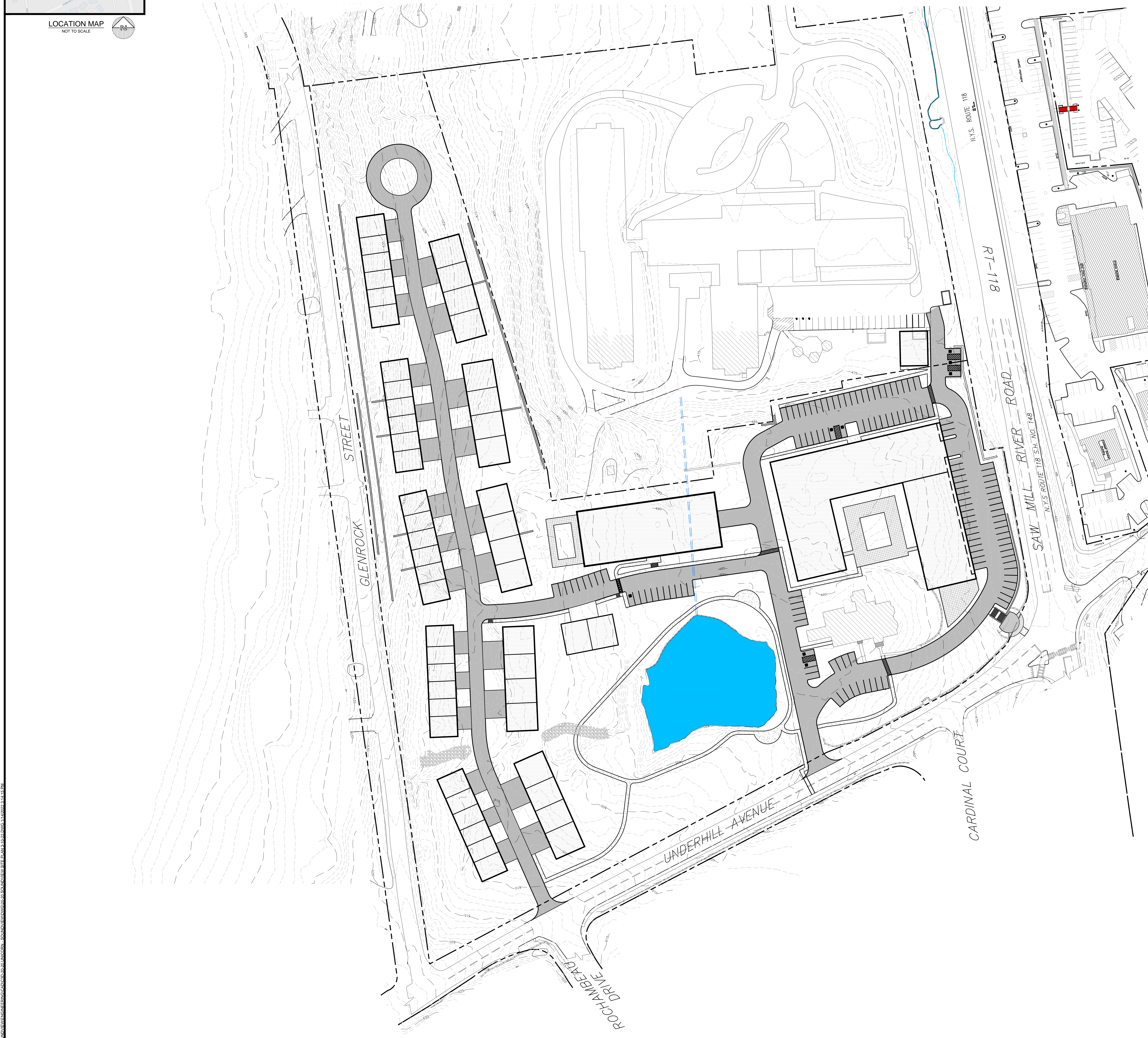
**PARKING SCHEDULE**

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.

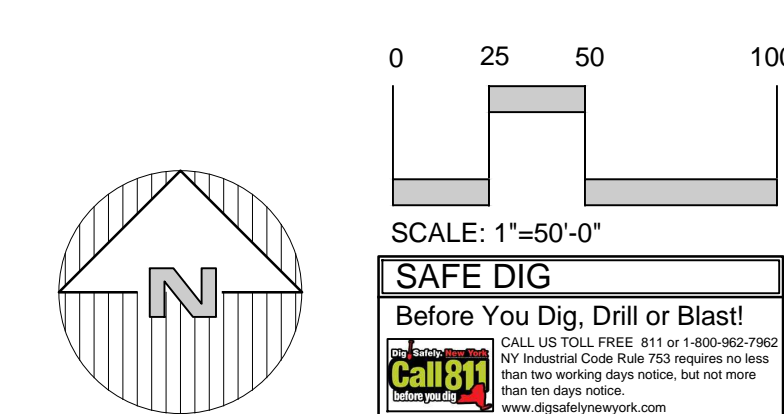
**BUILDING UNITS:**

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 42 - 2 BEDROOM UNITS @ 1,250 SF 6 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (62 UNITS):	22 - 4 BEDROOM UNITS @ 2,966 SF 30 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS	148



**LEGEND**

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



NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BARRY AND WATSON, DATED 06/12/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2201 (2) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 20-20

**Site Design Consultants**  
Civil Engineers & Land Planners  
251-F Underhill, Yorktown Heights, NY 10596  
(914) 962-4488, Fax: (914) 962-2786  
www.sitedesignconsultants.com

SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

No.	Date	Comments
1.	6/23/20	Final Site Plan
2.	6/23/20	Final Site Plan
3.	6/23/20	Final Site Plan
4.	6/23/20	Final Site Plan
5.	6/23/20	Final Site Plan
6.	6/23/20	Final Site Plan

SCALE: 1" = 50'

DRAWN BY: TK  
DATE: 6-23-20

**TITLE SHEET**

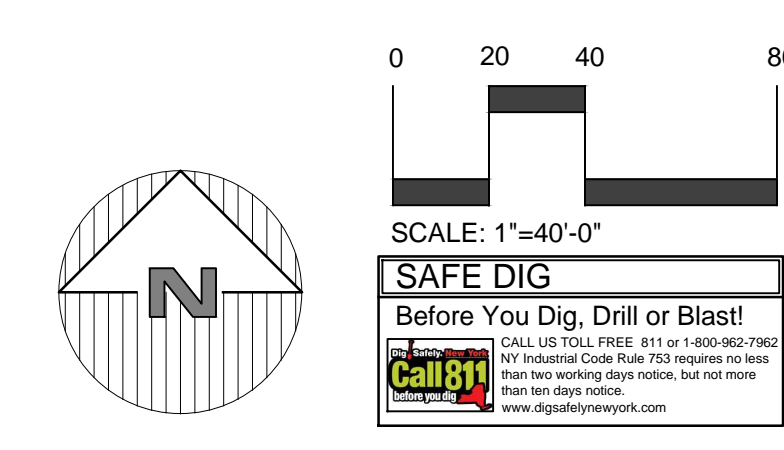
PRELIMINARY SITE PLAN  
PREPARED FOR  
**UNDERHILL FARM**  
UNDERHILL AVENUE  
Town of Yorktown  
Westchester County, New York



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

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



**SITE PLAN**

**UNDERHILL FARM**  
 UNDERHILL AVENUE  
 Westchester County, New York

Town of Yorktown

1 of 2

SAFETY  
 Before You Dig, Drill or Blast!  
 Call 800-4-A-SAFE (4723) or visit www.1-800-4SAFE.com

REVISIONS:

No.	Date	Comments
1.	6/23/20	Issue Schedule, Door Annot.
2.	7/27/20	Update Landmarks and Utility Plans.
3.	7/27/20	Update Site Plan Annotations.
4.	7/27/20	Update Site Plan Annotations.
5.	7/27/20	Update Site Plan Annotations.
6.	7/27/20	Update Site Plan Annotations.

REVISIONS:

No.	Date	Comments

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 6-23-20

PROJECT # 20-20

Site Design Consultants  
 Civil Engineers & Land Planners  
 251-F Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4888, Fax: (914) 962-2786  
 www.sitedesignconsultants.com

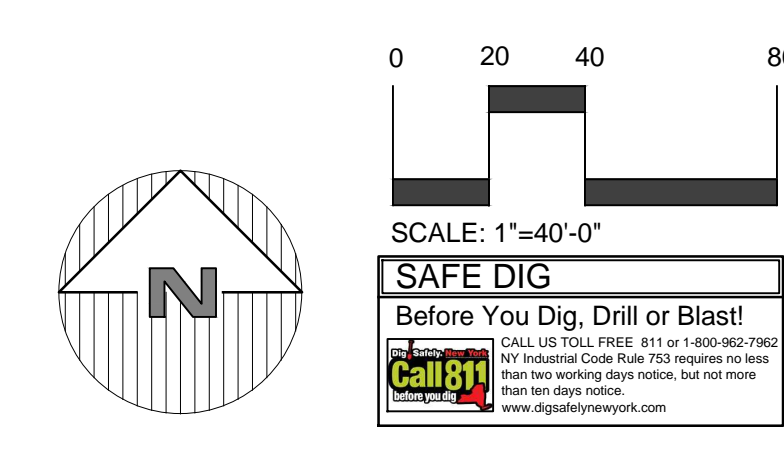
Professional Engineer  
 State of New York  
 License No. 10000  
 Joseph A. Nardi, P.E.



NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BACEY AND WATSON, DATED 06/10/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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



PROFESSIONAL ENGINEERING EXAMINATION BOARD

SCIENCE CENTER, 100 WESTCHESTER AVE., SUITE 200, YONKON, NY 10901

EXPIRES 12/31/2023

PROJECT # 20-20

Site Design Consultants  
Civil Engineers & Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10596  
(914) 962-4488, Fax: (914) 962-2786  
www.sitedesignconsultants.com

Revisions:

No.	Date	Comments
1.	6/23/23	Issue Schedule, Easement Areas
2.	6/23/23	Issue Landmarks and Utility Plans
3.	7/27/23	Issue Final Site Plan
4.	7/27/23	Issue Final Easement
5.	7/27/23	Issue Final Retaining Walls
6.	7/27/23	Issue Final Easement

Scale: 1" = 40'

Drawn by: TK

Date: 6-23-20

PRELIMINARY SITE PLAN  
PREPARED FOR

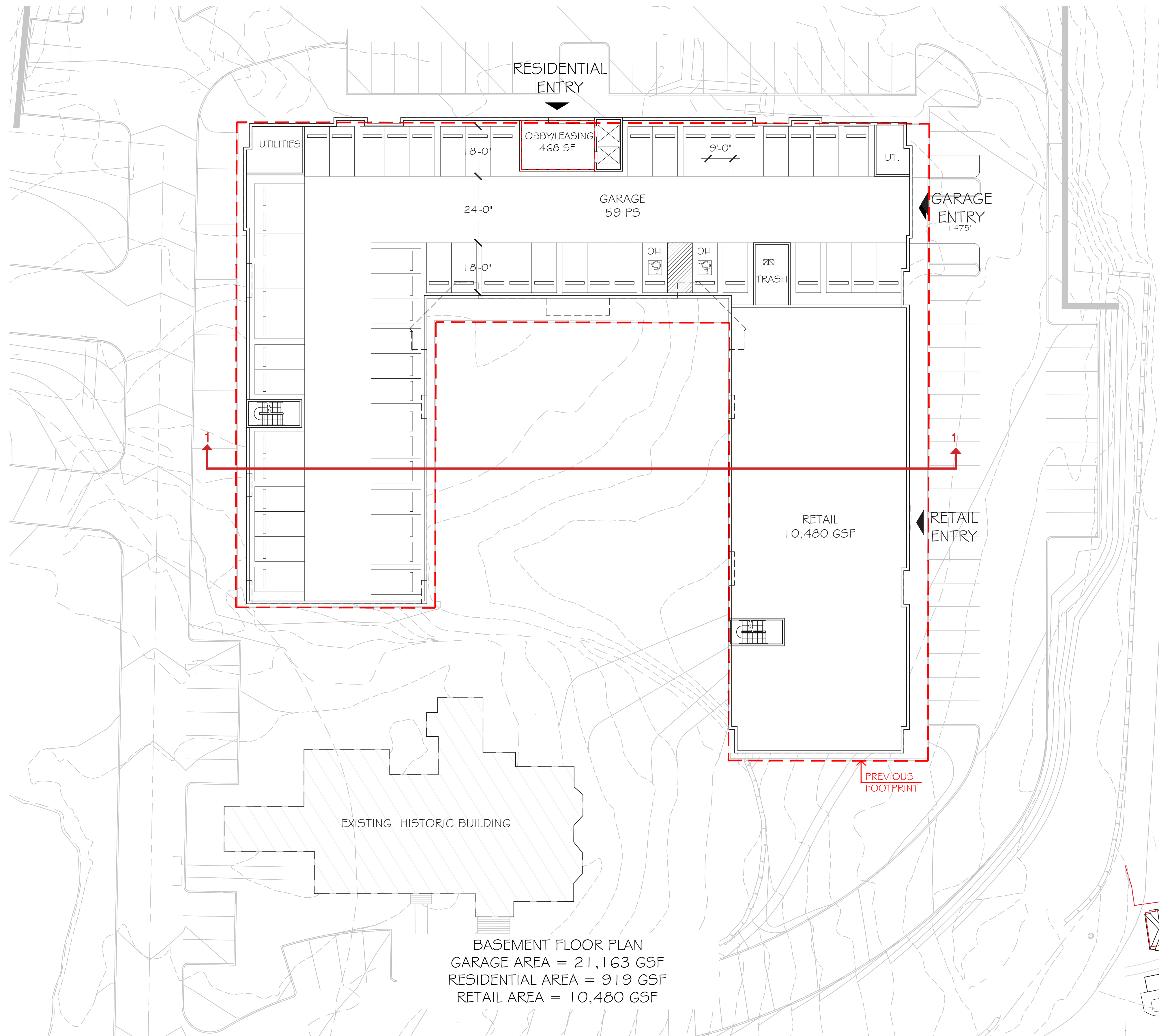
**UNDERHILL FARM**

UNDERHILL AVENUE

Westchester County, New York

Sheet 2 of 2





**SUMMARY OF PROVISIONS**

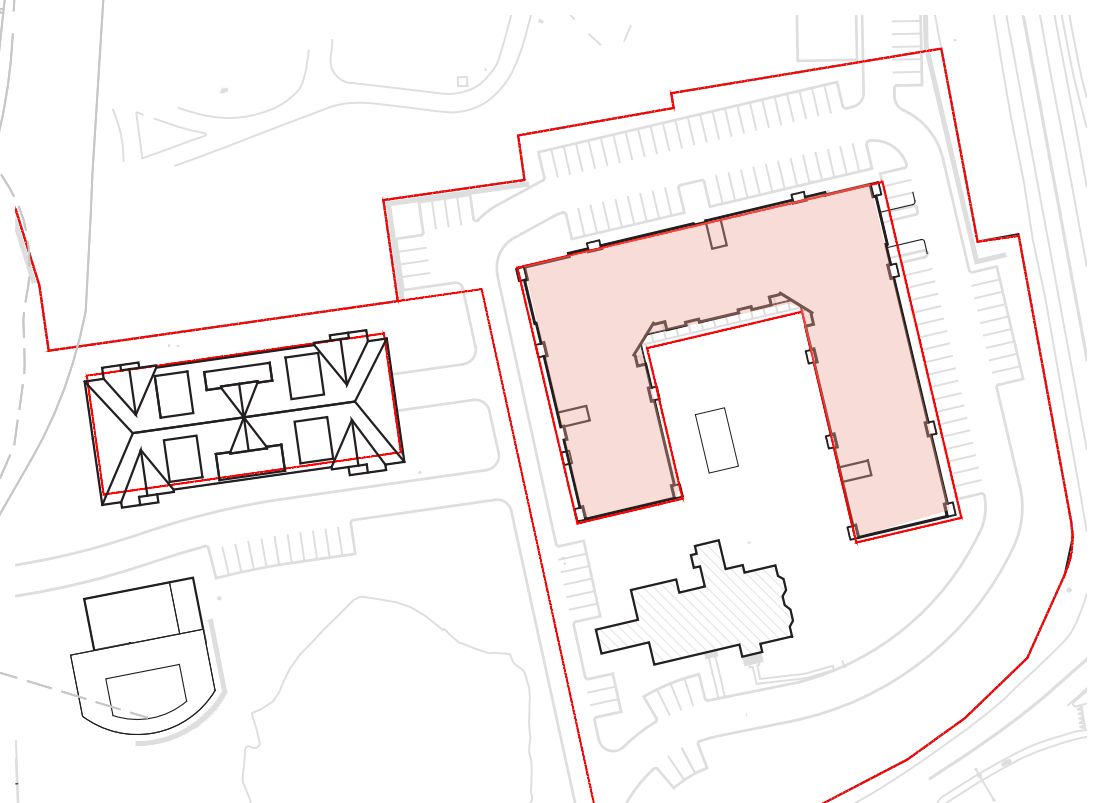
**TOTAL RESIDENTIAL AREA**  
= +/- 99,415 GSF

TOTAL UNITS = 85 UNITS

**GARAGE TOTAL PARKING = 59 PS**  
PARKING RATIO = 0.69 PS/UNIT

**TOTAL RETAIL AREA**  
= +/- 10,480 GSF

**BASEMENT FLOOR PLAN**  
GARAGE AREA = 21,163 GSF  
RESIDENTIAL AREA = 919 GSF  
RETAIL AREA = 10,480 GSF



KEY PLAN

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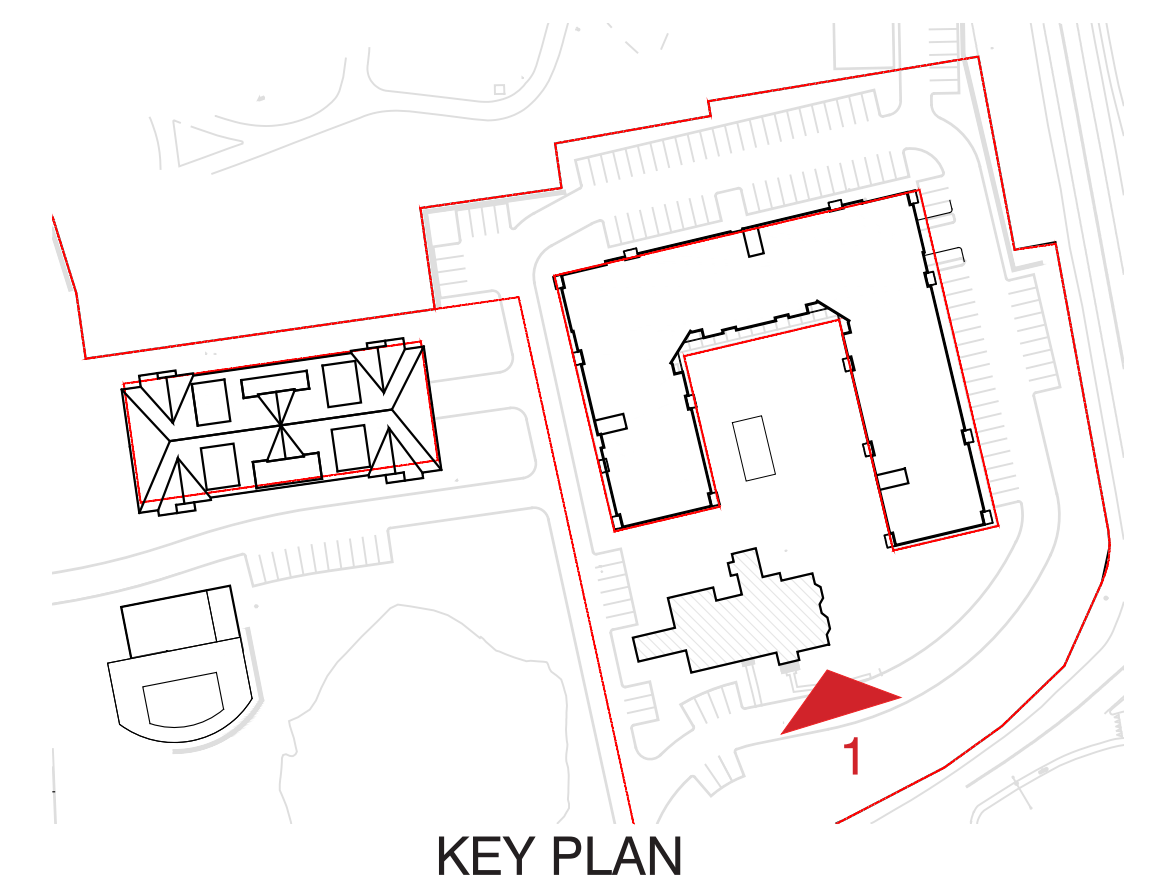




BUILDING ELEVATION 1

**MATERIAL LEGEND**

- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



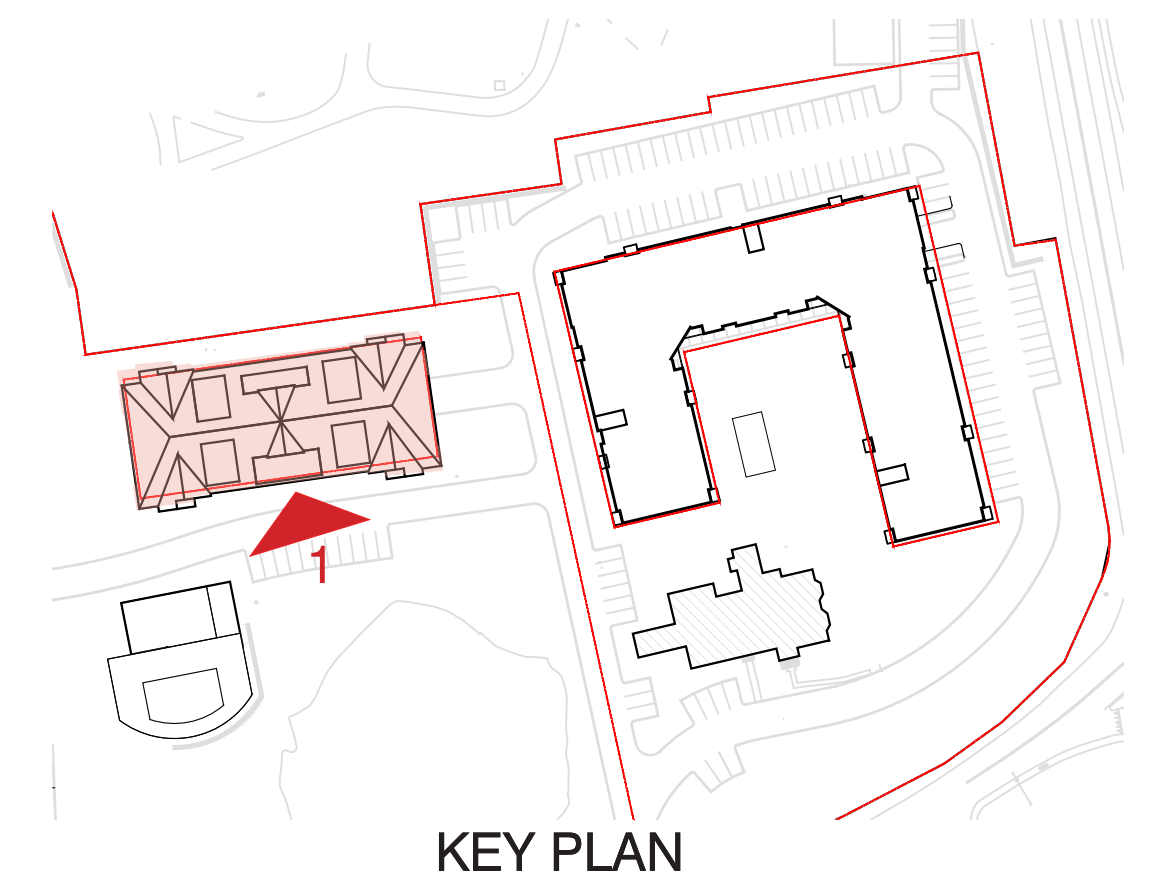
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



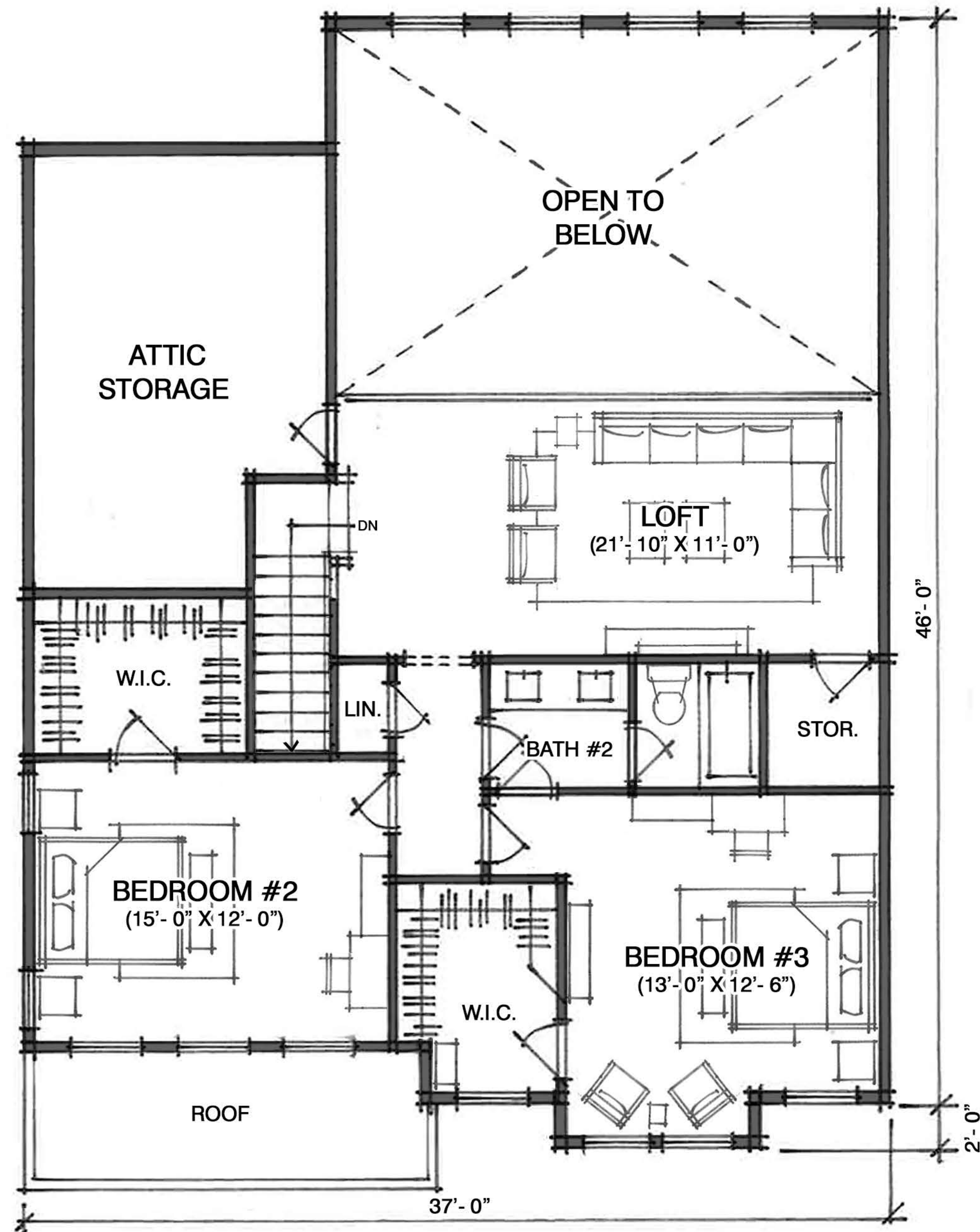
BUILDING ELEVATION 1

**MATERIAL LEGEND**

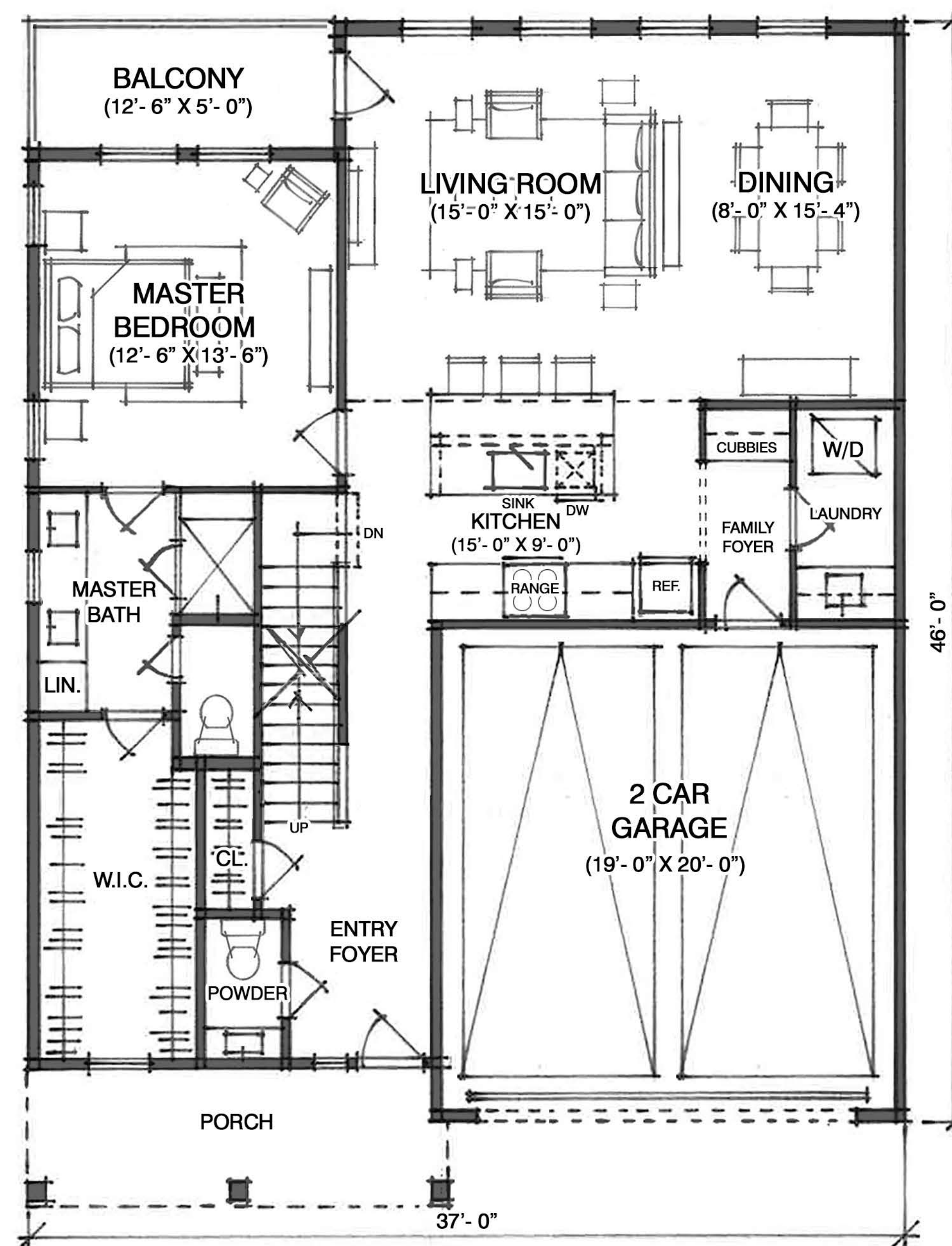
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- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



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2ND FLOOR PLAN  
1,010 S.F.  
971 S.F. = FAR



1 ST FLOOR PLAN	BASEMENT FLOOR	TOTAL
1,202 S.F.	814 S.F.	3,026 S.F.
1,157 S.F. = FAR	767 S.F. = FAR	2,895 S.F. = FAR

34x46 DOWNHILL TH  
FLOOR PLANS

HEARING



ELEV. 1

ELEV. 2

ELEV. 1

ELEV. 1

ELEV. 2

ELEV. 1

24X40 UPHILL TOWNHOMES ELEVATION



ELEV. 1

ELEV. 2

ELEV. 2

ELEV. 1

37X46 DOWNHILL TOWNHOMES ELEVATION

**MATERIAL LEGEND**

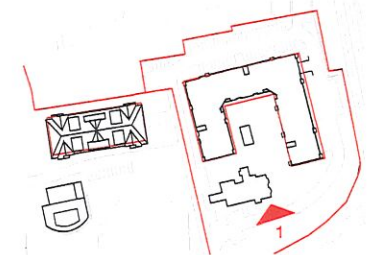
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- 06 METAL RAILING



BUILDING ELEVATION 1

**MATERIAL LEGEND**

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- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



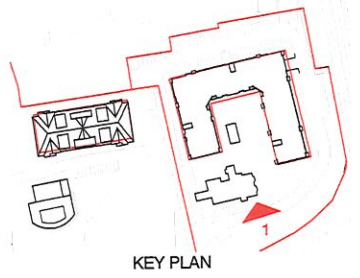
KEY PLAN

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BUILDING ELEVATION 1

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  - 05 ARCHITECTURAL SHINGLES
  - 06 METAL RAILING



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

**lessard**  
DESIGN INC. P.C.  
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

**APARTMENT BUILDING ELEVATION**  
SITE PLAN APPLICATION

**UNDERHILL AVENUE DEVELOPMENT**  
WESTCHESTER COUNTY, NY  
**UNICORN CONTRACTING**

JAN 18, 2021  
UNC.002A  
**A.07**  
0' 5' 10' 20'  
SCALE: 1" = 10' (S: 22'x34')

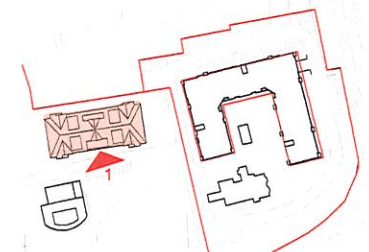
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BUILDING ELEVATION 1

**MATERIAL LEGEND**

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- 06 METAL RAILING



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



ELEV. 1                      ELEV. 2                      ELEV. 1                      ELEV. 1                      ELEV. 2                      ELEV. 1

24X40 UPHILL TOWNHOMES ELEVATION



ELEV. 1                      ELEV. 2                      ELEV. 2                      ELEV. 1

37X46 DOWNHILL TOWNHOMES ELEVATION

**MATERIAL LEGEND**

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- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING





**TOWN OF YORKTOWN**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, February 22, 2022.

WHEREAS, Underhill Soundview LLC (hereinafter the "Applicant") is owner of property located at 370 Underhill Avenue (hereinafter the "property"), Yorktown Heights, formerly Soundview Preparatory School, Beaver Conference Farm, and the Abraham and Edward Underhill Estate; and

WHEREAS, the Applicant has by letter dated January 11, 2022, requested authorization from the Town Board to apply the standards set forth in Article XXXI of the Yorktown Zoning Code in furtherance of a project to construct multi-family residential units and commercial space on the property; and

WHEREAS, the Town Board's consideration of the requested authorization to apply standards pursuant to Article XXXI is based on its intent to promote and encourage economic development, to stimulate growth and provide for revitalization, while utilizing smart-growth techniques capable of creating smarter, less wasteful, and more economically efficient development patterns that engender flexibility in land uses by providing a diverse array of mixed-use residential and commercial parcels; and

WHEREAS, the proposed project which is the basis of this request calls for the construction of 148 residential units of varying size and design distributed among 12 structures, and eleven thousand (11,000) square feet of commercial space in one of the 12 structures and the renovation and restoration and adaptive reuse of the existing historic mansion, accessed by two (2) proposed driveways from Underhill Avenue ("Proposed Project"); and

WHEREAS, applying the standards set forth in Article XXXI affords the project flexibility in the application of the zoning code's bulk requirements with respect to building height, lot frontage, lot coverage, lot area, and minimum floor area, floor area ratio, open space requirements, side yard requirements, front and rear yard requirements, maximum allowable coverage, parking regulations, unit density per acre, and off-street parking and loading spaces; and

WHEREAS, the applicant's request is a required step in obtaining the ability to apply Article XXXI as outlined in Section §300-251B of said Article which sets forth the procedure to request such authorization and the criteria by which the Town Board must consider the request; and

WHEREAS, Section §300-251B requires the Town Board consider the following factors when considering authorizing a project to apply the standards set forth in Article XXXI :

- (a) Whether the project is consistent with the general goals of the Comprehensive Plan;
- (b) Whether the project will likely be detrimental to the character of its immediate neighboring properties, or the district and Town at large;
- (c) Whether the scope of the project will likely cause operational difficulties on the site that have potential to negatively affect the health, safety, and welfare of the public;
- (d) Whether the Town's infrastructure is capable of servicing the project or that the impacts or deficiencies of the infrastructure can be appropriately mitigated;
- (e) Whether the project will eliminate a blight or potential blight within the district;
- (f) Whether the project is consistent with the goals and intent of the overlay district;
- (g) Whether the project is consistent with the requirements of the overlay district and does not exceed the limitations or requirements set forth therein;
- (h) Whether the project is likely to contribute to the economic development of the district and the Town at large.

WHEREAS, the Town Board considered the request at its meeting of January 25, 2022, at which time the applicant presented information in favor of authorizing the use of Article XXXI; and

WHEREAS, the Town Board under Section §300-251B is empowered, in its discretion, to hold a public hearing and determined a public hearing was not necessary as the Board has publicly discussed the adoption of Article XXXI, the inclusion of the project in the boundaries of the district in which the ARTICLE may be applied, and the merits of the project at various meeting throughout 2021, and heard comments from the public, its professional staff, advisory boards, and other interested parties; and

WHEREAS, the Town Board considered all the factors as above enumerated and notes the following :

- a) The Yorktown Comprehensive Plan in Chapter 2, Land Use, recommends the use of overlay zones to protect resources and to help implement various land uses or mixes of land uses, and Chapter 4, Economic Development and Hamlet Business Centers recommends actions that strengthen economic viability of Yorktown and maintain economic strength by addressing trends in the market place and the development industry, and recommends promoting a mix of uses in the hamlets as set forth, inter alia, in Goals 4-B, 4-D, and 4-E and in Policies 4-1 and 4-7; and
- b) The project is located on State Route 118 and Underhill Avenue, main arterial and collector roads, abutting and across a road from

existing multi-family residential developments of similar density, across a road from commercial development and across a road from single family residential development at which the project proposes low-rise town house style units and further that the projects proposes retention of the historic mansion and proposes complementary, historically inspired architecture of all new structures; and

- c) The project proposes a mix of development and open space that includes recreational areas, internal driveways, parking areas, a connection to a neighboring multi-family residential development, and two main driveway connections to Underhill Avenue; and
- d) The Town's professional staff has stated that water and sewer capacity are available to handle the scope of the project, and the applicant has submitted plans and data that indicated that the road infrastructure can be appropriately mitigated to accept the traffic impacts of the project; and
- e) The property contains the main mansion building and several other ancillary buildings, of varying quality and state of function and maintenance, any of which could fall to disrepair without sufficient attention and resources available to be applied to each.
- f) The goals of the Overlay district, Article XXXI, as stated herein seek to promote mixed uses, promote residential development within and near the hamlets, promote economic development, and preserve unique and historic structures, and further that the project is preserving and reusing the historic mansion, creating mixed use with residential dwelling units of varying design and type, creating small scale commercial space, creating open space and recreational amenities available to the public, and creating pedestrian amenities and connections that promote walkability, health, and economic viability; and
- g) The bulk requirements cited in Article XXXI support the project scope and physical characteristics and none have been shown to be exceeded; and
- h) The project will locate 148 units of residential which places consumers within walking distance of the hamlet and further proposes the creation of eleven thousand square feet of additional commercial space, proposes pedestrian connections and recreational amenities that attract users to the local hamlet area; and

WHEREAS, the application was referred to the Westchester County Planning Board under General Municipal Law § 239-m;

WHEREAS, the Westchester County Planning Board responded to the referral, and noted that it was supportive of the Town Board authorizing the application to proceed to the Yorktown Planning Board for consideration under Article XXXI; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("S.E.Q.R.A."), this action is considered a Type II action under N.Y.C.R.R. Title 6, section 617.5(c)(33), and (c)(34); and

WHEREAS, based on the entire record before the Town Board, the Town Board finds that the request to apply the standards of the Yorktown Heights Overlay District pursuant to Chapter 300, Article XXXI, Section §300-250 through Section §300-255 of the code of the Town of Yorktown to the Underhill Soundview, LLC property will achieve the Town's objectives of the Comprehensive Plan and the preservation and enhancement of hamlet of Yorktown Heights, promote economic development, pedestrian connections and complete street initiatives, open space, recreation, and high architectural design standards, and other areas economic and social value; now therefore be it

RESOLVED, that the Underhill Soundview LLC request for authorization to apply the standards pursuant to Chapter 300, Article XXXI, Section § 300.250 through Section § 300.255, to the Proposed Project, is granted; and

BE IT FURTHER RESOLVD, that the Proposed Project will require site plan approval by the Planning Board, and must comply with all applicable laws, including but not limited to the S.E.Q.R.A.; and

BE IT FURTHER RESOLVED, that the permission herein granted is subject to and contingent on the site plan being in substantial conformance with the Proposed Project as presented to the Town Board on the instant application.



Diana L. Quast, Town Clerk  
Certified Municipal Clerk  
Town of Yorktown

Date: February 23, 2022

To: Richard Fon, Planning Board Chairperson  
John Tegeder, Director of Planning

cc: Matthew J. Slater, Town Attorney  
Mark W. Blanchard, Esq.  
Adam Rodriguez, Town Attorney  
file

# **TB Referral Boutique Hotel**

A LOCAL LAW to amend Chapter 300 of the Code of the Town of Yorktown entitled "ZONING," Article VII, entitled "Permitted Special Uses"

Be it enacted by the Town Board of the Town of Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II. Chapter 300 of the Code of the Town of Yorktown entitled "ZONING," Article VII, entitled "Permitted Special Uses," is hereby amended by adding a new section 300-83 entitled "Boutique Hotel" as follows:

- A. BOUTIQUE HOTEL means: a small luxury hotel that has not more than twenty-five rooms, offering enhanced level of services with unique accommodations.
- B. Boutique hotels shall be allowed, subject to the following conditions:
  - (1) The total number of rooms shall not exceed 25.
  - (2) The maximum length of stay for any guest shall be 15 nights.
  - (3) Cooking facilities, common dining rooms and lounge facilities shall be permitted to accommodate guests and/or the general public.
  - (4) Customary accessory hotel facilities such as a swimming pool, fitness room, business lounge, retail (no more than 350 square feet), and breakfast room for exclusive use by the hotel guests are permitted.
  - (5) Parking requirements: 1.1 parking space per overnight guest room, two of which shall be for handicap use; in addition, should the facility contain dining/lounge areas open to non-guests, 1 space per six hundred square feet of patron areas.

Parking requirements may be varied, i.e., reduced upon a showing of available off-street parking in the vicinity of the facility or by evidence of a binding valet service off site.

- (6) Food Service/Restaurant: Boutique Hotel use may include a separate food/restaurant service catering to non-hotel guests. i.e the general public. Meetings & Gatherings: Including but not limited to conferences, luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation are permitted.

- C. Boutique Hotels shall be permitted by the Planning Board only as defined in this Chapter, and such uses shall comply with all applicable laws.

### Section III. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

### Section IV. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistency.

### Section V. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Local Law to Allow Boutique Hotels as a Special Permitted Use		
Project Location (describe, and attach a general location map): The Yorktown Heights Planned Design District Overlay Zone		
Brief Description of Proposed Action (include purpose or need): The law creates special permitted use with conditions of boutique hotels.		
Name of Applicant/Sponsor: Matthew J. Slater		Telephone: (914) 962-5722
		E-Mail: mslater@yorktownny.org
Address: 363 Underhill Ave		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598
Project Contact (if not same as sponsor; give name and title/role): John Tegeder		Telephone: 914-962-6565
		E-Mail: jtegeder@yorktownny.org
Address: 1974 Commerce Street		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):  
 Hudson Valley Greenway  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? the law defines and creates specific requirements for boutique hotels

**C.4. Existing community services.**

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?  
Yorktown PD; NY State Police

c. Which fire protection and emergency medical services serve the project site?  
Yorktown Heights FD; Yorktown Ambulance Corp.

d. What parks serve the project site?  
N/A

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

One Family      Two Family      Three Family      Multiple Family (four or more)

Initial Phase \_\_\_\_\_  
At completion \_\_\_\_\_  
of all phases \_\_\_\_\_

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? If Yes:             <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?          _____ Square feet or _____ acres (impervious surface)          _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration: \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_  
 \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
 \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
 \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
 \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
 \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

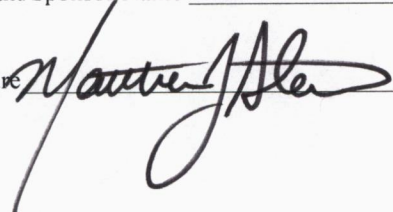
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matthew J. Slater Date 6/9/22

Signature  Title Supervisor