

ThermoDynamics



THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

RECEIVED
PLANNING DEPARTMENT
JUL 29 2022
TOWN OF YORKTOWN

July 29, 2022

Hand Delivered

& Via Email c/o: jtegeder@yorktownny.org
John A. Tegeder, RA, Director of Planning
& Via Email c/o: rsteinberg@yorktownny.org
Robyn A. Steinberg, AICP, CPESC
& Via Email c/o: ncaliccia@yorktownny.org
Nancy Calicchia, Planning Board Secretary

Richard Fon, Chairman
Town of Yorktown Planning Board
Albert A. Capellini Community & Cultural Center
1974 Commerce Street - Room 222
Yorktown Heights, NY 10598

Project: Proposed Interior Alterations along with Upgrades to Exterior Façades including New Dark-Sky Compliant Site Lighting & Upgraded Landscaping for ThermoDynamics Corp. – HVAC Contractor and Service Company
2989 Navajo Street, Yorktown Heights, NY 10598
Tax Assessor Section 6.18, Block No. 1, Lot No. 30
Owner: McBrothers Realty, LLC – Ryan McCormick, Member

Subject: Application for Site Plan Approval (Site Plan – Formal)

Dear Chairman Fon and Members of the Board:

The above referenced property was recently purchased by Ryan & John McCormick under the entity McBrothers Realty, LLC. Their Company is ThermoDynamics Corp., a reputable Mechanical / HVAC Installation and Service Contractor. Currently, their facilities are located in Peekskill, NY yet their plan is to move into their new building in Yorktown, hopefully by October of 2022 as their lease will be expiring. In our opinion, the building is well suited for their business and I believe the proposed improvements will be a great improvement to the area.

Based on the above, enclosed herewith please find four (4) complete copies plus one (1) original making five (5) copies in total of the following information in support of this Application for Site Plan Approval:

- Letter of Authorization from Owner allowing Architect to Act on Owner's Behalf, dated 07/27/22
- Application for Site Plan Approval, dated 07/27/22
- Short Environmental Assessment Form, dated 07/27/22
- Drawings all last dated 7/29/22 as prepared by The Helmes Group, LLP consisting of the following:
 - Drawing C-1 – Site Plan & Zoning Information
 - Drawing C-2 – Site Lighting Photometric & Landscape Plans
 - Drawing C-3 – Property Survey of Existing Conditions & Diagrammatic Plans of Existing and Proposed Uses
 - Drawing EX-1 – Floor Plans of Existing Conditions & Reference Photos
 - Drawing EX-2 – Exterior Elevations & Cross Sections – Existing Conditions
 - Drawing A-1 – Proposed Floor Plans & Building Cross Sections
 - Drawing A-2 – Proposed Exterior Elevations
- A link has been emailed to Nancy Calicchia, Planning Board Secretary, with all the above information in digital PDF format.

As per my telephone conversation with John Tegeder, RA – Director of Planning, it is our understanding that the Town of Yorktown will review the Application and advise us of the required Application Fee. Once the fee has been determined, the Owner will make arrangements to deliver a check to the Town prior to the meeting.

Brief Description of Proposed Improvements

The building was previously occupied for many years by Fire Glow Distributors, for their retail sales/showroom, offices and storage/warehouse.

The property consists of 0.918 acres or approximately 40,005 square feet and has 280 linear feet of road frontage along the west side of Navajo Street. Public water, electric, telephone and cable TV utilities currently serve the existing building. In addition, a septic system is provided and is fully operational. Other than some possible minor improvements, the existing paved driveway, parking areas, brick paver patio and storm drainage will remain.

The proposed site improvements will involve new dark sky compliant LED site lighting with the light source screened along with some proposed upgrades to the existing landscaping. In addition, the above-ground LP gas tanks and the existing air-conditioning units currently located along the east and south facades will be removed. New outdoor HVAC electric heat pump units will be located on pads and located out of view from the road or parking lot areas.

The existing building is a gambrel style barn-type structure utilizing wood frame construction and wood roof trusses. The building is equipped throughout with a wet-type fire suppression sprinkler system. A large portion of the building is used for warehouse/storage space with most of the storage space located on the first floor, yet some storage is available in the small basement and in the mezzanine area.

In our opinion, the building is somewhat outdated and could benefit from the proposed upgrades. The existing exterior doors and windows will be replaced with new energy efficient doors and windows. The gambrel barn-style building will be changed to a simple gable style to provide a more contemporary look. New exterior materials are also proposed.

The first floor of the building will be renovated to convert the existing showroom and office areas into new offices for ThermoDynamics. The existing warehouse will remain largely intact, however minor adjustments may be made to accommodate their needs. The existing mezzanine level will be upgraded sometime in the near future to provide second floor offices for a future tenant.

(Reference is made to the attached drawings for more detailed information.)

I trust the above information will provide you with everything you need for your review of this Application for Amended Site Plan Approval. However, if you have any questions or require any additional information, please do not hesitate to contact me.

It is my understanding that we will be scheduled to appear before your Board at your regularly scheduled meeting for Monday August 15, 2022 beginning at 7 PM in the Town Hall – Town Board Room located at 363 Underhill Avenue, Yorktown Heights, NY. I look forward to making a short presentation at that time.

Respectfully submitted,

THE HELMES GROUP, LLP



Peter J. Helmes, AIA
Architect / Partner

PJH:LAS

cc: Ryan & John McCormick – McBrothers Realty, LLC (ThermoDynamics Corp.)

FR

McBrothers Realty, LLC
8 John Walsh Boulevard – Suite 401
Peekskill, NY 10566
Tel. 845-905-9324

July 27, 2022

Hand Delivered
& Via Email c/o: jtegeder@yorktownny.org
John A. Tegeder, RA, Director of Planning
& planning@yorktownny.org

Richard Fon, Chairman
Town of Yorktown Planning Board
Albert A. Capellini Community & Cultural Center
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Project: Proposed Interior Alterations with Exterior Façade & Landscape Upgrades
for ThermoDynamics Corp. – HVAC Contractor and Service Company
2989 Navajo Street, Yorktown Heights, NY 10598
Tax Assessor Section 6.18, Block No. 1, Lot No. 30
Owner: McBrothers Realty, LLC – Ryan McCormick, Member

Subject: Letter of Authorization for Architect to act on Owner's behalf

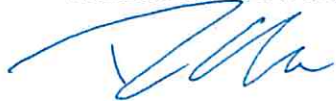
Dear Chairman Fon and Members of the Board:

I Ryan McCormick, Member / Owner of the above subject property, hereby authorize Peter J. Helmes, AIA, of The Helmes Group, LLP, Architects, to act on our behalf as Owner's agent for filing all Applications and/or making any necessary presentations to the Town in connection with obtaining any required approvals from the Town of Yorktown Planning Board.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

McBrothers Realty, LLC



Ryan McCormick, Member / Owner

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

To: Planning Department
From: ABACA
Date: August 10, 2022
Subject: Thermo Dynamics Corp.
6.18-1-30; 2989 Navajo Street

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PLANNING DEPARTMENT

AUG 11 2022

TOWN OF YORKTOWN

Documents Submitted:	Referred By:
The Helmes Group LLP - Submission Letter dated 7/29/22 Plans dated 3/31/22; Exterior Material List dated 8/9/22	Planning Department

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, August 9, 2022. Peter Helmes, AIA; and John McCormick, property owner, were present. The applicant is relocating their business, Thermo Dynamics Corp. from Peekskill to their new building in Yorktown, *formerly occupied by Fire Glow Distributors*, for their office and storage/warehouse. The second floor above the proposed office area is currently proposed as unfinished but will potentially be finished as additional office space for a future tenant. The proposed project includes interior alterations, upgrades to the existing façade; site lighting and incorporation of landscaping at the entry.

The ABACA has the following comments:

Architecture

The Board was pleased with the architectural design proposed for the building. It feels that the design enhancements specifically the removal of the mansard roofs and the integration of quality materials will result in major improvement to the building site and area.

The applicant submitted an exterior material list attached herewith and presented the color palette and samples for the Board's review. While the colors on the exterior elevation drawings don't relate precisely to the proposed materials and colors, the Board was pleased with the palette and materials as listed and presented.

Lighting Plan

The applicant presented a lighting plan with photometrics and fixture selection. The Board feels that the proposed lighting plan and wall mounted wall pack fixtures submitted are acceptable for this building and site.

Landscape Plan

The applicant submitted a preliminary planting plan to demonstrate the intent to improve the landscaping at the entrance of the site and to soften the façade. The Board appreciates the intent and requests for the applicant to provide an enhanced professional landscape design that addresses the following comments:

- Plants should be grouped logically and sizes and materials should be confirmed.
- Plant selections and placement should be appropriate and should work to accent the architecture.
- The plan is to include a four-season maintenance plan.

Signage

The Building façade includes the applicant's intent for the building signage and while the Board generally feels that this is acceptable, it requests for the applicant to submit a separate signage application to the Building Department for conformity to the zoning code and referral to this Board for approval.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc; Attachments

cc: Planning Department; Planning Board; Applicant

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

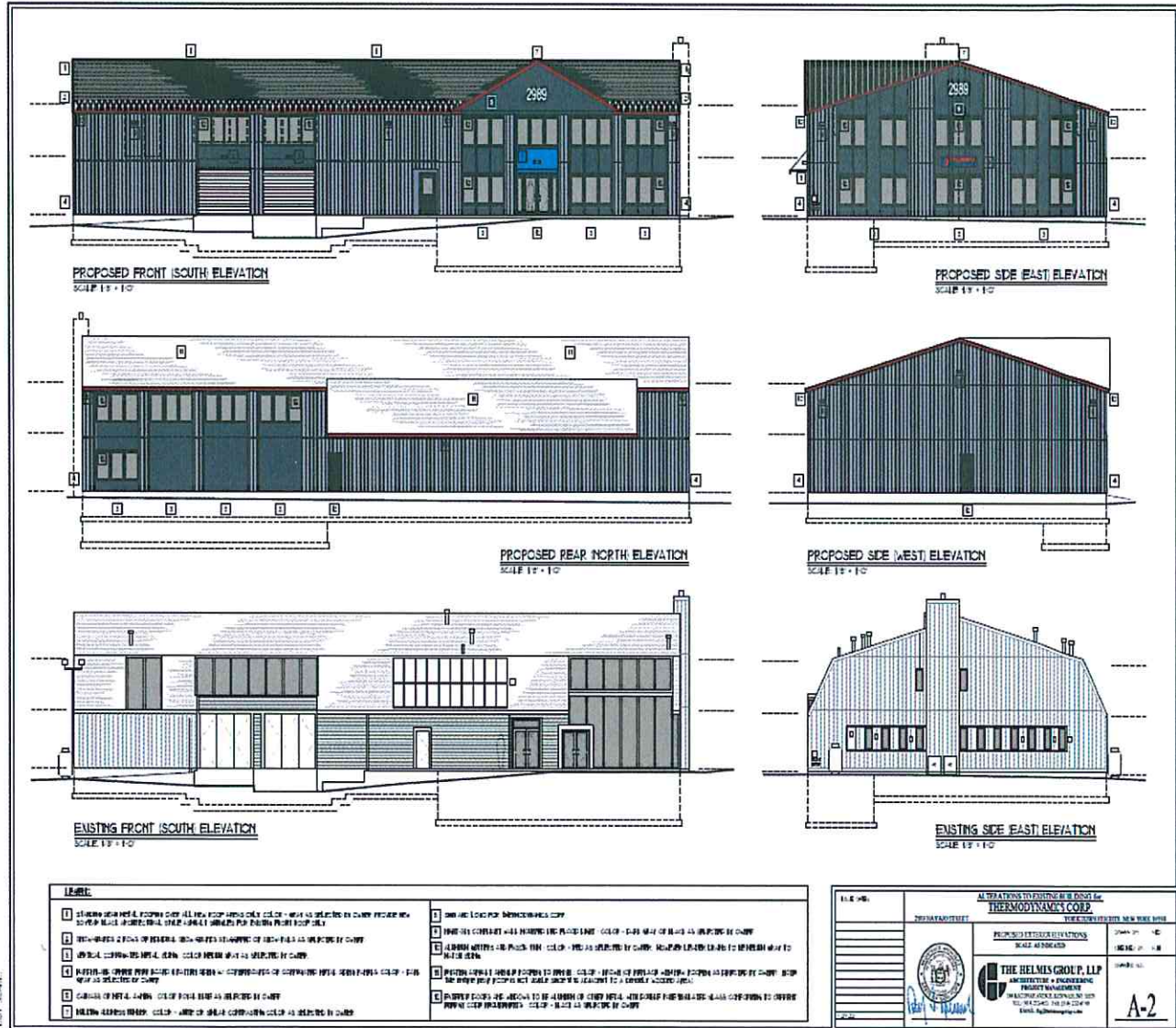
Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565

ABACA Memo – Thermo Dynamics Corp

August 10, 2022

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Proposed Exterior Façade Upgrades



TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

ABACA Memo – Thermo Dynamics Corp
August 10, 2022
Page 3 of 4

Exterior Material Color Selections

2989 Navajo Street, Yorktown Heights NY
(For 8/9/22 ABACA Meeting)

Front Roof Architectural-Style Asphalt Shingles: “Charcoal” as manufactured by GAF Timberline - *See sample*

Front Roof Metal Standing Seam at Eaves: as Mfg. by: A.B. Martin Roofing Supply, LLC – Color: Charcoal” - *See sample*

Metal Gutters: 6-inch Heavy Duty as Mfg. by A.B. Martin Roofing Supply, LLC / Color: Bright Red - *See sample*

Metal Roof Leaders: 4-inch Heavy Duty as Mfg. by A.B. Martin Roofing Supply, LLC / Color: Slate Gray - *See sample*

Siding - Corrugated Metal: as Mfg. by: A.B. Martin Roofing Supply, LLC - Color Pewter Gray” - *See sample*

Siding –“Alternate” for Cement Fiber - Board & Batten as Mfg. by: James Hardie): Gray Slate” - *See sample*

Flush Board Siding Panels & Battens - Cement Fiber as Mfg. by: James Hardie): Color: Iron Gray” - *See sample*

Trim for Facias and Rake Boards: Boral – Smooth Side Out (Red Aluminum – Color to match Bright Red or Red Paint) *See Sample from AB Martin*

Aluminum Storefront Entrance - Color: “Black” As Mfg. by Kawneer or Equal - *See Aluminum storefront sample*

Aluminum Clad Windows – Awning-Type: “Black” As Mfg. by Marvin or approved equal - *See Aluminum storefront sample*

Canvas Awning: “Royal Blue Tweed” - As Fabricated by Durkin Awnings - *See sample*

Exterior Wall-Mounted Light Fixtures – As Mfg. by: Holophane (Acuity Brands) Color Black. *Note: Lighting will be on timer from dusk to 10 p.m. then will automatically switch off yet will be set to motion detection with 15 min. run time.*

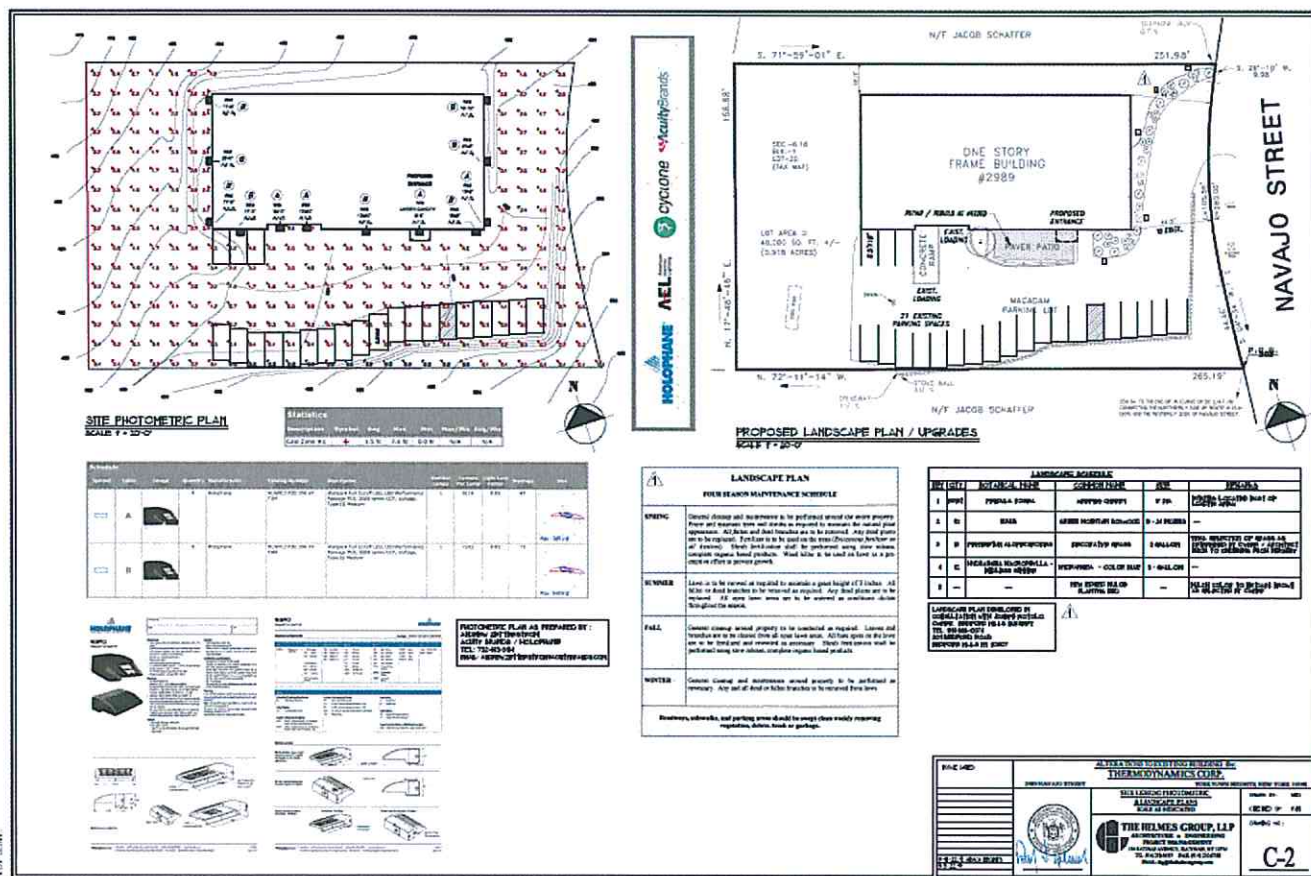
TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

ABACA Memo – Thermo Dynamics Corp
August 10, 2022
Page 4 of 4

Proposed Lighting/Landscaping Upgrades





THE HELMES GROUP, LLP

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PROJECT MANAGEMENT

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AUG 11 2022

TOWN OF YORKTOWN

August 11, 2022

Emailed on 8/11/22 & Hand Delivered on 8/12/22

& Via Email c/o: jtegeder@yorktownny.org
John A. Tegeder, RA, Director of Planning

& Via Email c/o: rsteinberg@yorktownny.org
Robyn A. Steinberg, AICP, CPESC

& Via Email c/o: ncaliccia@yorktownny.org
Nancy Calicchia, ABACA Secretary

Christopher Taormina, AIA, Architect, Chairman
Town of Yorktown Advisory Board on Architecture & Community Appearance
Albert A. Capellini Community & Cultural Center
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2989 Navajo Street, Yorktown Heights, NY 10598
Tax Assessor Section 6.18, Block No. 1, Lot No. 30
Owner: McBrothers Realty, LLC – Ryan McCormick, Member

Subject: Application for ABACA Approval
(Revised Drawings dated 08/11/22 incorporating ABACA Recommendations)

Dear Chairman Taormina and Members of the Board:

Thank you for your comments and recommendations from our meeting this past Tuesday, August 9, 2022. Accordingly, we have revised the Drawings in an effort to incorporate all of your comments and/or recommendations.

Based on the above, we will hand deliver one (1) complete copy of the following information in support of this Application for ABACA Approval early in the day tomorrow, Friday, August 12, 2022:

- Revised Drawings all last dated 8/11/22 as prepared by The Helmes Group, LLP consisting of the following:
 - Drawing C-1 – Site Plan & Zoning Information
 - Drawing C-2 – Site Lighting Photometric & Landscape Plans
 - Drawing C-3 – Property Survey of Existing Conditions & Diagrammatic Plans of Existing and Proposed Uses
 - Drawing EX-1 – Floor Plans of Existing Conditions & Reference Photos
 - Drawing EX-2 – Exterior Elevations & Cross Sections – Existing Conditions
 - Drawing A-1 – Proposed Floor Plans & Building Cross Sections
 - Drawing A-2 – Proposed Exterior Elevations
 - Drawing A-3 – Proposed Sections & Details

- A link has been emailed to Nancy Calicchia, ABACA Secretary, with all the above information in digital PDF format.

The following items were discussed at our August 9, 2022 meeting before ABACA. Our reply is outlined below:

1. **Metal Roofing Detail** – One of the Members of the Board requested that we provide a Detail indicating the transition between the new Architectural style asphalt roof shingles and the standing seam metal roof. We have reviewed this condition with the Manufacturer of the metal roofing and have included a Detail on Drawing A-3, (Detail 4 entitled: Typical Roof Transition Detail).

2. **Garage Doors** – The attached Revised Drawings indicate the Proposed Windows in the top section of the two (2) new overhead garage doors. This was not indicated on the original Drawing submission. We wanted to add these windows to permit natural light / daylighting into the warehouse space.

3. **Gutters & Leaders** - One of the Board Members asked whether the existing building has gutters and leaders. We revisited the project on Wednesday, August 10, 2022, and have confirmed that gutters and leaders are in fact provided. The proposed new Gutters and Leaders will utilize the same underground drainage piping / drainage system.
4. **Landscape Plan** – Since the Landscape Architect was unable to attend the meeting, it was our understanding that the Board will defer to him regarding any comments on the proposed Landscaping Plan. After speaking with Nancy Calicchia, ABACA Secretary earlier today, she advised that the Town Landscape Architect stated that he recommended a Landscape Professional or Landscape Architect be retained to prepare a Professional Landscape Plan. With this information we consulted with Joseph Rotolo, Owner of Bedford Hills Nursery, for guidance on modifying the Landscape Plan. Joe assisted our office with the selection of plantings, including providing both the botanical and common names for each. He also recommended modifying the spacing for the proposed new plantings as well as their sizes and suggested we arrange them in groups and use the Green Mountain Boxwood evergreens to separate the groupings. The Revised Landscape Plan incorporates all his recommendations. We trust that this revised Landscape Plan will be satisfactory to the consulting Landscape Architect for ABACA.
5. **Landscape Maintenance** – The Town Requirements for Landscape Maintenance have been included on the Drawings underneath the Proposed Landscape Plan (See Drawing C-2). The Owner is also aware of these requirements and will make sure that all lawns and landscaping are properly maintained.
6. **Signage** – Although we believe the Board was satisfied with the proposed signage and the proposed street address numbers, the Owner is aware that the Company to be hired for the signage will need to make a separate Application and obtain separate approval for all exterior Building Signage from ABACA prior to ordering and installing.
7. **Exterior Material List** – In addition to the General Legend of Exterior Materials found on Drawing A-2, the attached revised drawing also includes a Detailed Listing of all Materials as well as the selected colors and the Manufacturer's name for each different component.

I trust the above information provides everything you need to complete your review of this Application for ABACA Approval. However, if you have any questions or require any additional information, please do not hesitate to contact me.

Respectfully submitted,

THE HELMES GROUP, LLP

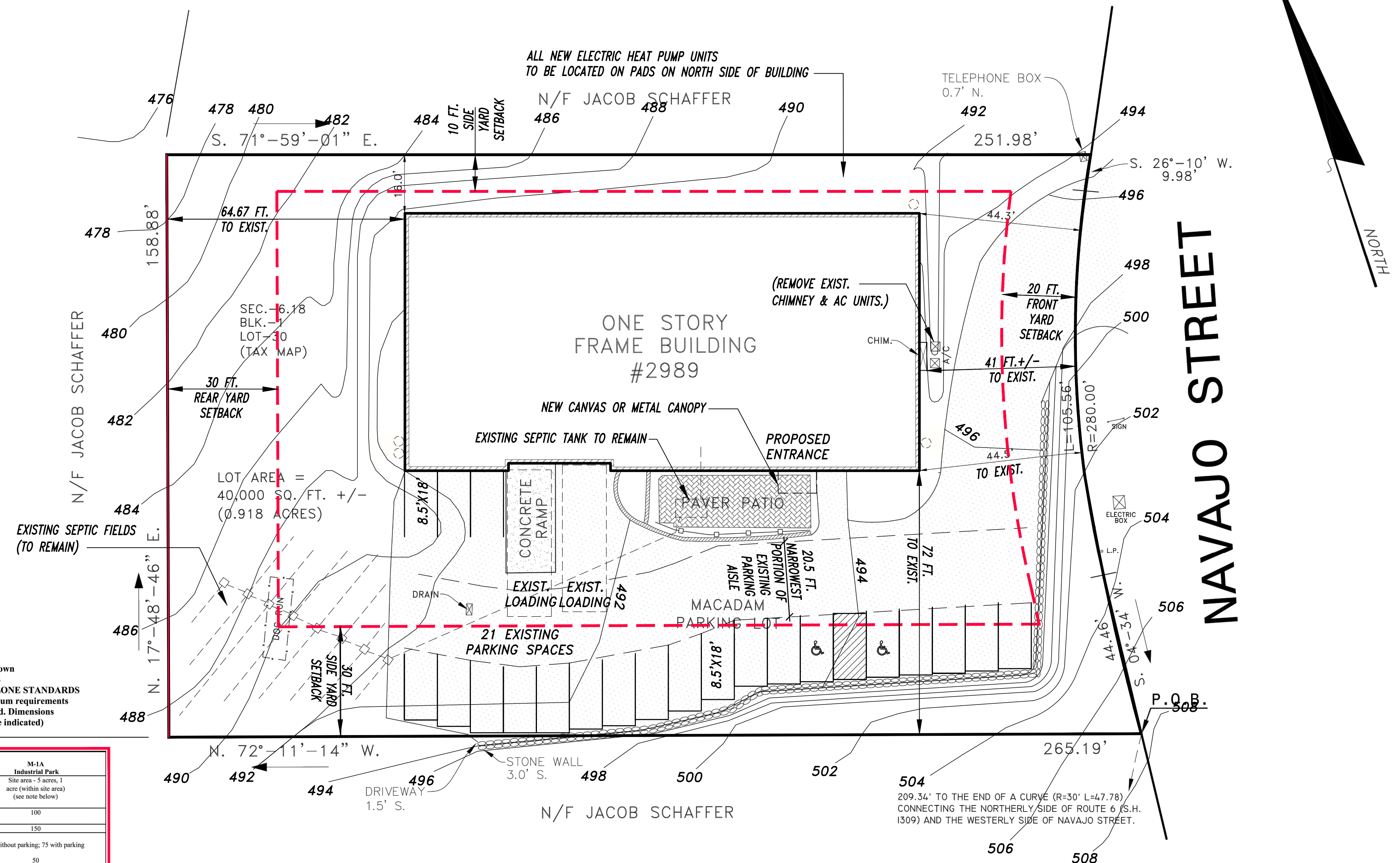
A handwritten signature in black ink, appearing to read "Peter J. Helmes". The signature is fluid and cursive, with a long horizontal flourish at the end.

Peter J. Helmes, AIA
Architect / Partner

PJH:LAS

cc: Ryan & John McCormick – McBrothers Realty, LLC (ThermoDynamics Corp.)

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
 OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Town of Yorktown
 Appendix B
 BUSINESS AND INDUSTRY ZONE STANDARDS
 (Standards shown are minimum requirements
 unless otherwise indicated. Dimensions
 in feet unless otherwise indicated)

	M-1A Industrial Park
Lot area	Side area - 5 acres, 1 acre (within site area) (see note below)
Lot width at front line of main building	100
Lot depth	150
Front yard:	
Main building	20 without parking; 75 with parking
Accessory building	50
Side yard:	None, but if provided shall be 10 feet; if a vehicular accessway, provide 20 feet, if adjacent to District, provide 75 feet
Main and accessory buildings	
Rear yard:	
Main building	30; if adjacent to R District, 75 feet
Accessory building	
Maximum height:	
Main building	2 stories or 30 feet
Accessory building	20
Maximum coverage (all buildings)	30%
Required off-street parking spaces	2 for every 3 employees; visitors' parking not to be less than 5
Required off-street loading	1 for the first 10,000 square feet of floor area plus 1 for each additional 30,000 square feet of floor area. All loading spaces to be located within exterior walls of building.
Other provisions and regulations	Screening and/or landscaping: all areas not shown to be developed for building, parking or other required features to be permanently maintained with landscaping as approved. On all boundaries abutting an R District, provide a minimum screen of evergreen-type planting 50 feet in height and 8 feet in width at time of planting as approved. Development to comply with requirements of §§ 300-99 through 300-104, inclusive.

Reference: Tax Map.
 Certified to: McBrothers Realty LLC ; First American Title Insurance Company ; Benchmark Title Agency, LLC ;

SURVEY OF PROPERTY
 2989 NAVAJO STREET
 LOT 30, BLOCK 1, SECTION 6.18
 YORKTOWN HEIGHTS, WESTCHESTER CO., N.Y.

STEPHEN F. HOPPE, L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 111 ROUTE 303 - TAPPAN, NY 10983
 NY LIC. NO. / 50539

SCALE: 1" = 20'
 DATE: MAR. 31, 2022
 FILE NO: 6825-22
 TITLE NO: BTA81251

TOWN OF YORKTOWN, NEW YORK
 Table of Dimensional Requirements
 SECTION 6.18, BLOCK 1, LOT 30
 ZONING DISTRICT : I-1 (Light Industrial Park) per Town of Yorktown Zoning Map
 Dimensional Requirements: M-1A as per the Town of Yorktown Director of Planning.

	Required / Permitted	Existing	Proposed
Lot Area	5 Acre 217,800 SF (Can Vary, however) (not less than 1/2 Acre)	0.918 Acre 40,005 SF (exist. non-conforming)	(No Change)
Lot Width	100 FT	158 FT	(No Change)
Lot Depth	150 FT	246 FT	(No Change)
Setbacks			
Front	20 FT (w/o Parking) 75 FT (w/ Parking)	41.00 FT +/- (w/o Parking) Except for 6 existing spaces in southeast corner of property	(No Change)
Side	10 FT	16 FT	(No Change)
Side	30 FT (w/ Vehicular Access)	72 FT	(No Change)
Rear	30 FT	64.67 FT	(No Change)
Maximum Height			
Feet	2 Stories 30 FT	1 Story 28 FT	2 Stories 28 FT
Maximum Lot Coverage (Building Coverage)	30% (12,002 Sq. Ft.)	24.53% (9,814 Sq. Ft.)	24.49% (9,798 Sq. Ft.)
Maximum F.A.R.	0.2 (8,001 Sq. Ft.)	0.40 (15,907 Sq. Ft.)	0.39 (15,798 Sq. Ft.)

Required Off-Street Parking Spaces:
 Two (2) spaces for every three (3) employees. Visitor parking not to be less than five (5) spaces.

Required	Existing	Proposed
(Employee Dependand)	(Employee Dependand)	24 Employees Max. (16 Employee Spaces Req'd) (5 Visitor Spaces Required)
	21 Spaces Provided	21 Spaces Provided

Required Off-Street Loading Spaces:
 1 space for the first 10,000 square feet of floor area plus 1 space for each additional 30,000 square feet of floor area. All loading spaces to be located within exterior walls of building. (We are assuming this means to be adjacent to exterior walls of the building.)

Required	Existing	Proposed
(18,554 square feet) (2 Loading Spaces)	(18,554 square feet) (2 Loading Spaces)	(No Change)

Building Floor Area Tabulation Comparison of Existing versus Proposed	
EXISTING BUILDING USE:	PROPOSED BUILDING USE:
Office for Business or Professional Use including Retail	Offices for Business or Professional Use
Existing First Floor Office / Retail: 3,067 Square Feet	Proposed First Floor Office: 3,426 Square Feet
Storage / Warehouse	Proposed Second Floor Office: 2,953 Square Feet
Existing Basement Storage: 860 Square Feet	(Useable areas only - does not include areas behind bridge trusses.)
Existing First Floor Storage / Warehouse: 6,747 Square Feet	Total Office Floor Area: 6,379 Square Feet
Existing Mezzanine Storage & Catwalk: 5,233 Square Feet	Storage / Warehouse
(Useable areas only - does not include areas behind bridge trusses.)	Proposed Basement Storage: 860 Square Feet
Total Storage / Warehouse Floor Area: 12,840 Square Feet	Proposed First Floor Storage: 6,350 Square Feet
Total Floor Area: 15,907 Square Feet	Proposed Mezzanine Storage & Catwalk: 2,209 Square Feet
	Total Storage / Warehouse Floor Area: 9,419 Square Feet
	Total Floor Area: 15,798 Square Feet

ISSUE DATES:

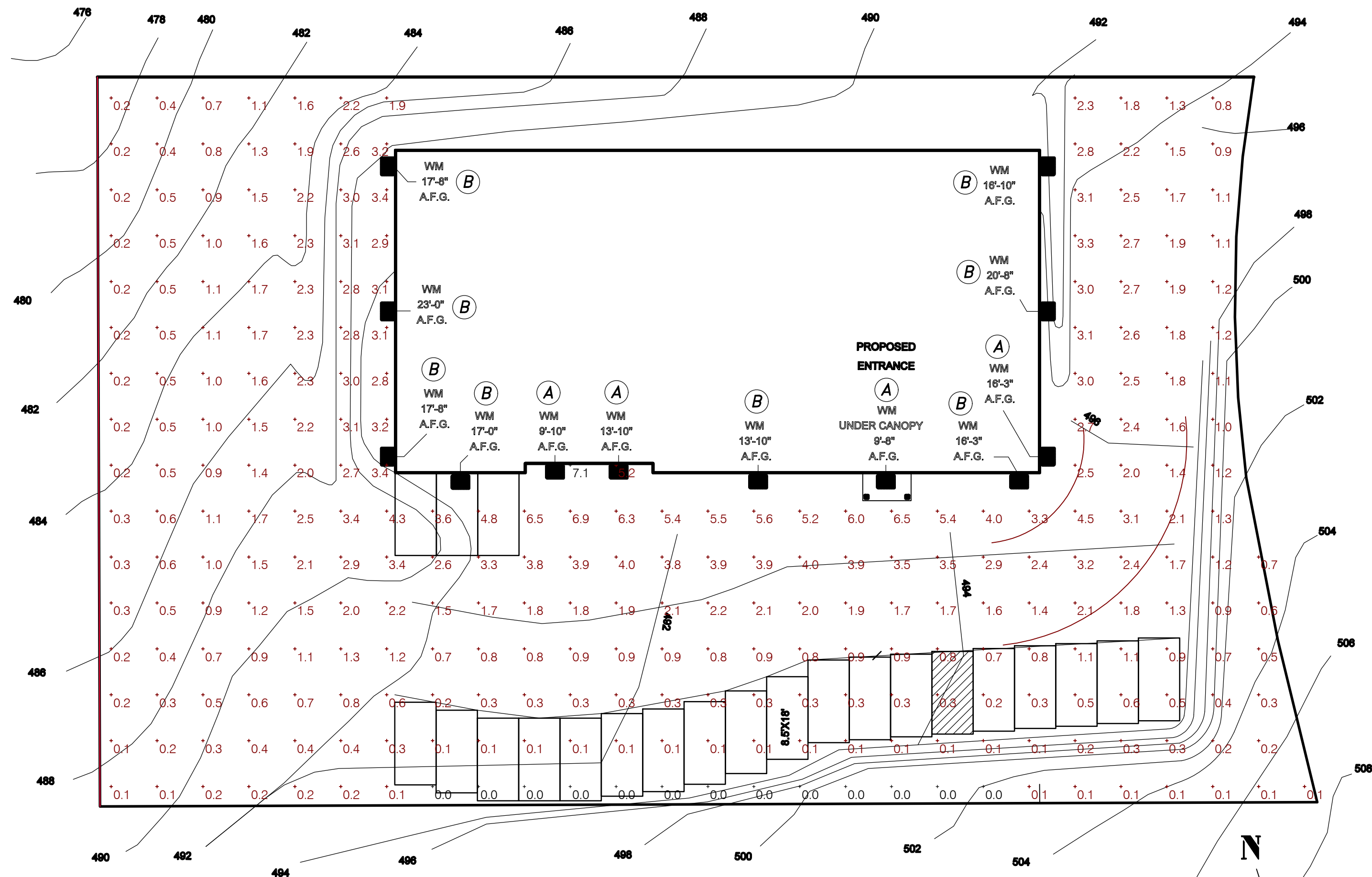
ALTERATIONS TO EXISTING BUILDING for:
THERMODYNAMICS CORP.
 2989 NAVAJO STREET
 YORKTOWN HEIGHTS, NEW YORK 10598

SITE PLAN AND ZONING INFORMATION
 SCALE: AS INDICATED

DRAWN BY: NED
 CHECKED BY: PUH
 DRAWING NO.: C-1

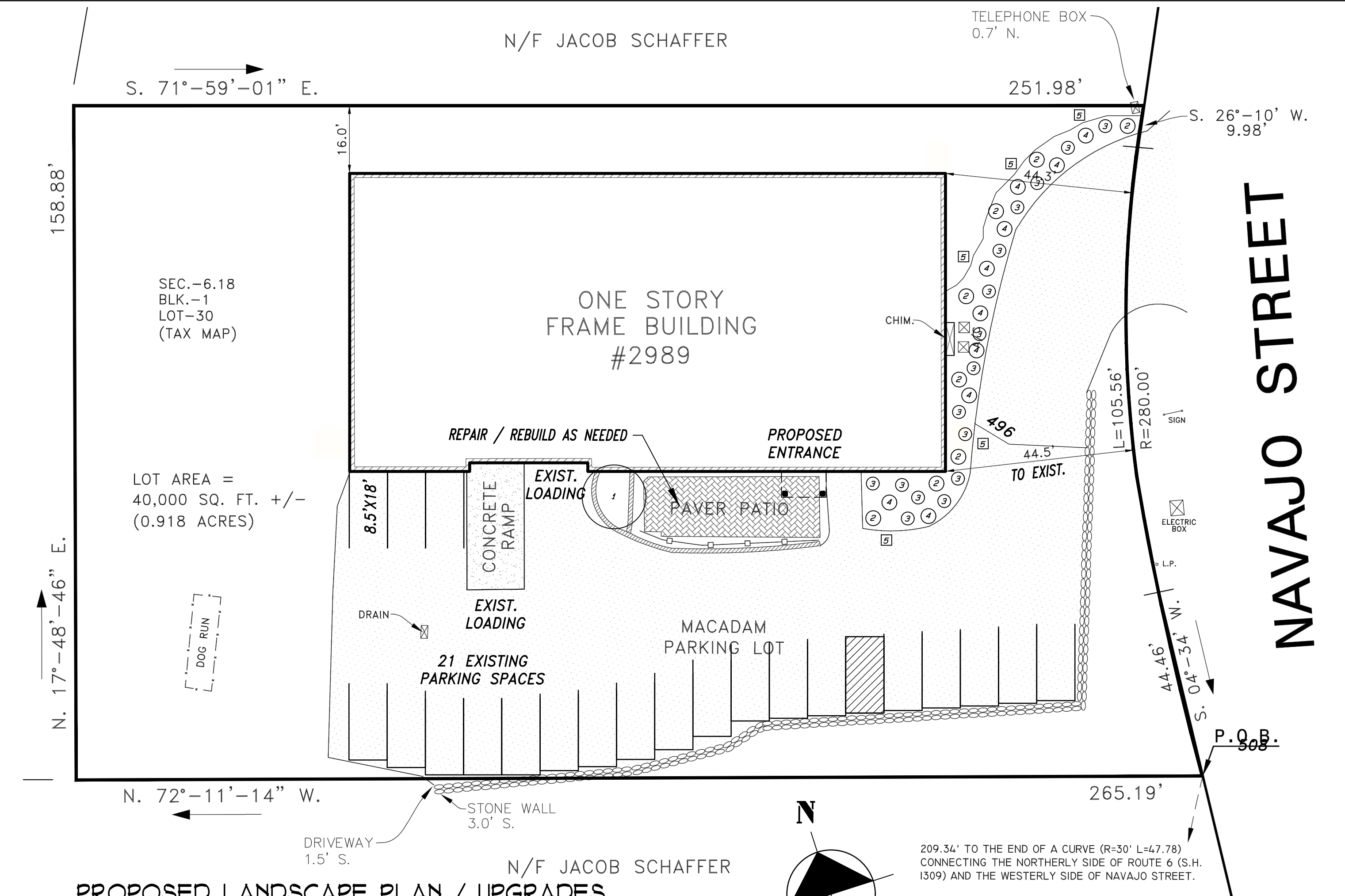
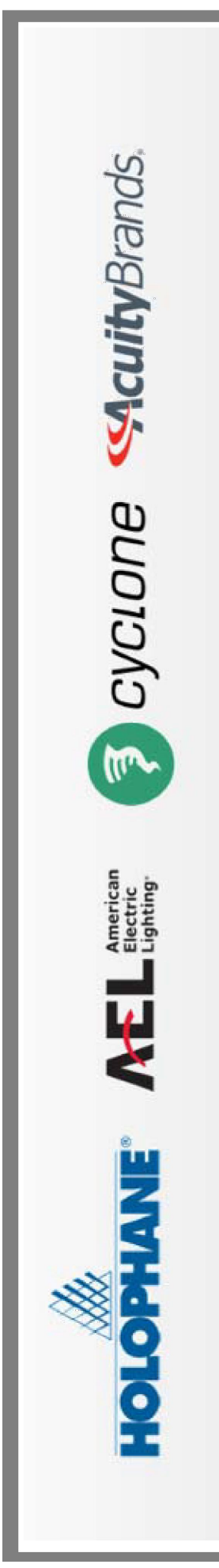
7-29-22

FILE NAME:
 PLOT SCALE:



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	7.1 fc	0.0 fc	N/A	N/A



PROPOSED LANDSCAPE PLAN / UPGRADES
SCALE: 1" = 20'-0"

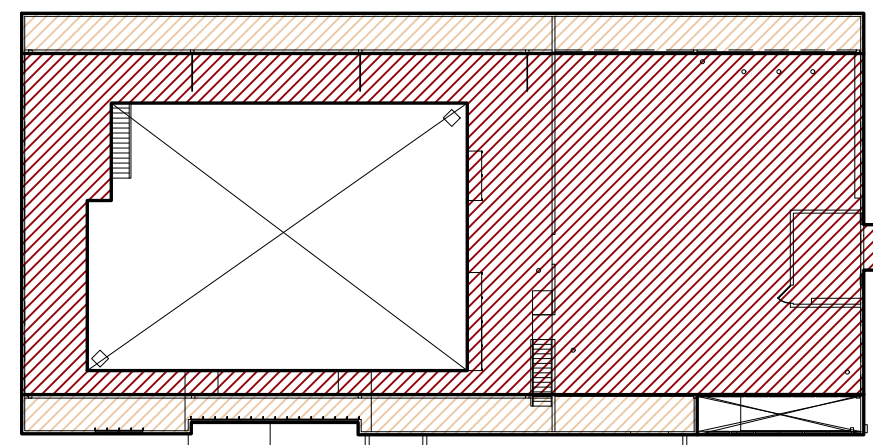
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
A			4	Holophane	HLWPC2 P20 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	5114	0.85	47	Max: 3851cd
B			8	Holophane	HLWPC2 P30 30K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type IV Medium	1	7203	0.85	71	Max: 5409cd

KEY#	QTY.	COMMON NAME	SIZE	REMARKS
1	EXIST.	WEEPING CHERRY	12" DIA	EXISTING (LOCATED EAST OF LOADING AREA)
2	8	BOXWOOD - GREEN MOUNTAIN	18 - 24 INCHES	---
3	16	PENNISETUM ALOPECUROIDES (GRASS) PLANT	2 TO 3 FOOT	FINAL SELECTION OF GRASS AS DETERMINED BY OWNER / ARCHITECT PRIOR TO ORDERING FROM NURSERY
4	10	HYDRANGAEA BUSH (BLUE)	5 - GALLON	---
5	1	NEW EDGED MULCH PLANTING BED	---	MULCH COLOR TO BE DARK BROWN AS SELECTED BY OWNER

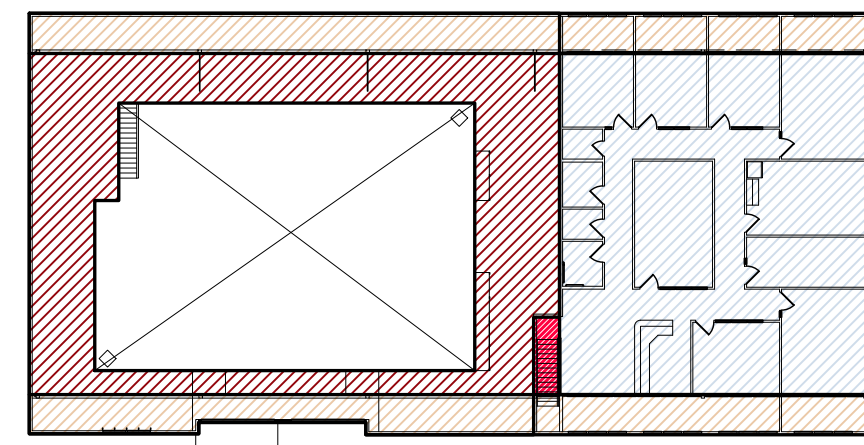
PHOTOMETRIC PLAN AS PREPARED BY:
ANDREW ZETTERSTROM
ACUITY BRANDS / HOLOPHANE
TEL: 732-413-3114
EMAIL: ANDREW.ZETTERSTROM@ACUITYBRANDS.COM

ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. 2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598		
	SITE LIGHTING PHOTOMETRIC & LANDSCAPE PLANS SCALE: AS INDICATED		DRAWN BY: NED CHECKED BY: PJH
			DRAWING NO.:
			C-2
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		

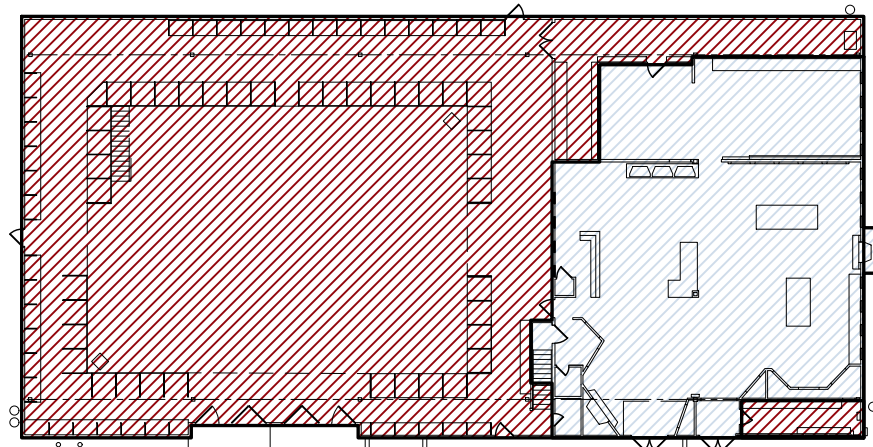
DIAGRAMMATIC FLOOR PLANS OF EXISTING & PROPOSED USES



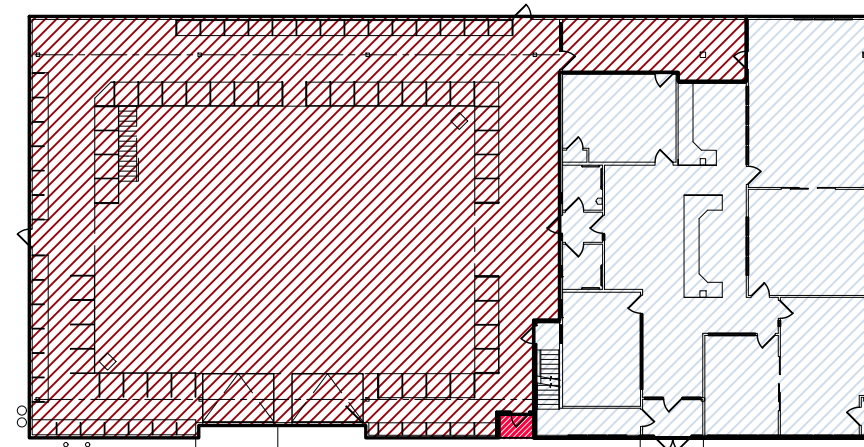
EXISTING MEZZANINE



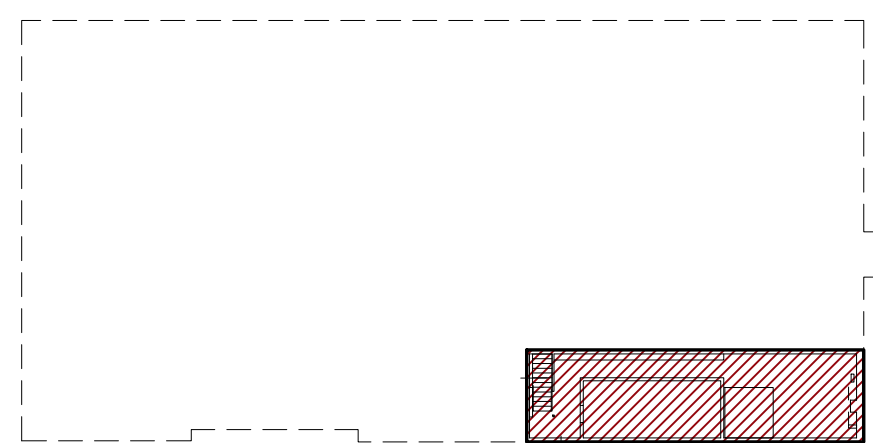
PROPOSED 2ND FLOOR



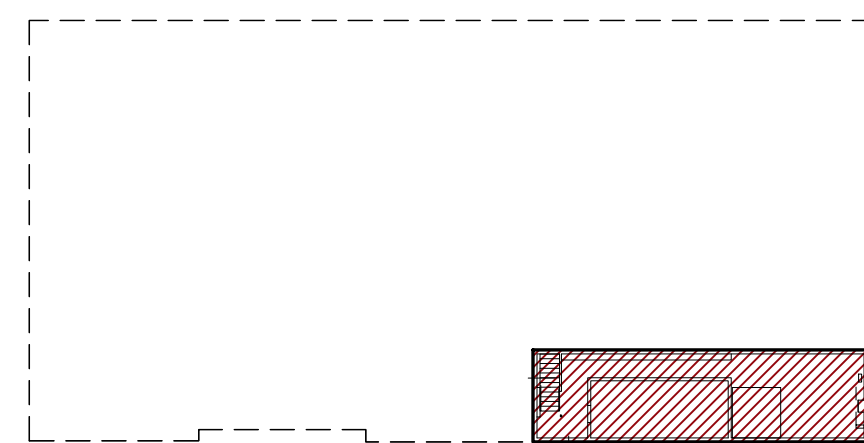
EXISTING 1ST FLOOR



PROPOSED 1ST FLOOR



EXISTING BASEMENT

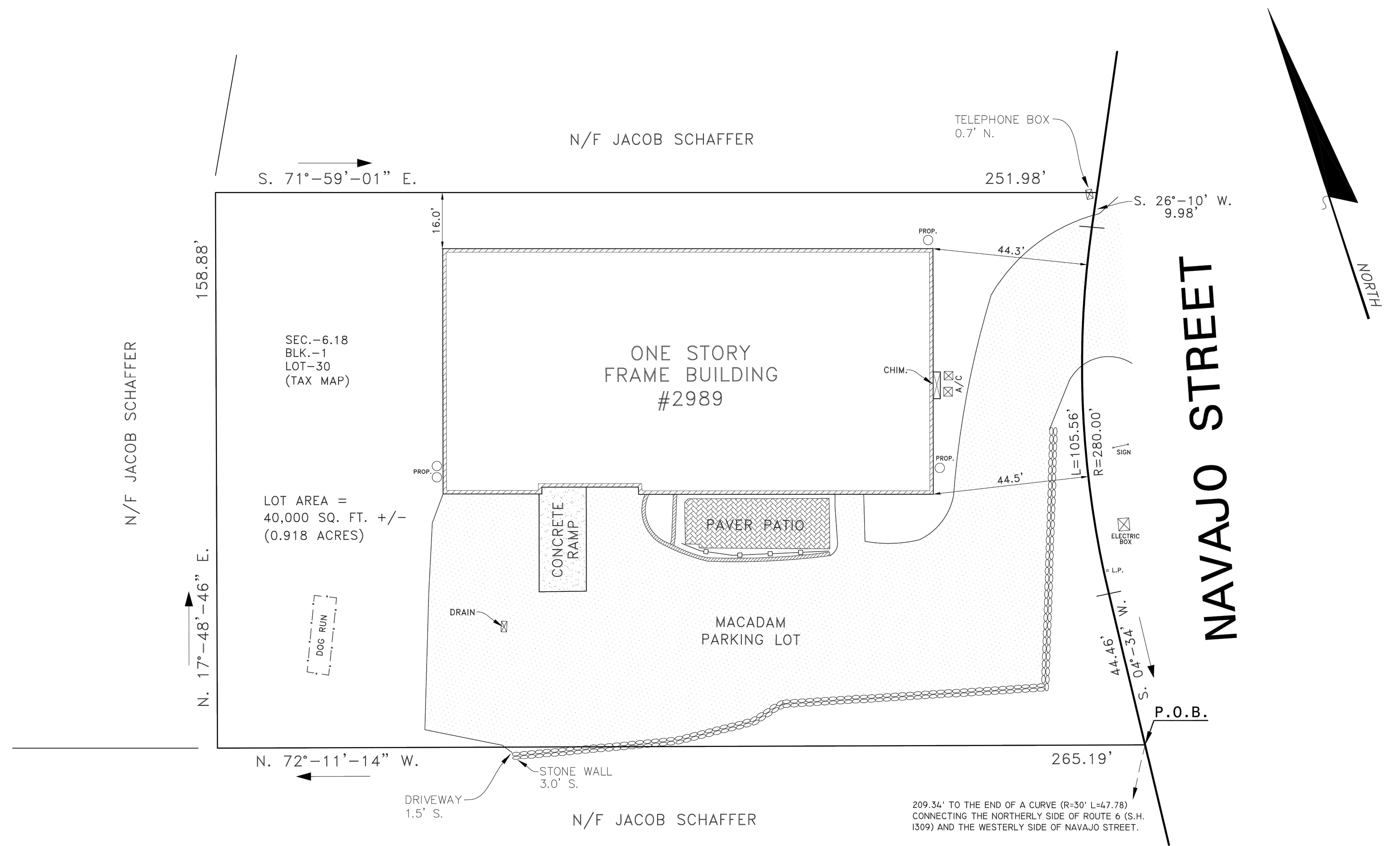


PROPOSED BASEMENT

LEGEND

- Office Use
- Storage / Warehouse Use
- Un-usable areas located behind Bridge Truss
- Proposed minor exterior plan alterations

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Reference: Tax Map.
Certified to: McBrothers Realty LLC ; First American Title
Insurance Company ; Benchmark Title Agency, LLC ;

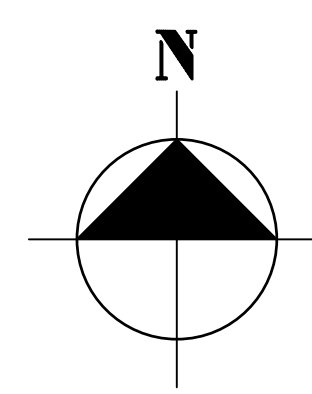
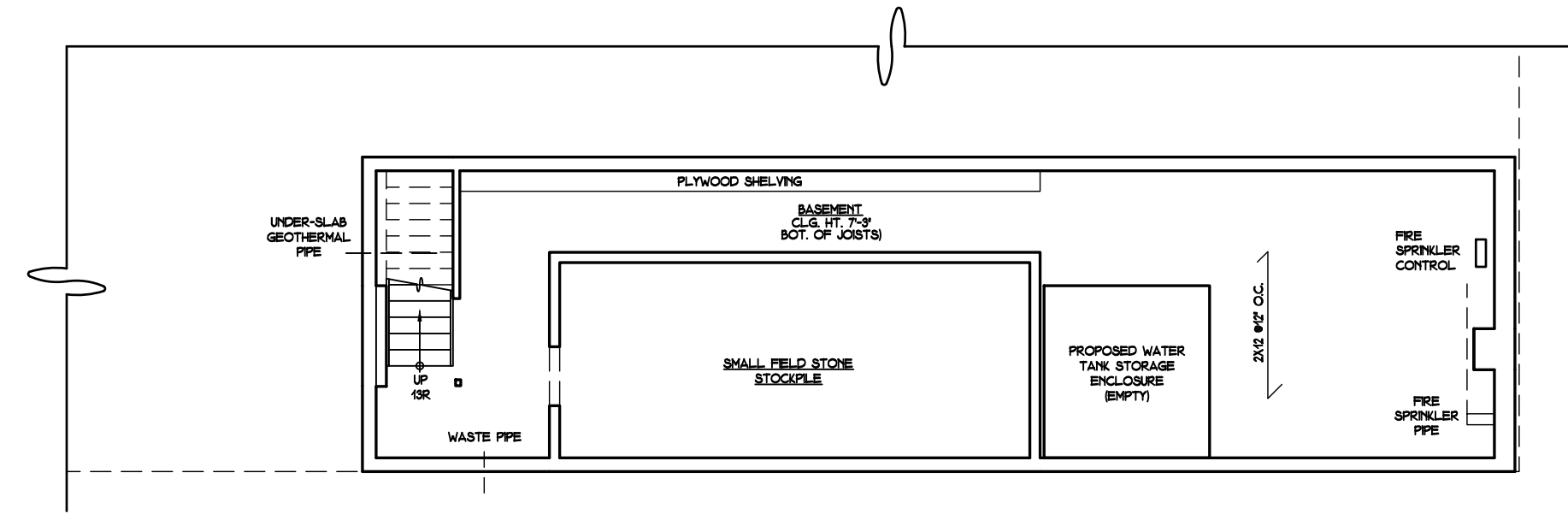
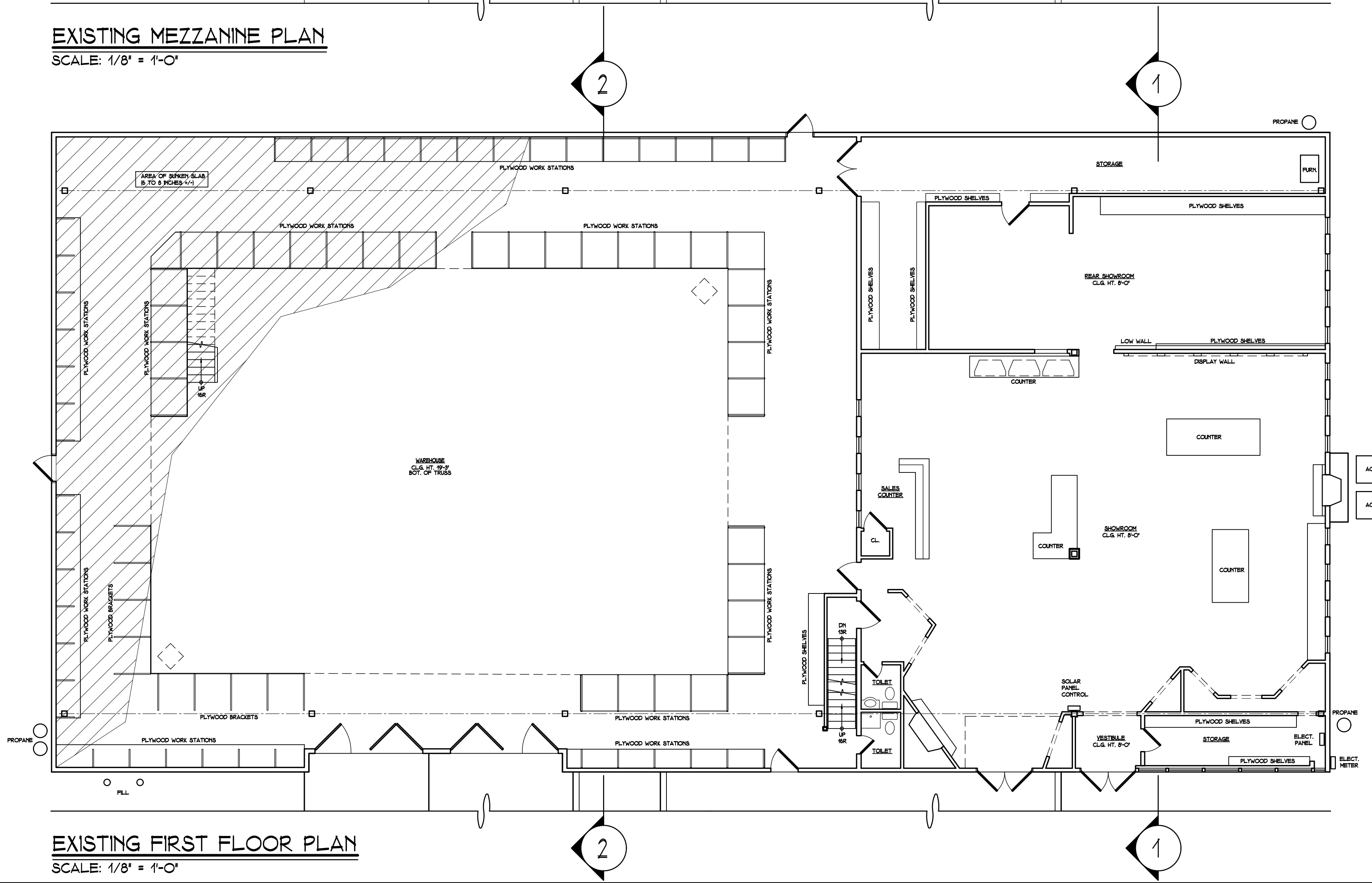
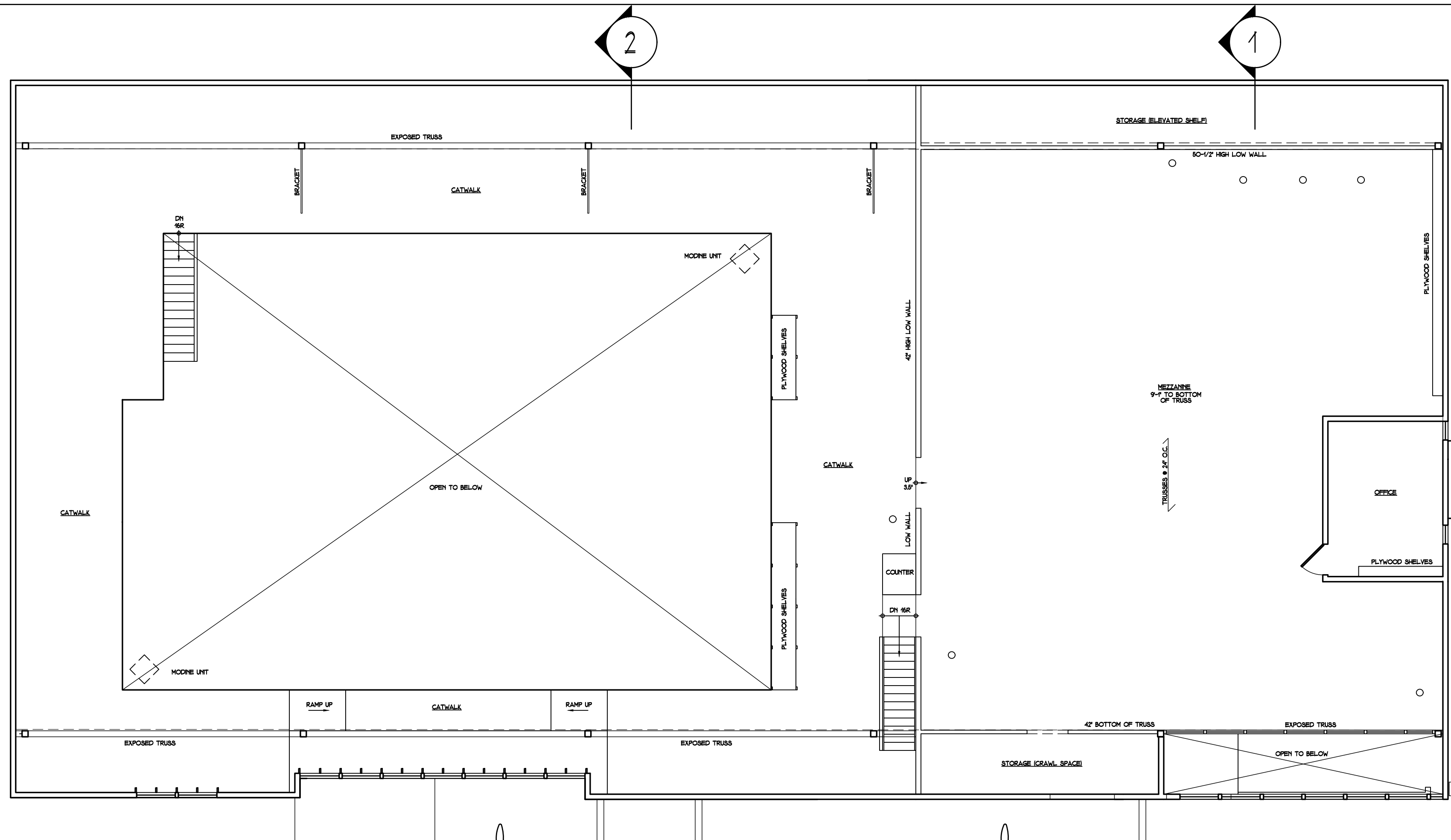
SURVEY OF PROPERTY
2989 NAVAJO STREET
LOT 30, BLOCK 1, SECTION 6.18
YORKTOWN HEIGHTS, WESTCHESTER CO., N.Y.

STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 302 - TAPPAN, NY 10983
NY LIC. NO. 50539

SCALE: 1" = 20'
DATE: MAR. 31, 2022
FILE NO: 6825-22
TITLE NO: BTA81251

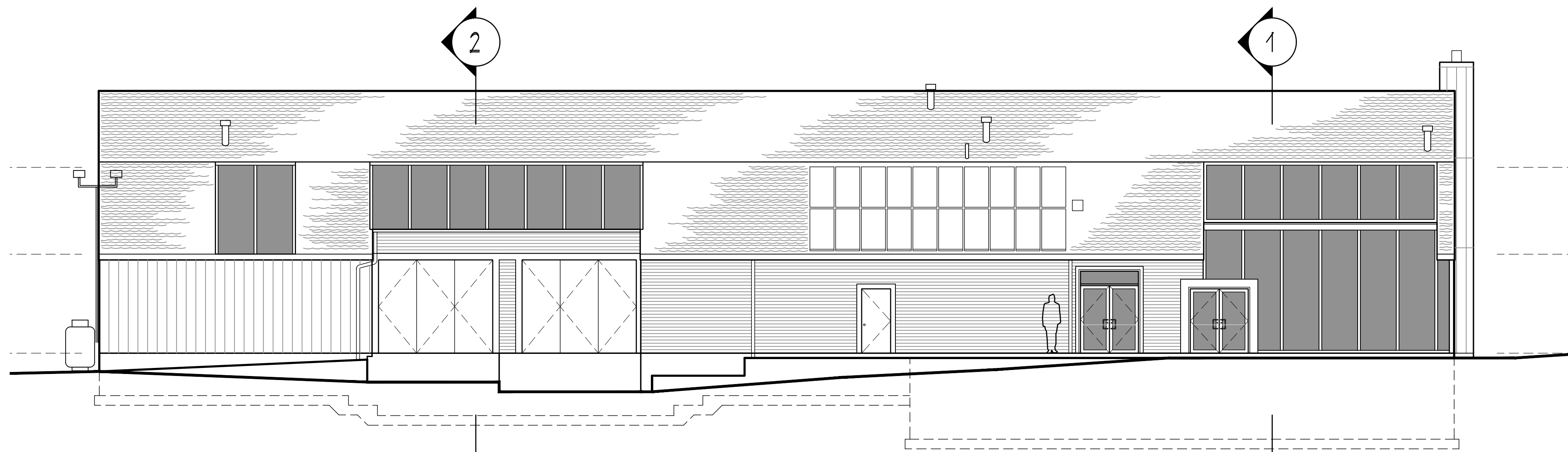
ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. YORKTOWN HEIGHTS, NEW YORK 10598	
	2989 NAVAJO STREET	PROPERTY SURVEY OF EXISTING CONDITIONS & DIAGRAMMATIC PLANS OF EXISTING & PROPOSED USES SCALE: AS INDICATED
		DRAWN BY: NED CHECKED BY: PJH DRAWING NO.:
		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com
7-29-22		C-3

FILE NAME:
PLOT SCALE:

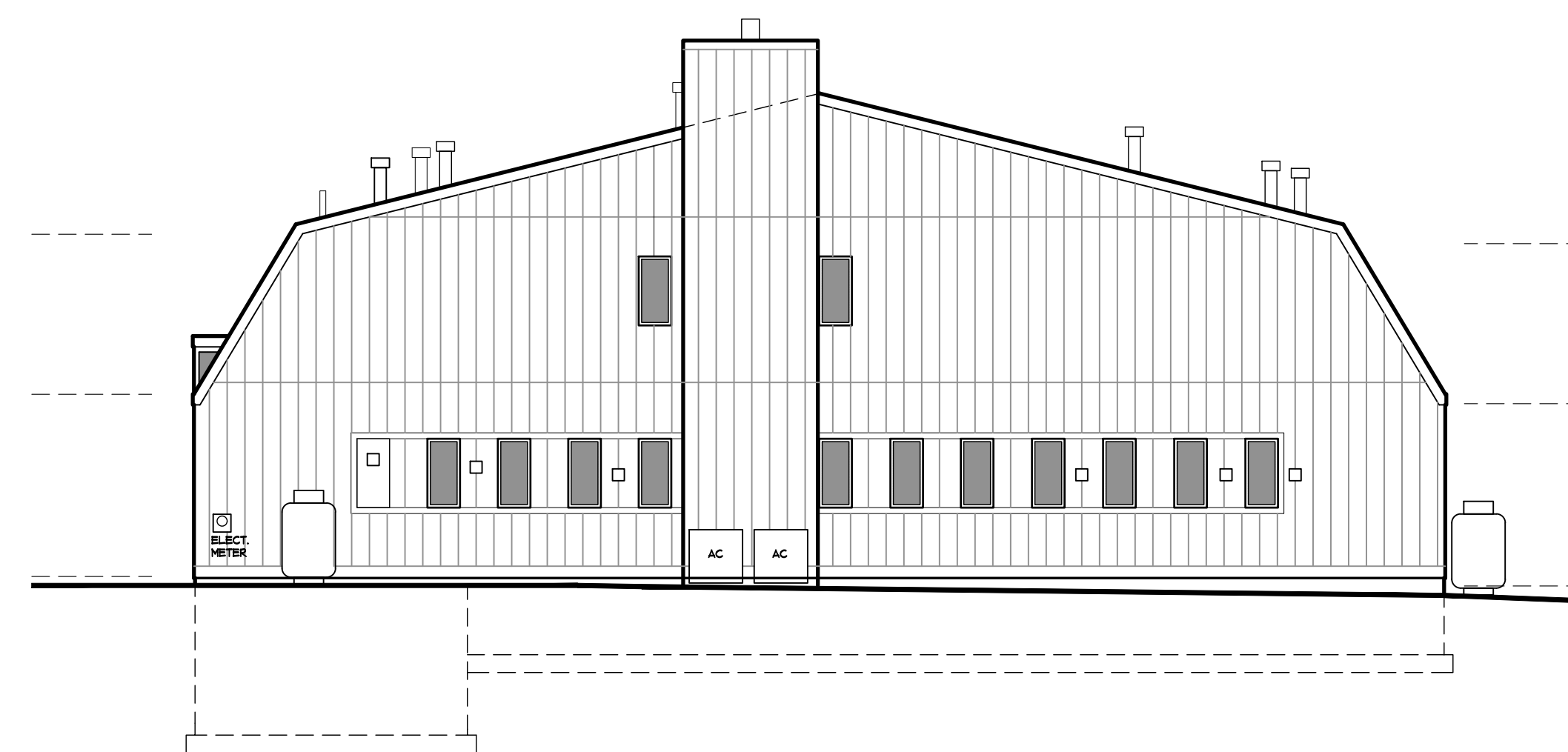


ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for:		
	THERMODYNAMICS CORP.		
	2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598		
	FLOOR PLANS OF EXISTING CONDITIONS & REFERENCE PHOTOGRAPHS SCALE: AS INDICATED		DRAWN BY: NED CHECKED BY: PJH
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thehelmesgroup.com		DRAWING NO.:
7-29-22			EX-1

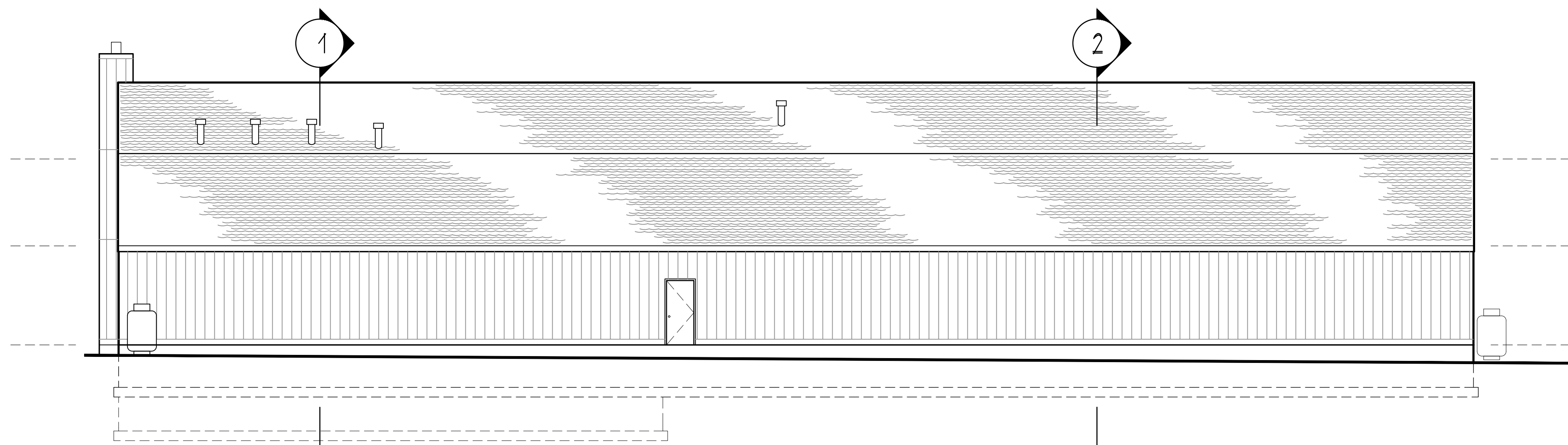
FILE NAME:
PLOT SCALE:



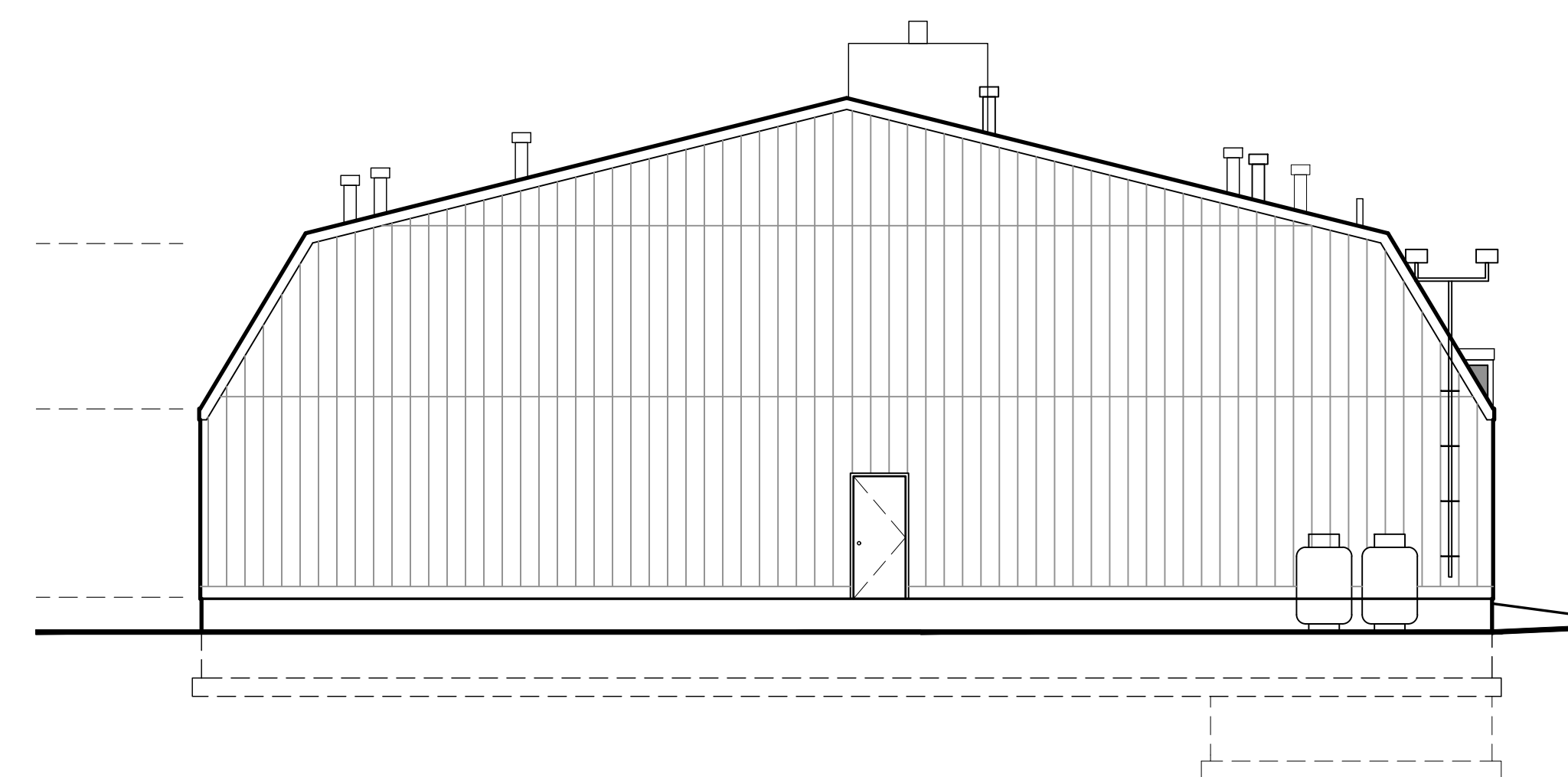
EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



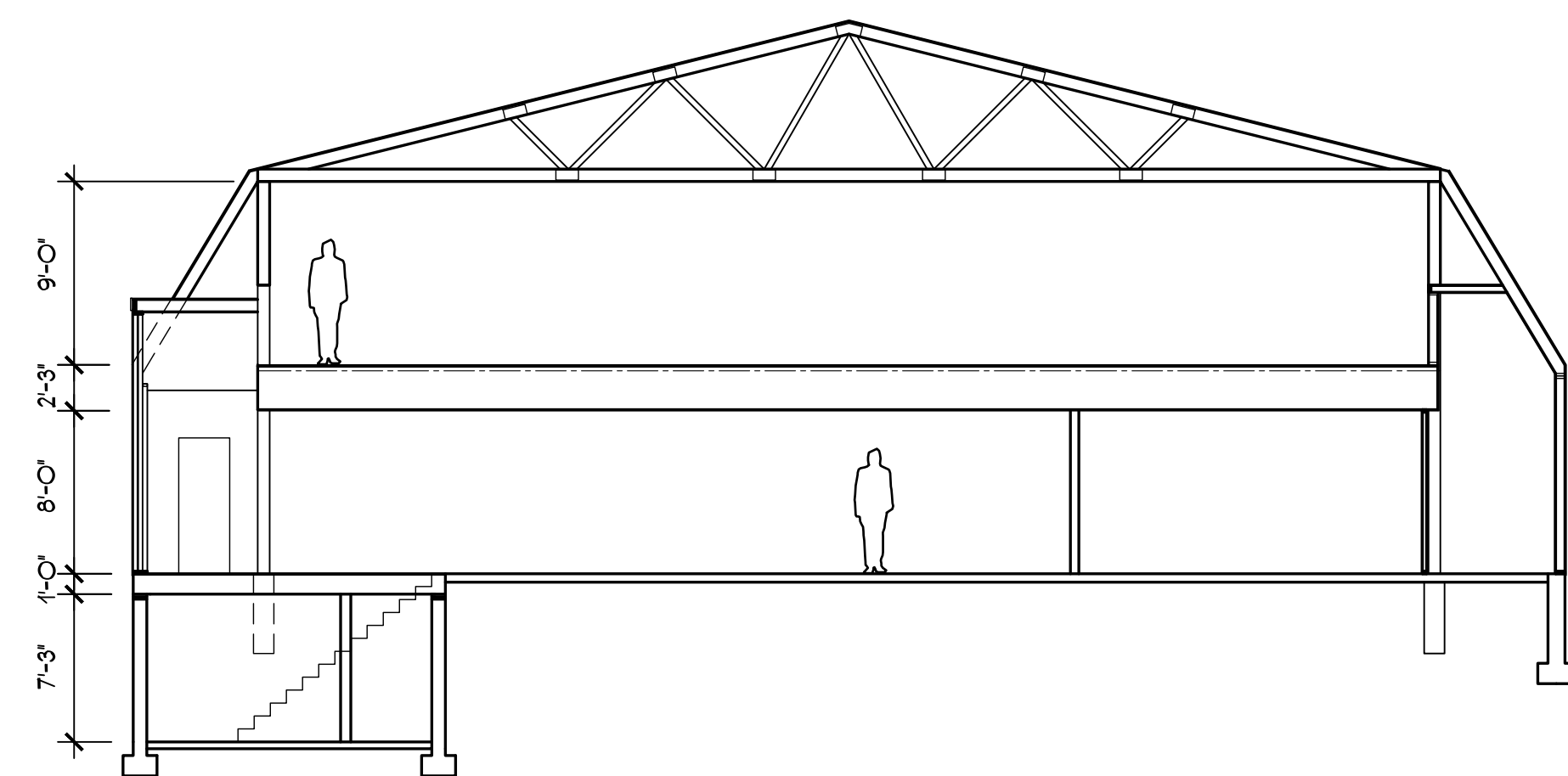
EXISTING SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



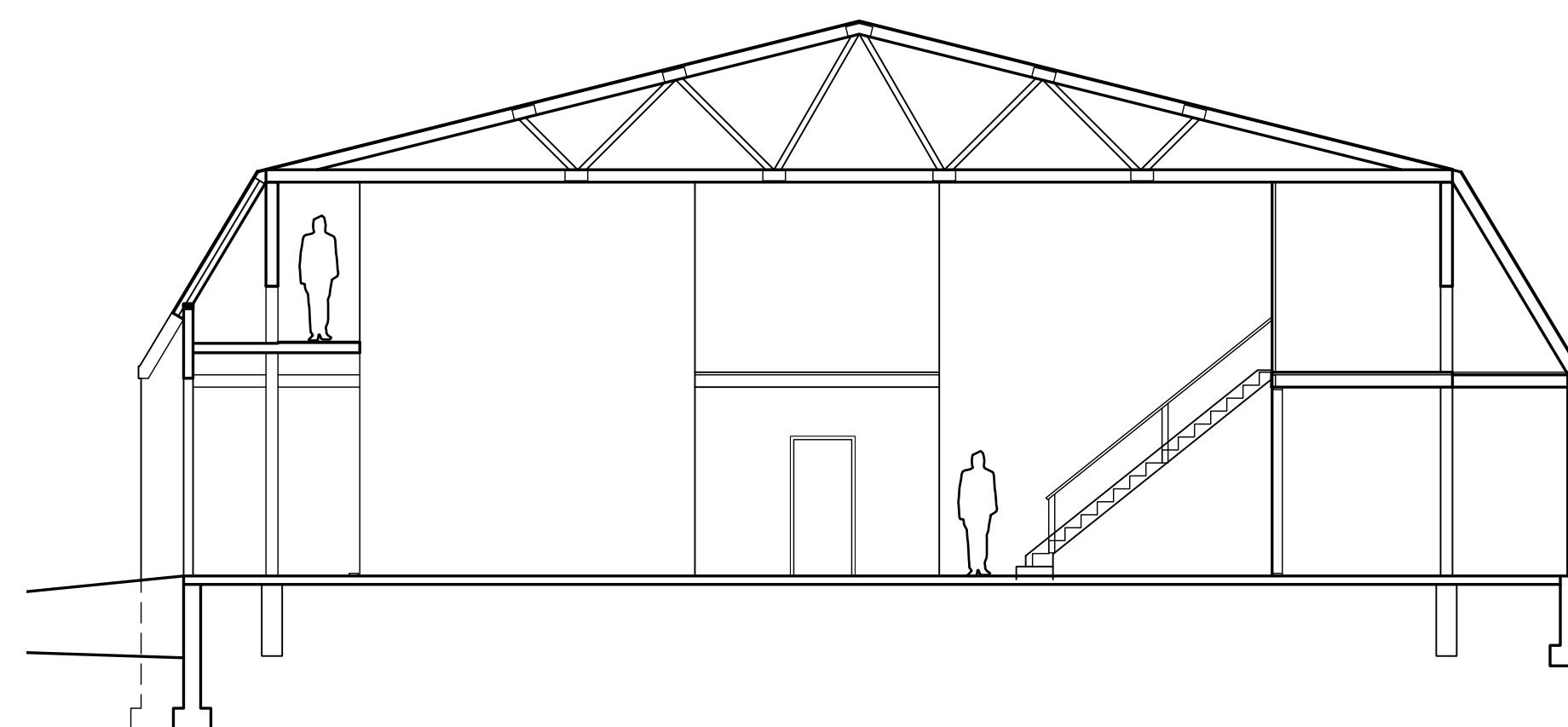
EXISTING REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"




1 PROPOSED SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"



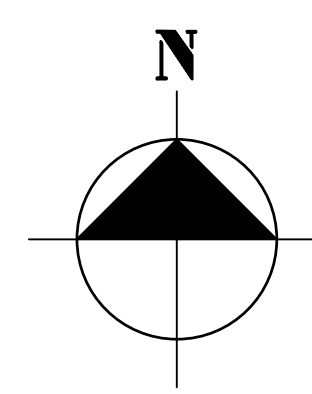
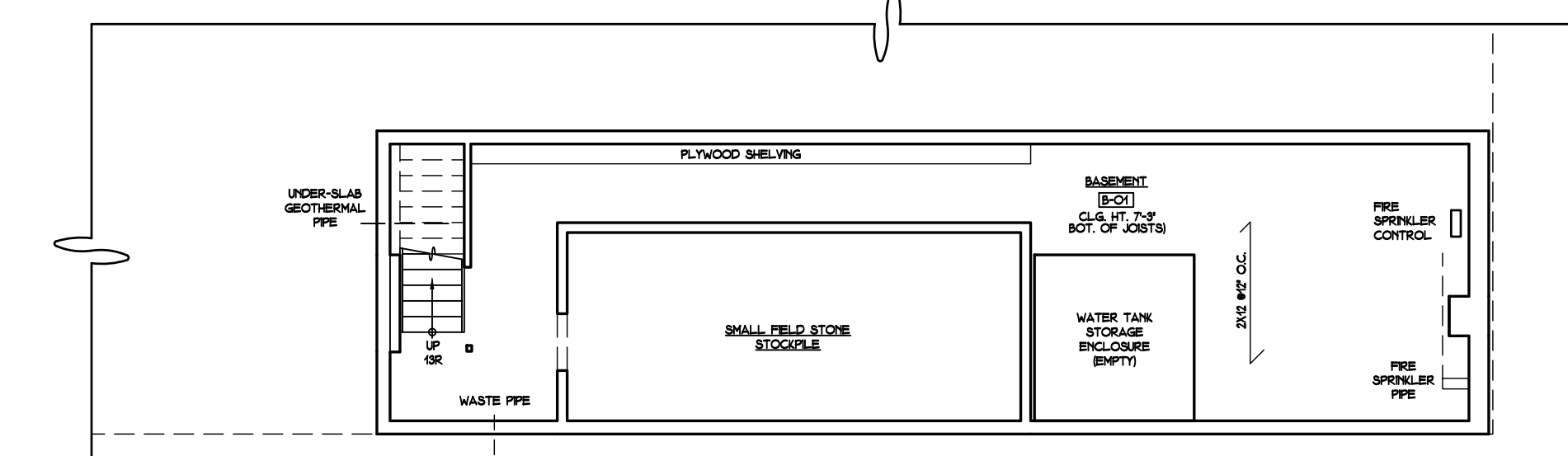
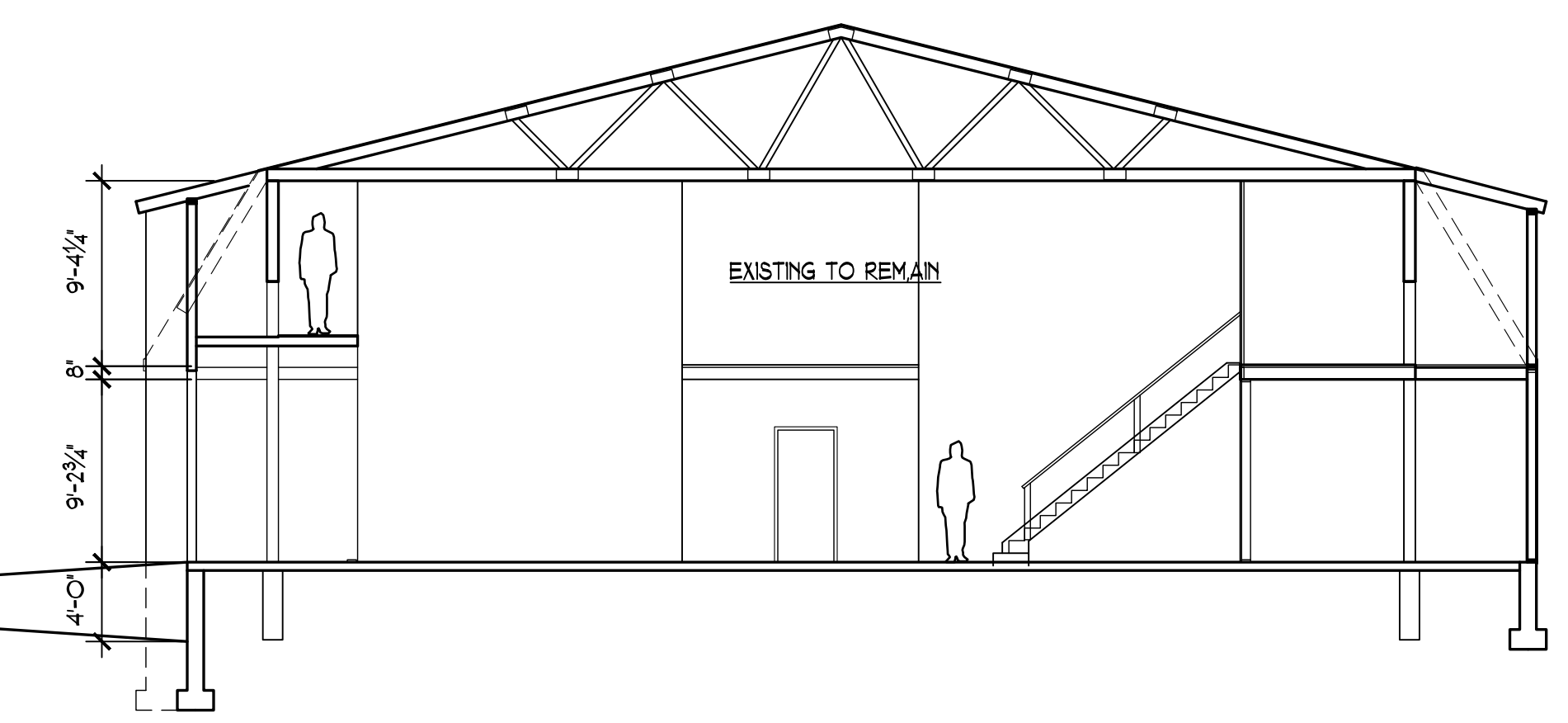
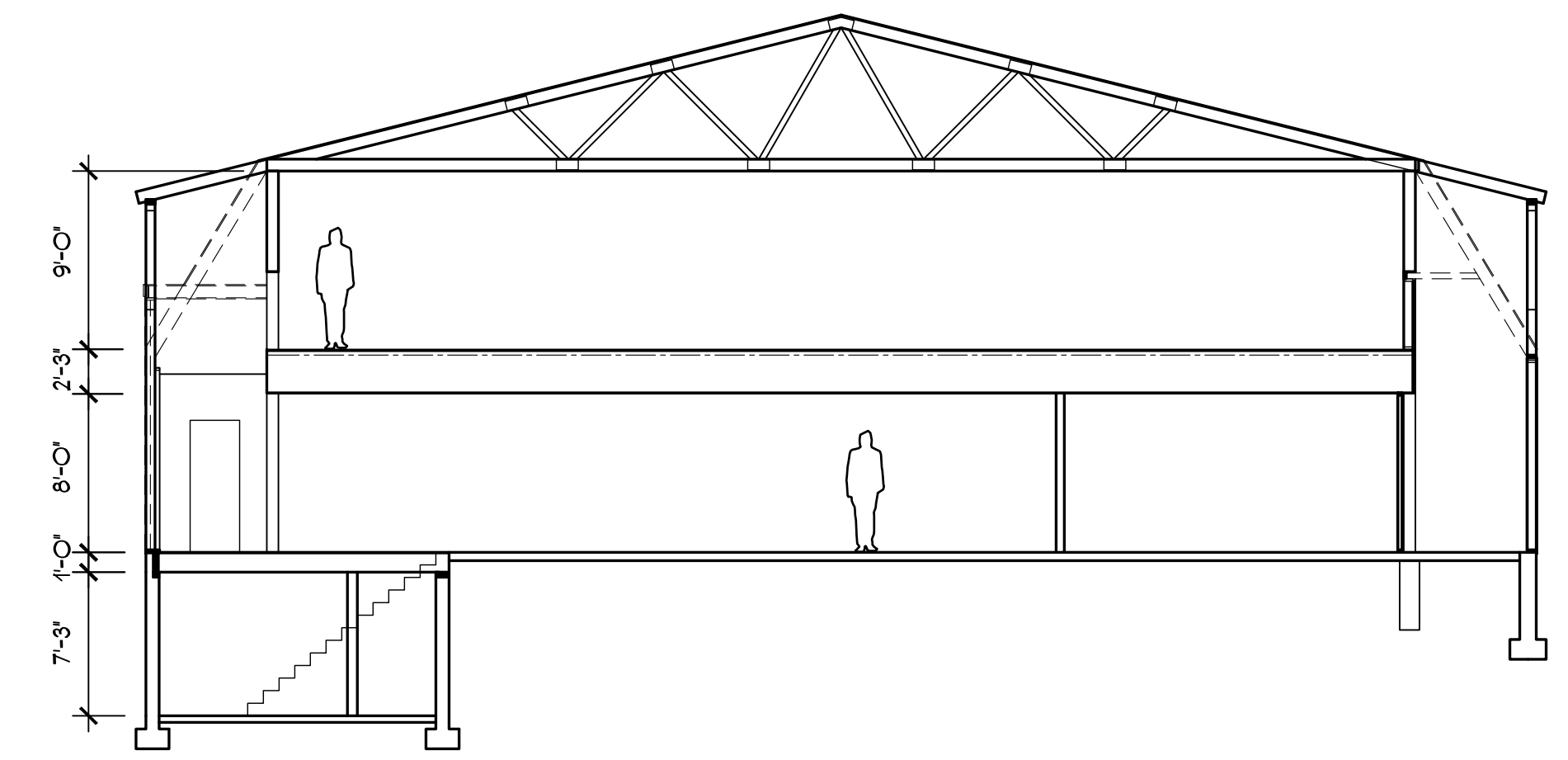
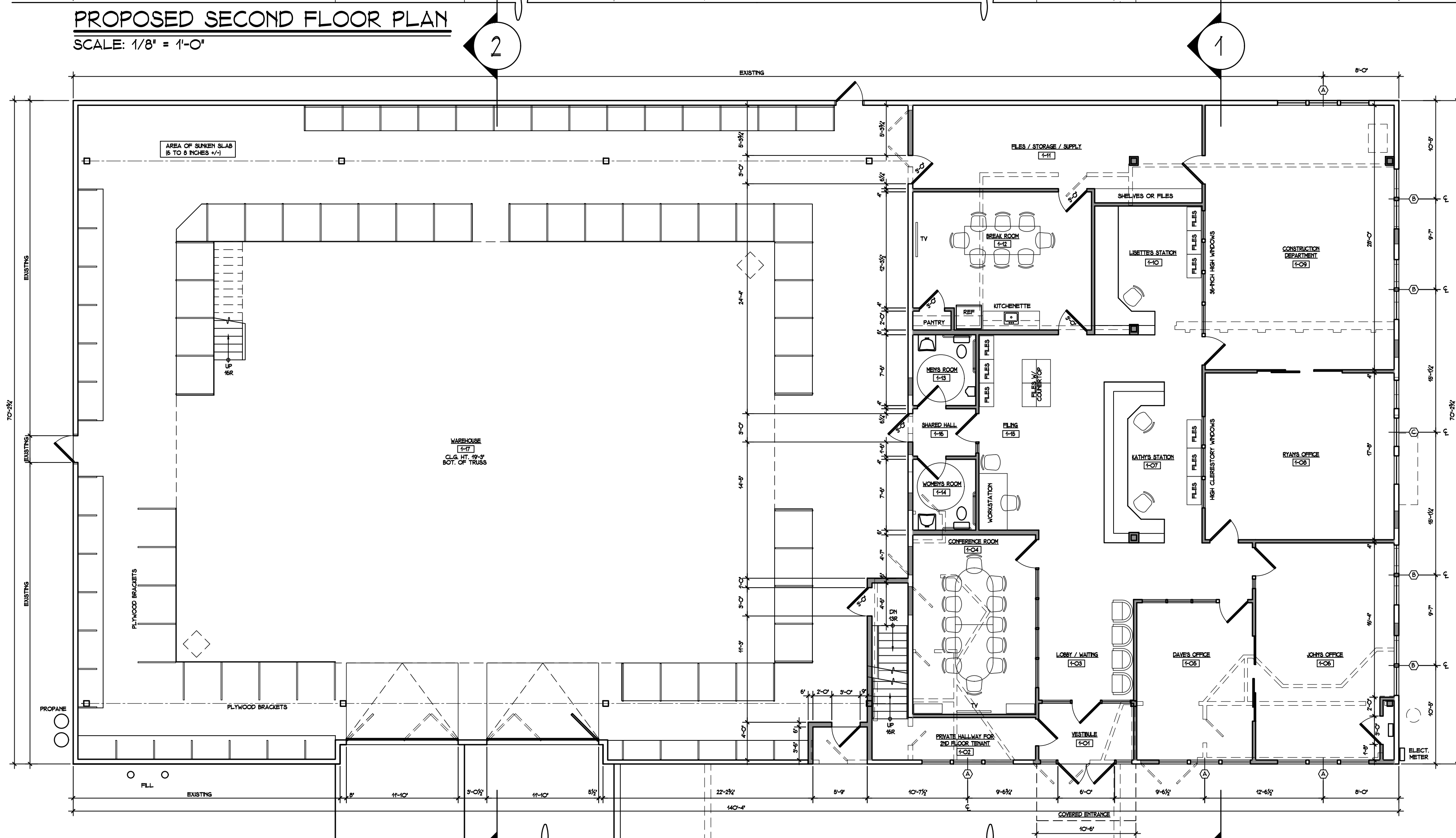
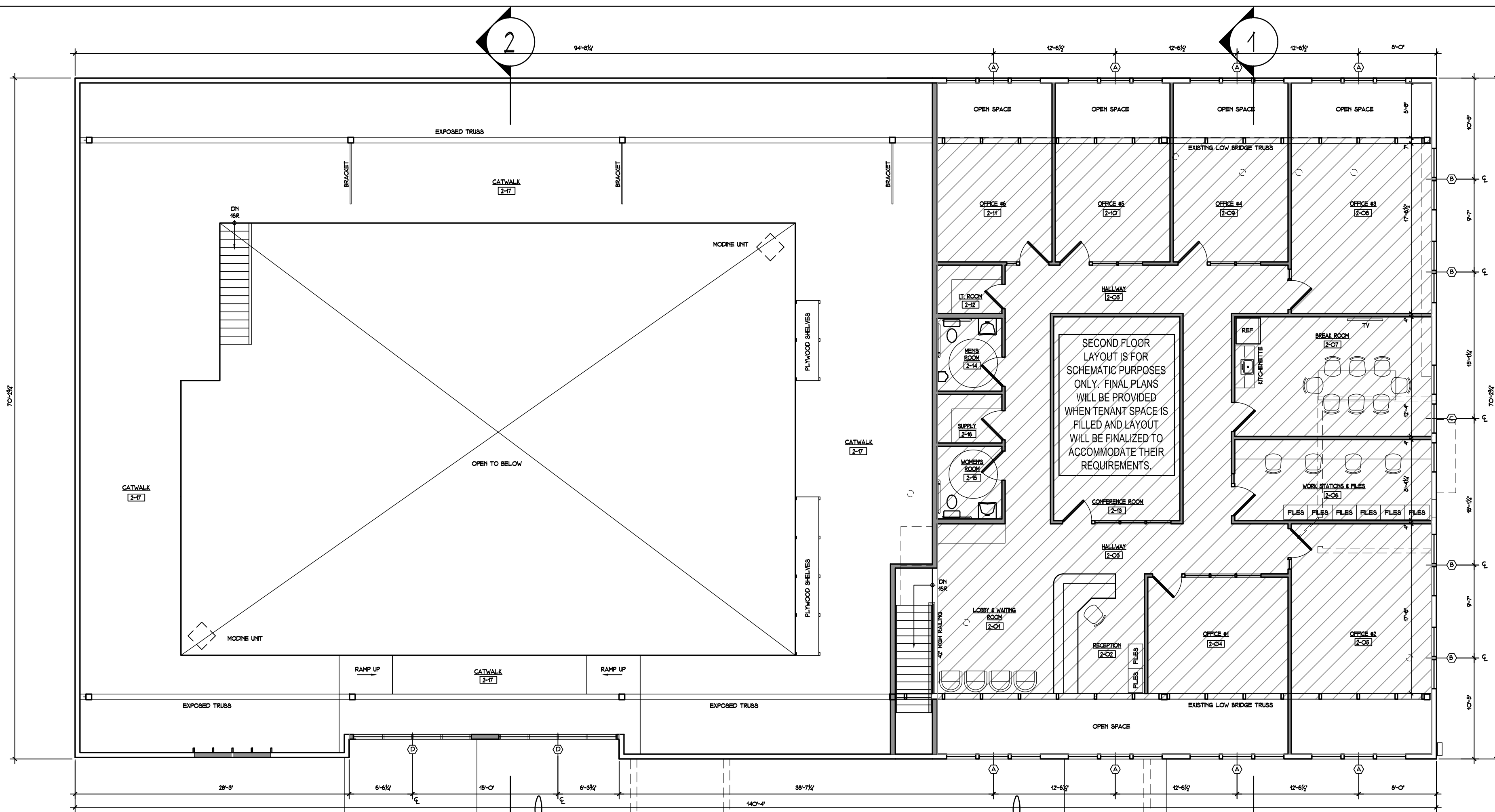
2 PROPOSED SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"



REFERENCE PHOTOGRAPH

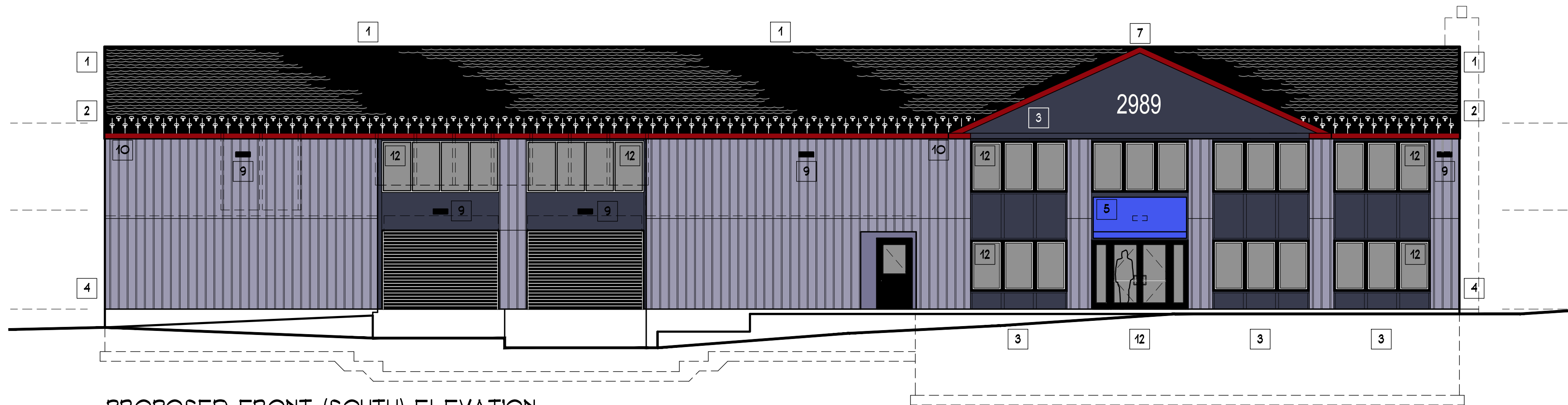
ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for:		DRAWN BY: NED CHECKED BY: PJH DRAWING NO.: EX-2
	THERMODYNAMICS CORP.		
	2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598		
	EXTERIOR ELEVATIONS & CROSS SECTIONS		
	EXISTING CONDITIONS		
	SCALE: AS INDICATED		
	 THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		
7-29-22			

FILE NAME:
PLOT SCALE:



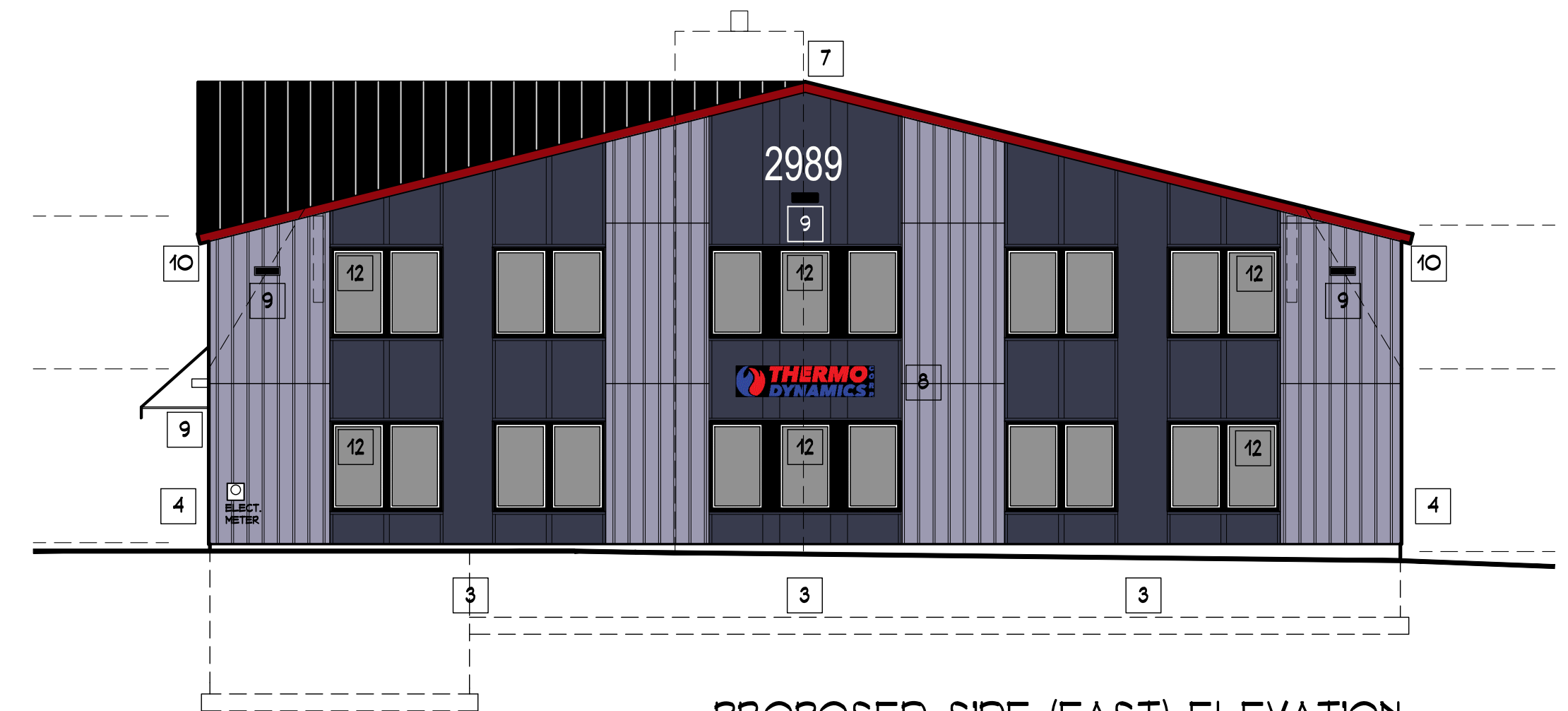
ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. 2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598	
		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com
	DRAWN BY: NED CHECKED BY: PJH DRAWING NO.:	A-1

FILE NAME:
PLOT SCALE:



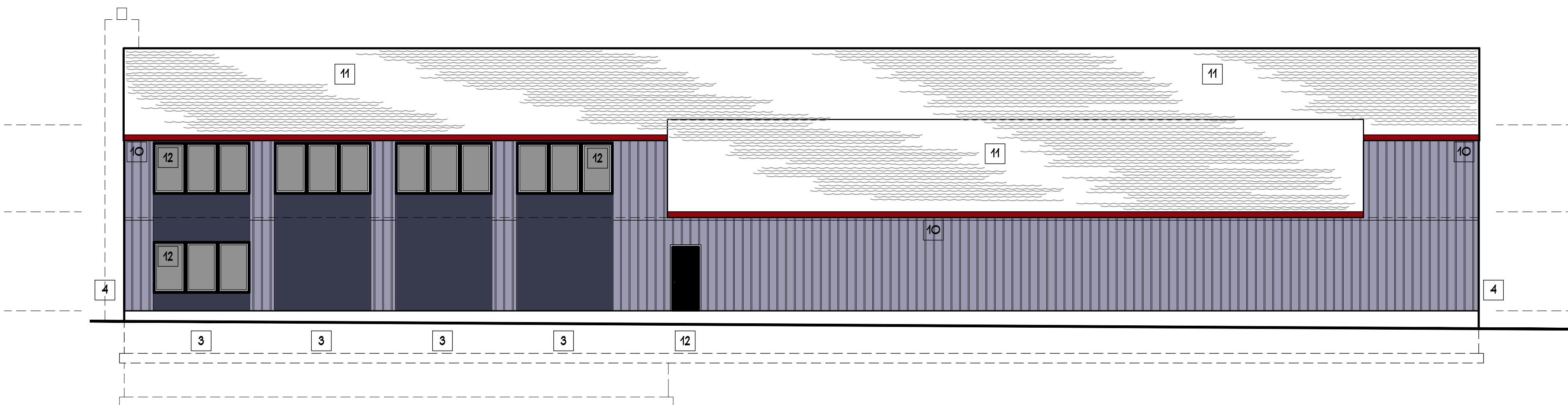
PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



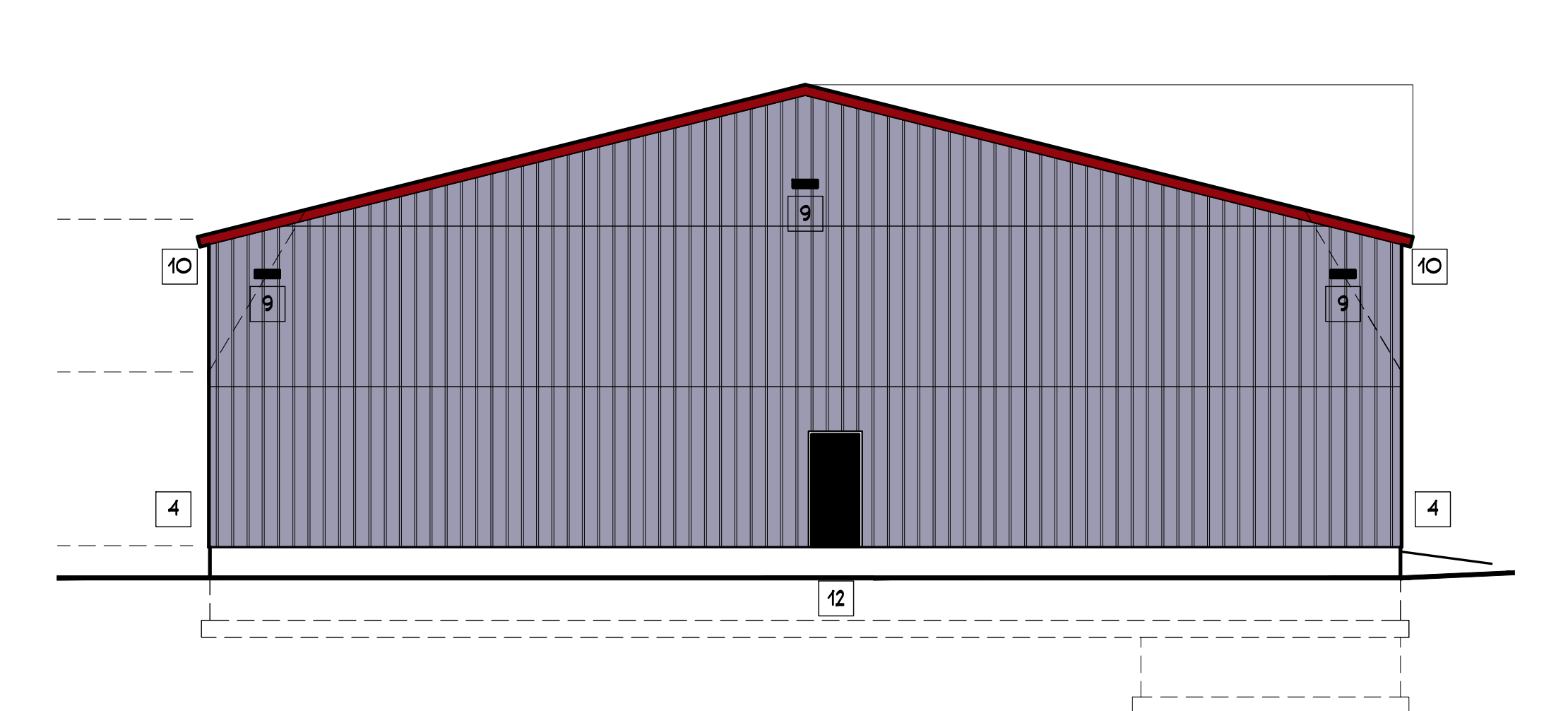
PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



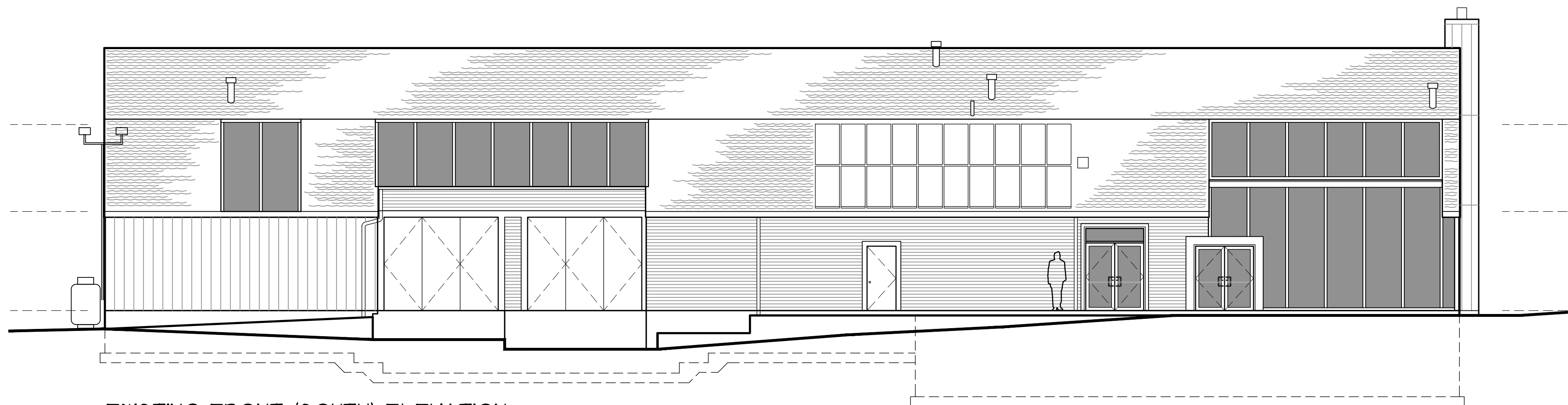
PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



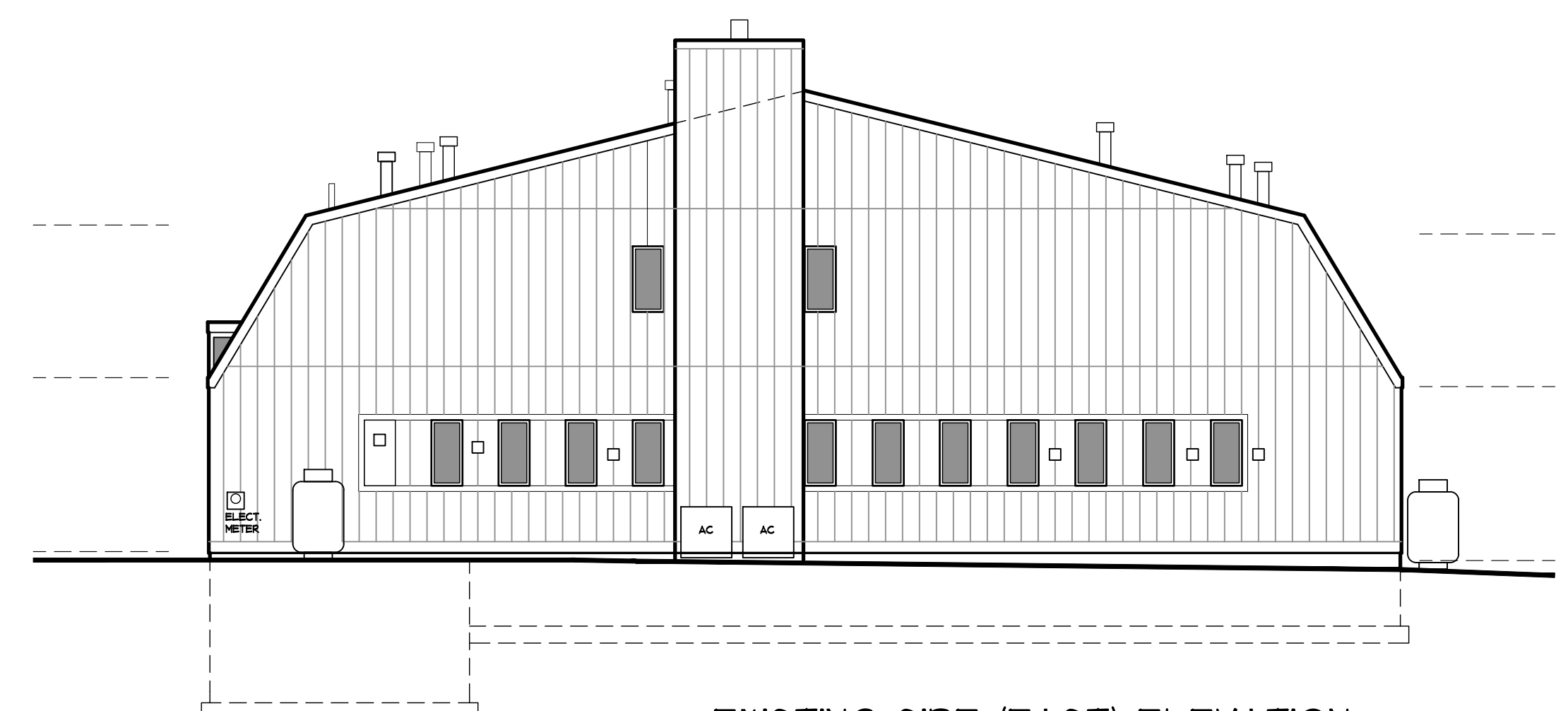
PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SIDE (EAST) ELEVATION

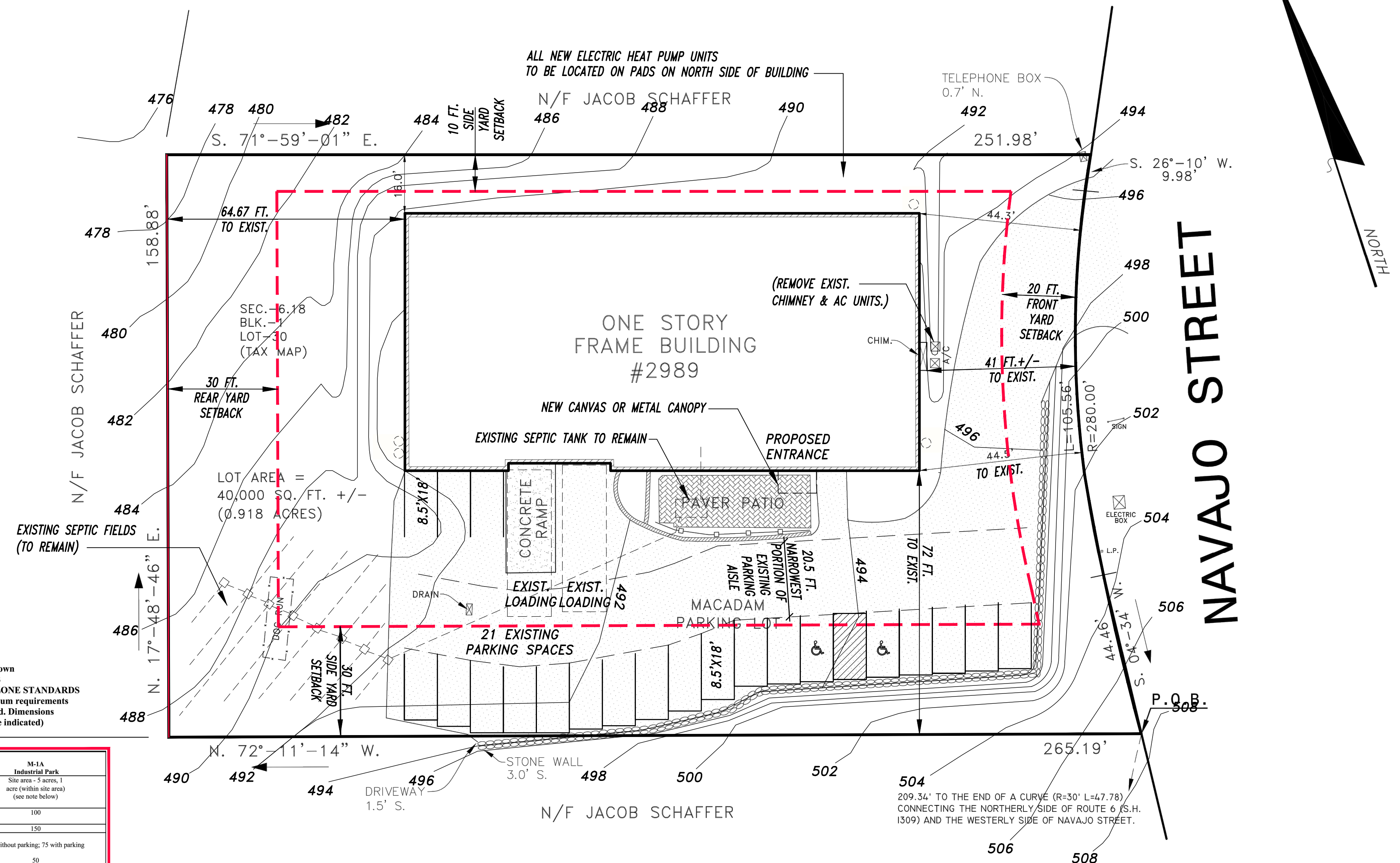
SCALE: 1/8" = 1'-0"

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. STANDING SEAM METAL ROOFING OVER ALL NEW ROOF AREAS ONLY; COLOR - GRAY AS SELECTED BY OWNER. PROVIDE NEW 30-YEAR BLACK ARCHITECTURAL STYLE ASPHALT SHINGLES FOR EXISTING FRONT ROOF ONLY. 2. SNOW-GUARDS (2 ROWS OF INDIVIDUAL SNOW-GUARDS STAGGERED OR SNOW-RAILS AS SELECTED BY OWNER) 3. VERTICAL CORRUGATED METAL SIDING : COLOR MEDIUM GRAY AS SELECTED BY OWNER. 4. HARD-PLANK CEMENT FIBER BOARD & BATTEN SIDING W/ CORNERBOARDS OR CORRUGATED METAL SIDING PANELS: COLOR - DARK GRAY AS SELECTED BY OWNER. 5. CANYASS OR METAL AWNING : COLOR ROYAL BLUE AS SELECTED BY OWNER 7. BUILDING ADDRESS NUMBER : COLOR - WHITE OR SIMILAR CONTRASTING COLOR AS SELECTED BY OWNER. | <ul style="list-style-type: none"> 8. SIGN AND LOGO FOR THERMODYNAMICS CORP. 9. NIGHT-SKY COMPLIANT WALL MOUNTED LED FLOOD LIGHT : COLOR - DARK GRAY OR BLACK AS SELECTED BY OWNER. 10. ALUMINUM GUTTERS AND FASCIA TRIM : COLOR - RED AS SELECTED BY OWNER. HOWEVER LEADER DRAINS TO BE MEDIUM GRAY TO MATCH SIDING. 11. EXISTING ASPHALT SHINGLE ROOFING TO REMAIN : COLOR - BROWN (OR REPLACE WITH NEW ROOFING AS DIRECTED BY OWNER. NOTE: THE ENTIRE REAR ROOF IS NOT VISIBLE SINCE IT IS ADJACENT TO A DENSELY WOODED AREA) 12. EXTERIOR DOORS AND WINDOWS TO BE ALUMINUM OR OTHER METAL WITH DOUBLE PANE INSULATED GLASS CONFORMING TO CURRENT ENERGY CODE REQUIREMENTS. : COLOR - BLACK AS SELECTED BY OWNER. |
|---|---|

<p>ISSUE DATES:</p> <p>7-29-22</p>	<p>ALTERATIONS TO EXISTING BUILDING for:</p> <p>THERMODYNAMICS CORP.</p> <p>2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598</p> <p>PROPOSED EXTERIOR ELEVATIONS SCALE: AS INDICATED</p> <p>THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com</p>	<p>DRAWN BY: NED</p> <p>CHECKED BY: PJH</p> <p>DRAWING NO.:</p> <p style="font-size: 2em; font-weight: bold;">A-2</p>
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THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
 OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Town of Yorktown
 Appendix B
 BUSINESS AND INDUSTRY ZONE STANDARDS
 (Standards shown are minimum requirements
 unless otherwise indicated. Dimensions
 in feet unless otherwise indicated)

	M-1A Industrial Park
Lot area	Side area - 5 acres, 1 acre (within site area) (see note below)
Lot width at front line of main building	100
Lot depth	150
Front yard:	
Main building	20 without parking; 75 with parking
Accessory building	50
Side yard:	None, but if provided shall be 10 feet; if a vehicular accessway, provide 20 feet, if adjacent to District, provide 75 feet
Main and accessory buildings	
Rear yard:	
Main building	30; if adjacent to R District, 75 feet
Accessory building	
Maximum height:	
Main building	2 stories or 30 feet
Accessory building	20
Maximum coverage (all buildings)	30%
Required off-street parking spaces	2 for every 3 employees; visitors' parking not to be less than 5
Required off-street loading	1 for the first 10,000 square feet of floor area plus 1 for each additional 30,000 square feet of floor area. All loading spaces to be located within exterior walls of building.
Other provisions and regulations	Screening and/or landscaping: all areas not shown to be developed for building, parking or other required features to be permanently maintained with landscaping as approved. On all boundaries abutting an R District, provide a minimum screen of evergreen-type planting 50 feet in height and 8 feet in width at time of planting as approved. Development to comply with requirements of §§ 300-99 through 300-104, inclusive.

SURVEY OF PROPERTY
 2989 NAVAJO STREET
 LOT 30, BLOCK 1, SECTION 6.18
 YORKTOWN HEIGHTS, WESTCHESTER CO., N.Y.

STEPHEN F. HOPPE, L.S. SCALE: 1" = 20'
 LICENSED PROFESSIONAL LAND SURVEYOR
 111 ROUTE 303 - TAPPAN, NY 10983
 NY LIC. NO. / 50539
 DATE: MAR. 31, 2022
 FILE NO: 6825-22
 TITLE NO: BTA81251

Reference: Tax Map.
 Certified to: McBrothers Realty LLC ; First American Title Insurance Company ; Benchmark Title Agency, LLC ;

TOWN OF YORKTOWN, NEW YORK
 Table of Dimensional Requirements
 SECTION 6.18, BLOCK 1, LOT 30
 ZONING DISTRICT : I-1 (Light Industrial Park) per Town of Yorktown Zoning Map
 Dimensional Requirements: M-1A as per the Town of Yorktown Director of Planning.

	Required / Permitted	Existing	Proposed
Lot Area	5 Acre 217,800 SF (Can Vary, however) (not less than 1/2 Acre)	0.918 Acre 40,005 SF (exist. non-conforming)	(No Change)
Lot Width	100 FT	158 FT	(No Change)
Lot Depth	150 FT	246 FT	(No Change)
Setbacks			
Front	20 FT (w/o Parking) 75 FT (w/ Parking)	41.00 FT +/- (w/o Parking) Except for 6 existing spaces in southeast corner of property	(No Change)
Side	10 FT	16 FT	(No Change)
Side (w/ Vehicular Access)	30 FT	72 FT	(No Change)
Rear	30 FT	64.67 FT	(No Change)
Maximum Height			
Feet	2 Stories 30 FT	1 Story 28 FT	2 Stories 28 FT
Maximum Lot Coverage (Building Coverage)	30% (12,002 Sq. Ft.)	24.53% (9,814 Sq. Ft.)	24.49% (9,798 Sq. Ft.)
Maximum F.A.R.	0.2 (8,001 Sq. Ft.)	0.40 (15,907 Sq. Ft.)	0.39 (15,798 Sq. Ft.)

Required Off-Street Parking Spaces:
 Two (2) spaces for every three (3) employees. Visitor parking not to be less than five (5) spaces.

Required	Existing	Proposed
(Employee Dependand)	(Employee Dependand)	24 Employees Max. (16 Employee Spaces Req'd) (5 Visitor Spaces Required)
	21 Spaces Provided	21 Spaces Provided

Required Off-Street Loading Spaces:
 1 space for the first 10,000 square feet of floor area plus 1 space for each additional 30,000 square feet of floor area. All loading spaces to be located within exterior walls of building. (We are assuming this means to be adjacent to exterior walls of the building.)

Required	Existing	Proposed
(18,554 square feet) (2 Loading Spaces)	(18,554 square feet) (2 Loading Spaces)	(No Change)

Building Floor Area Tabulation Comparison of Existing versus Proposed	
EXISTING BUILDING USE:	PROPOSED BUILDING USE:
Office for Business or Professional Use including Retail	Offices for Business or Professional Use
Existing First Floor Office / Retail: 3,067 Square Feet	Proposed First Floor Office: 3,426 Square Feet
Storage / Warehouse	Proposed Second Floor Office: 2,953 Square Feet
Existing Basement Storage: 860 Square Feet	(Useable areas only - does not include areas behind bridge trusses.)
Existing First Floor Storage / Warehouse: 6,747 Square Feet	Total Office Floor Area: 6,379 Square Feet
Existing Mezzanine Storage & Catwalk: 5,233 Square Feet	Storage / Warehouse
(Useable areas only - does not include areas behind bridge trusses.)	Proposed Basement Storage: 860 Square Feet
Total Storage / Warehouse Floor Area: 12,840 Square Feet	Proposed First Floor Storage: 6,350 Square Feet
Total Floor Area: 15,907 Square Feet	Proposed Mezzanine Storage & Catwalk: 2,209 Square Feet
	Total Storage / Warehouse Floor Area: 9,419 Square Feet
	Total Floor Area: 15,798 Square Feet

ISSUE DATES:

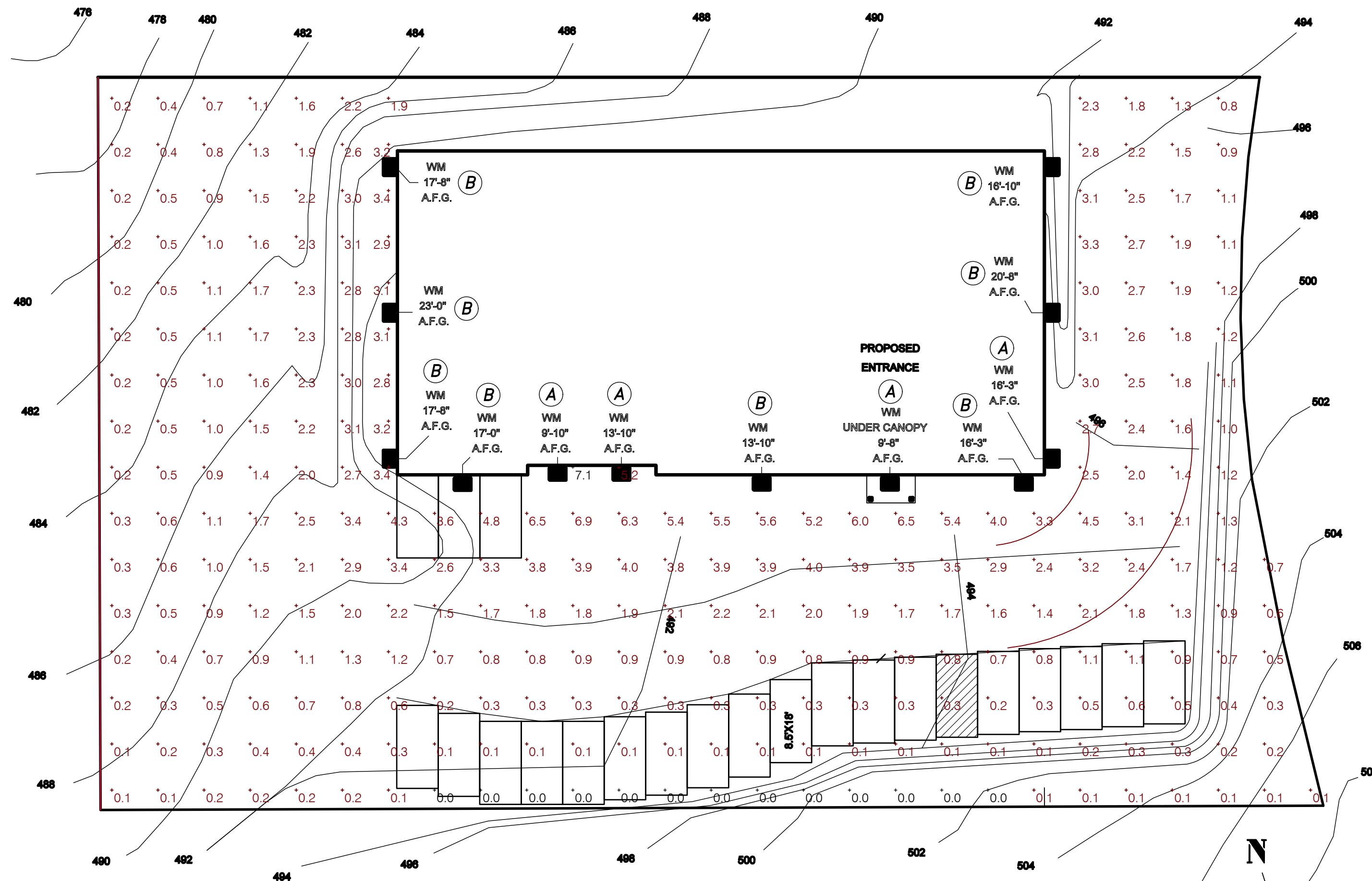
ALTERATIONS TO EXISTING BUILDING for:
THERMODYNAMICS CORP.
 2989 NAVAJO STREET
 YORKTOWN HEIGHTS, NEW YORK 10598

SITE PLAN AND ZONING INFORMATION
 SCALE: AS INDICATED

DRAWN BY: NED
 CHECKED BY: PUH
 DRAWING NO.: **C-1**

THE HELMES GROUP, LLP
 ARCHITECTURE • ENGINEERING
 PROJECT MANAGEMENT
 184 KATONAH AVENUE, KATONAH, NY 10536
 TEL: (914) 232-4633 FAX: (914) 232-0768
 EMAIL: thg@thelmesgroup.com

FILE NAME:
 PLOT SCALE:

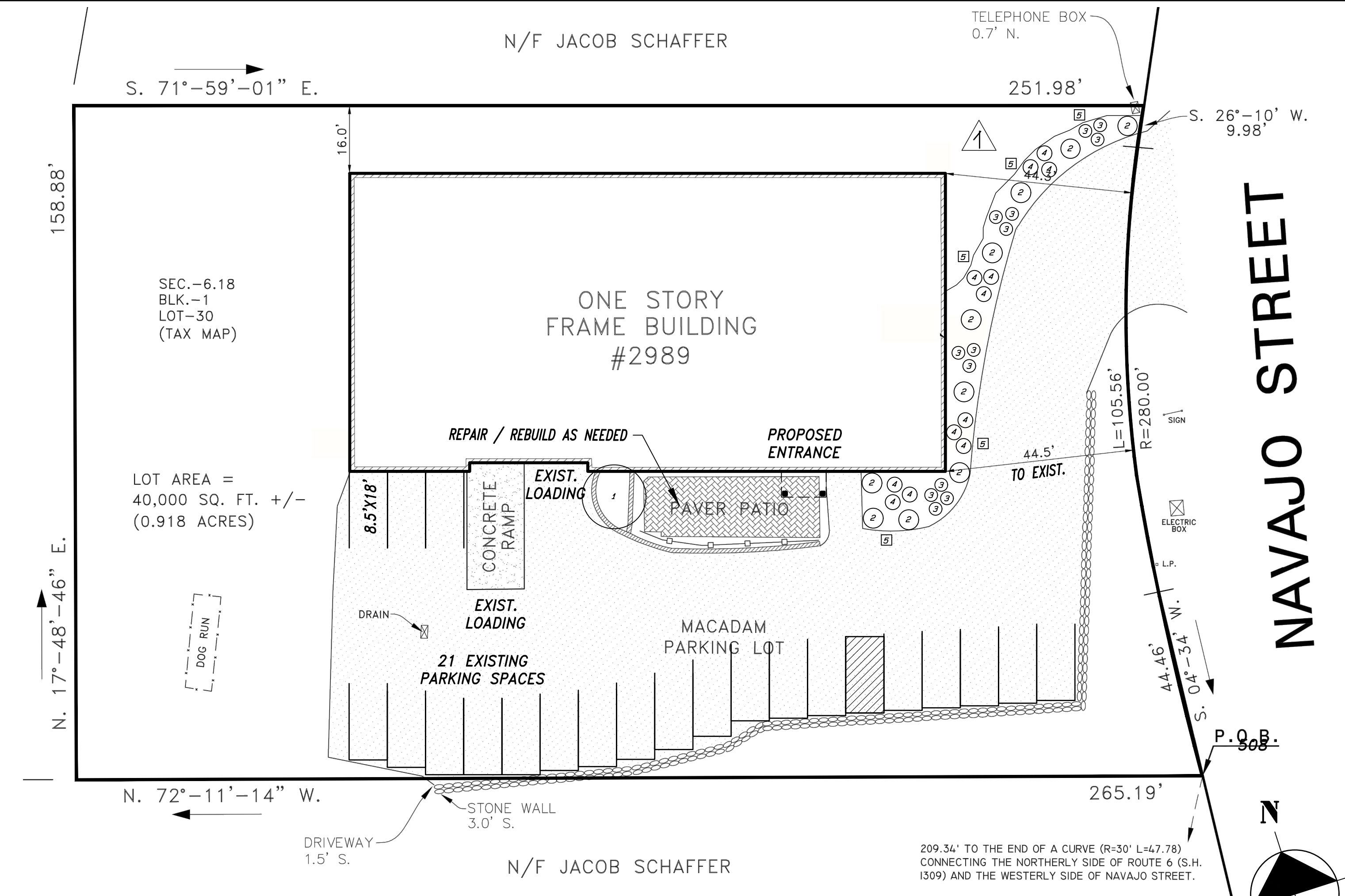


SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	7.1 fc	0.0 fc	N/A	N/A

AcuityBrands
 cyclone
 American Electric Lighting
 AEL
 HOLOPHANE



PROPOSED LANDSCAPE PLAN / UPGRADES

SCALE: 1" = 20'-0"

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
A			4	Holophane	HLWPC2 P20 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	5114	0.85	47	Max: 3851cd
B			8	Holophane	HLWPC3 P30 30K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type IV Medium	1	7203	0.85	71	Max: 5409cd

HOLOPHANE
 HLWPC2
 Wallpack Full Cutoff LED

HOLOPHANE
 HLWPC3
 Wallpack Full Cutoff LED

HOLOPHANE
 HLWPC4
 Wallpack Full Cutoff LED

HOLOPHANE
 HLWPC2
 Wallpack Full Cutoff LED

HOLOPHANE
 HLWPC3
 Wallpack Full Cutoff LED

HOLOPHANE
 HLWPC4
 Wallpack Full Cutoff LED

PHOTOMETRIC PLAN AS PREPARED BY:
ANDREW ZETTERSTROM
 ACUITY BRANDS / HOLOPHANE
 TEL: 732-413-3114
 EMAIL: ANDREW.ZETTERSTROM@ACUITYBRANDS.COM

LANDSCAPE PLAN	
FOUR SEASON MAINTENANCE SCHEDULE	
SPRING	General cleanup and maintenance to be performed around the entire property. Prune and maintain trees and shrubs as required to maintain the natural plant appearance. All fallen and dead branches are to be removed. Any dead plants are to be replaced. Fertilizer is to be used on the trees (<i>Ericaceous fertilizer on all Azaleas</i>). Shrub fertilization shall be performed using slow release, complete organic based products. Weed killer to be used on lawn as a pre-emptive effort to prevent growth.
SUMMER	Lawn is to be mowed as required to maintain a grass height of 3 inches. All fallen or dead branches to be removed as required. Any dead plants are to be replaced. All open lawn areas are to be watered as conditions dictate throughout the season.
FALL	General cleanup around property to be conducted as required. Leaves and branches are to be cleared from all open lawn areas. All bare spots on the lawn are to be fertilized and reseeded as necessary. Shrub fertilization shall be performed using slow release, complete organic based products.
WINTER	General cleanup and maintenance around property to be performed as necessary. Any and all dead or fallen branches to be removed from lawn.

Roadways, sidewalks, and parking areas should be swept clean weekly removing vegetation, debris, trash or garbage.

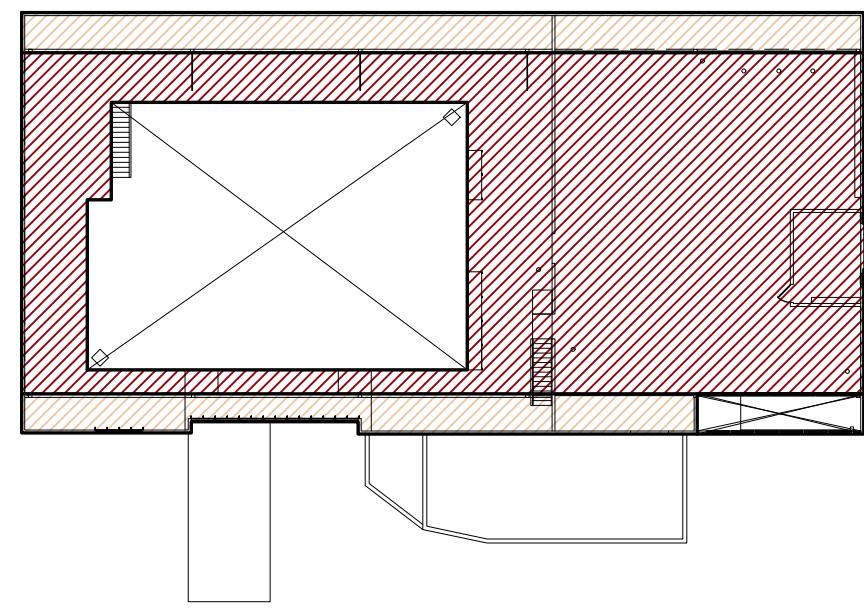
LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	EXIST.	PENDULA ROSEA	WEeping CHERRY	8' DIA	EXISTING (LOCATED EAST OF LOADING AREA)
2	10	BUXUS	GREEN MOUNTAIN BOXWOOD	18 - 24 INCHES	---
3	13	PENNISETUM ALOPECUROIDES	DECORATIVE GRASS	3 GALLON	FINAL SELECTION OF GRASS AS DETERMINED BY OWNER / ARCHITECT PRIOR TO ORDERING FROM NURSERY
4	12	HYDRANGEA MACROPHYLLA - ENDLESS SUMMER	HYDRANGEA - COLOR BLUE	5 - GALLON	---
5	---	---	NEW EDGED MULCH PLANTING BED	---	MULCH COLOR TO BE DARK BROWN AS SELECTED BY OWNER

LANDSCAPE PLAN DEVELOPED IN CONSULTATION WITH JOSEPH ROTOLO, OWNER, BEDFORD HILLS NURSERY.
 TEL: 914-666-0374
 201 BEDFORD ROAD
 BEDFORD HILLS NY 10607

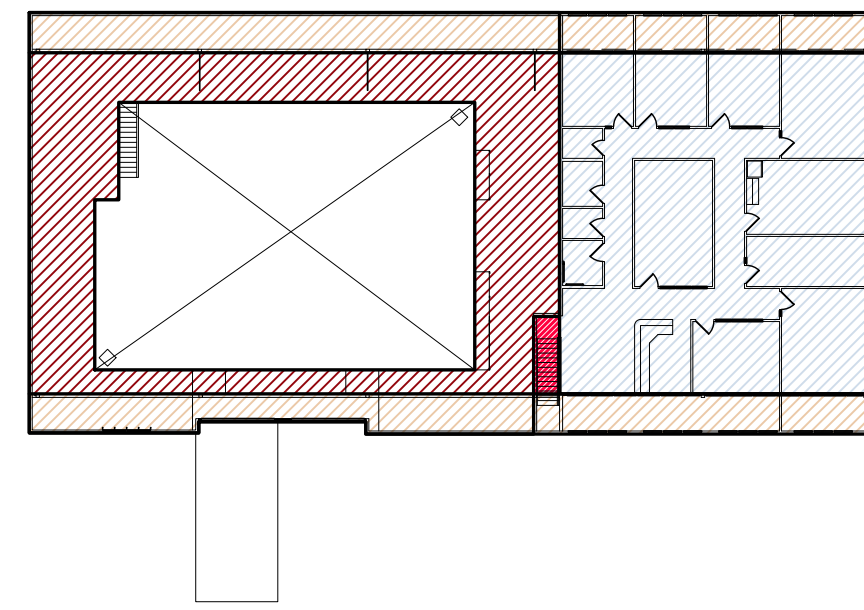
ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. YORKTOWN HEIGHTS, NEW YORK 10598		
	2989 NAVAJO STREET		
	SITE LIGHTING PHOTOMETRIC & LANDSCAPE PLANS SCALE: AS INDICATED		DRAWN BY: NED CHECKED BY: PJH
	 THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		DRAWING NO.:
	 ACUITY BRANDS 6-11-22 ABACA REQMTS 6-5-22 *		C-2

FILE NAME:
 PLOT SCALE:

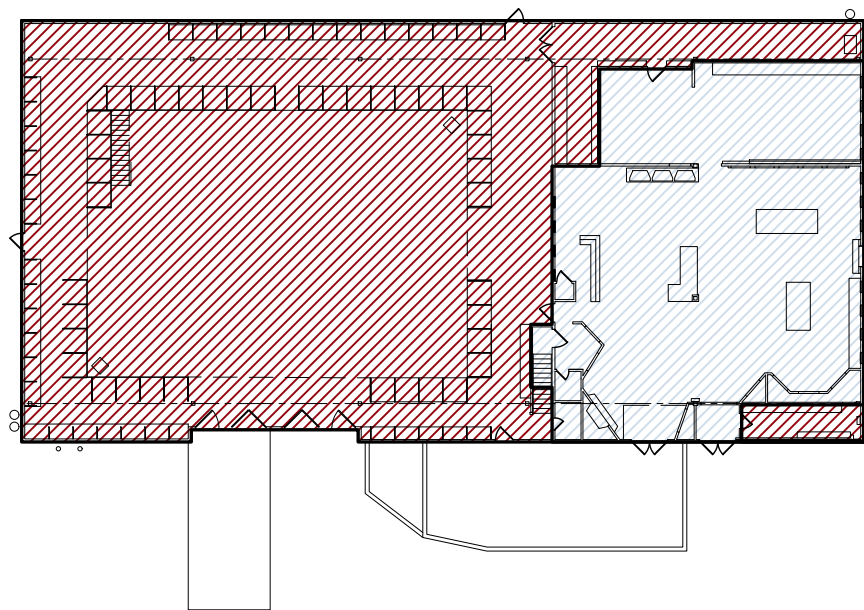
DIAGRAMMATIC FLOOR PLANS OF EXISTING & PROPOSED USES



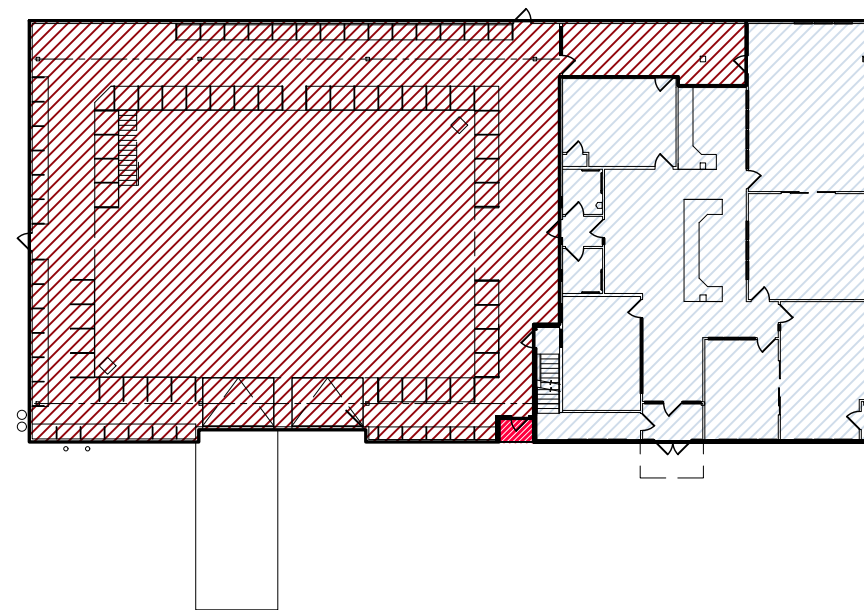
EXISTING MEZZANINE



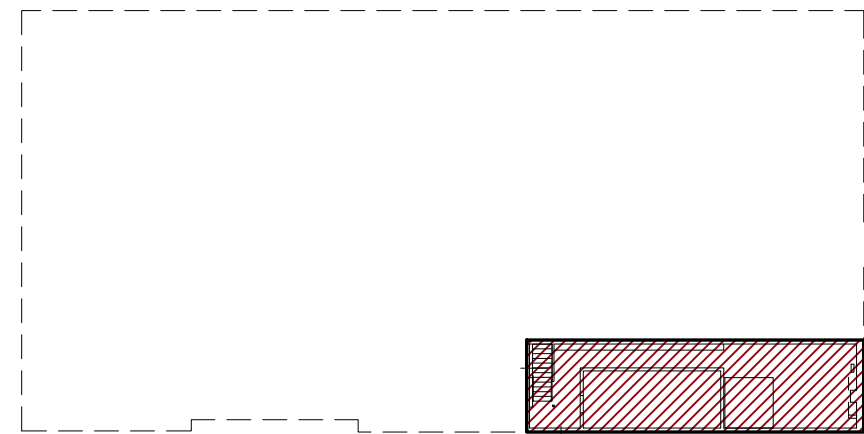
PROPOSED 2ND FLOOR



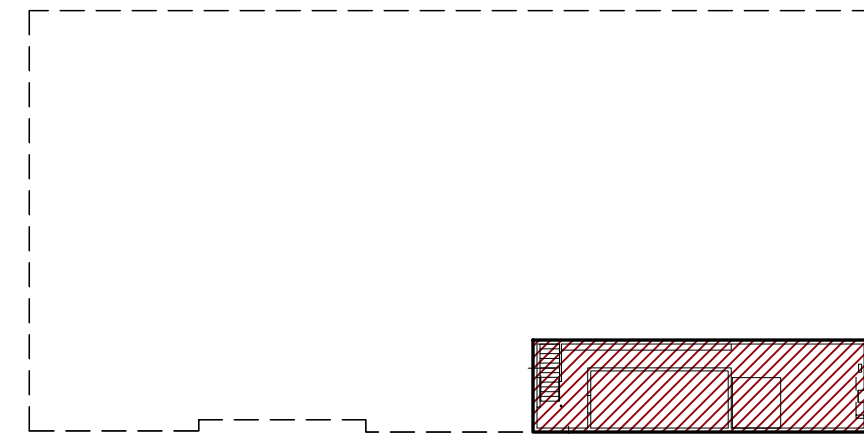
EXISTING 1ST FLOOR



PROPOSED 1ST FLOOR

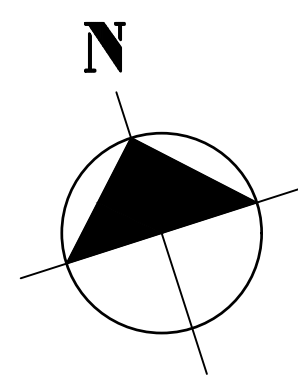


EXISTING BASEMENT

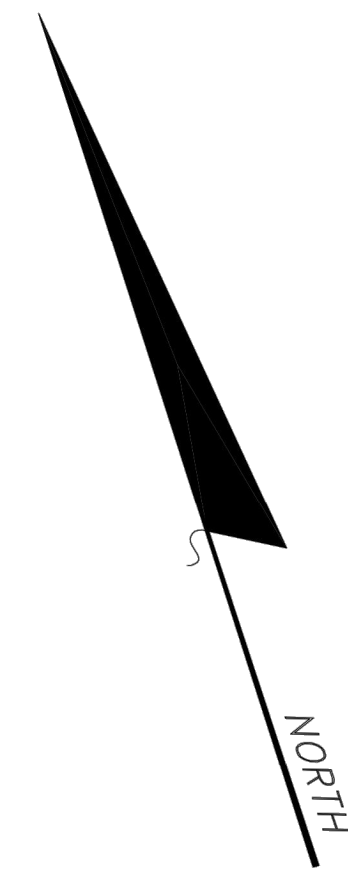
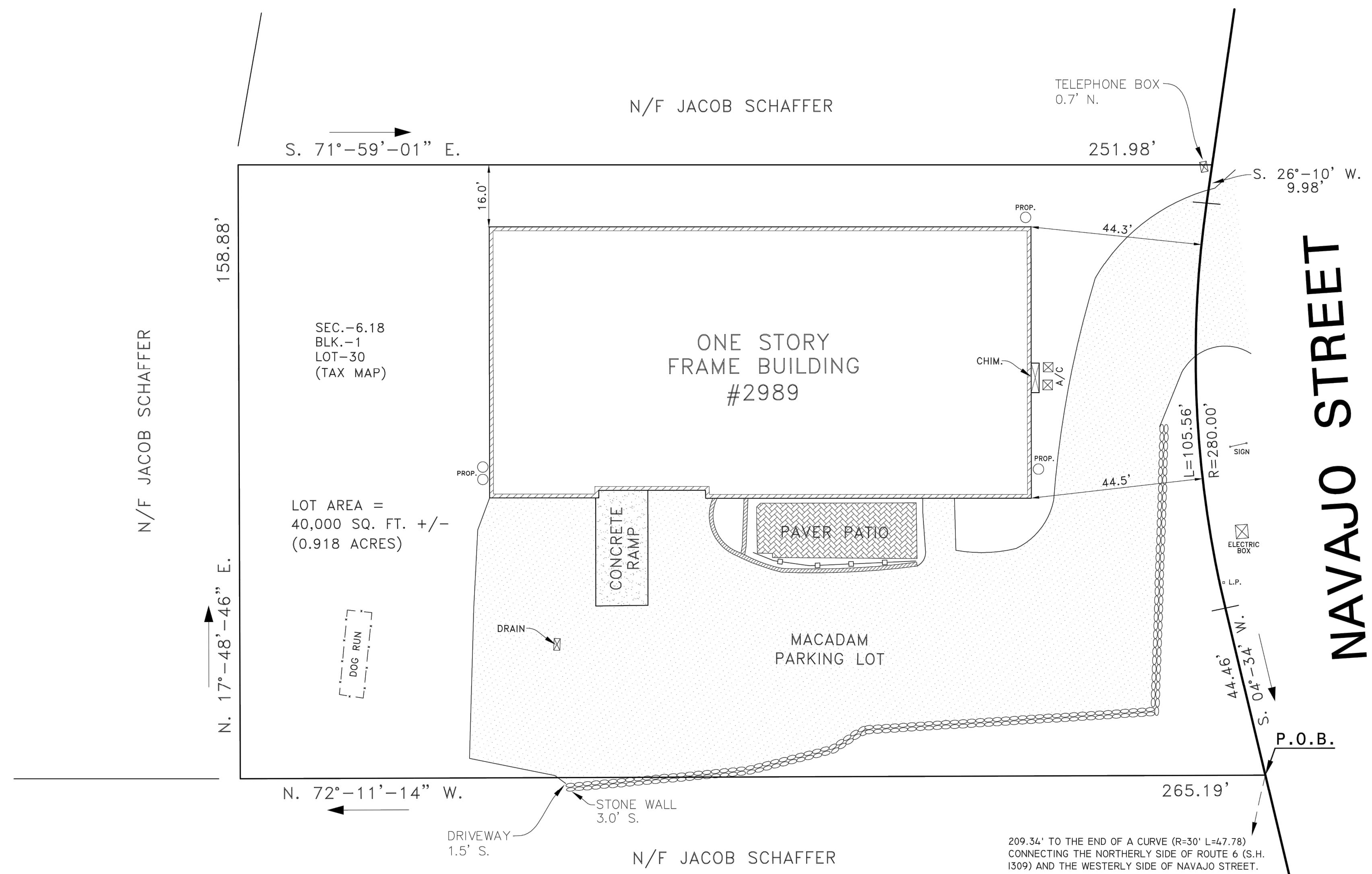


PROPOSED BASEMENT

LEGEND	
	Office Use
	Storage / Warehouse Use
	Un-usable areas located behind Bridge Truss
	Proposed minor exterior plan alterations



THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY. OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

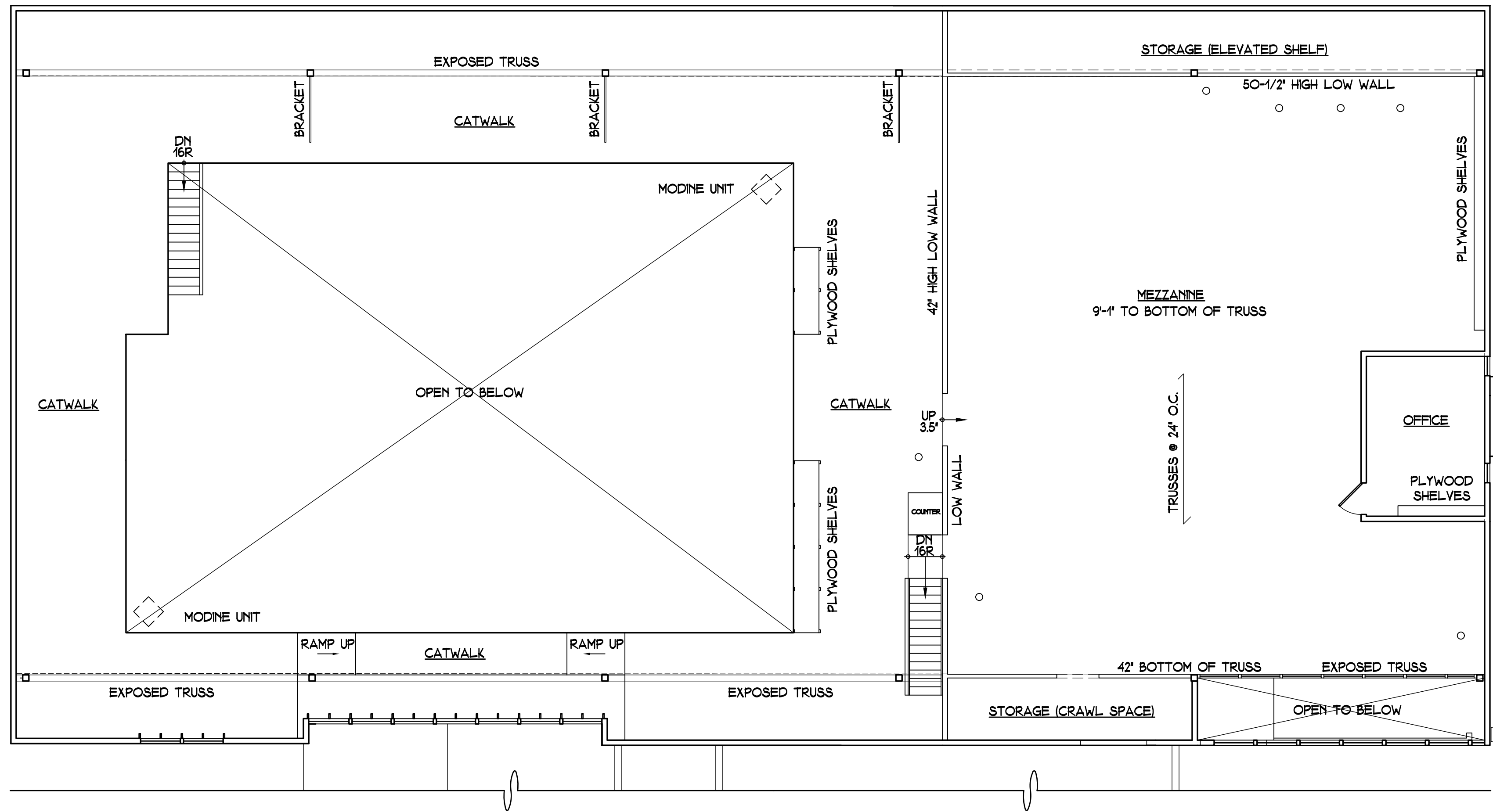


SURVEY OF PROPERTY	
2989 NAVAJO STREET	
LOT 30, BLOCK 1, SECTION 6.18	
YORKTOWN HEIGHTS, WESTCHESTER CO., N.Y.	
STEPHEN F. HOPPE, L.S. LICENSED PROFESSIONAL LAND SURVEYOR 111 ROUTE 303 - TAPPAN, NY 10983 NY LIC. NO. 50539	SCALE: 1" = 20' DATE: MAR. 31, 2022 FILE NO: 6825-22 TITLE NO: BTA81251

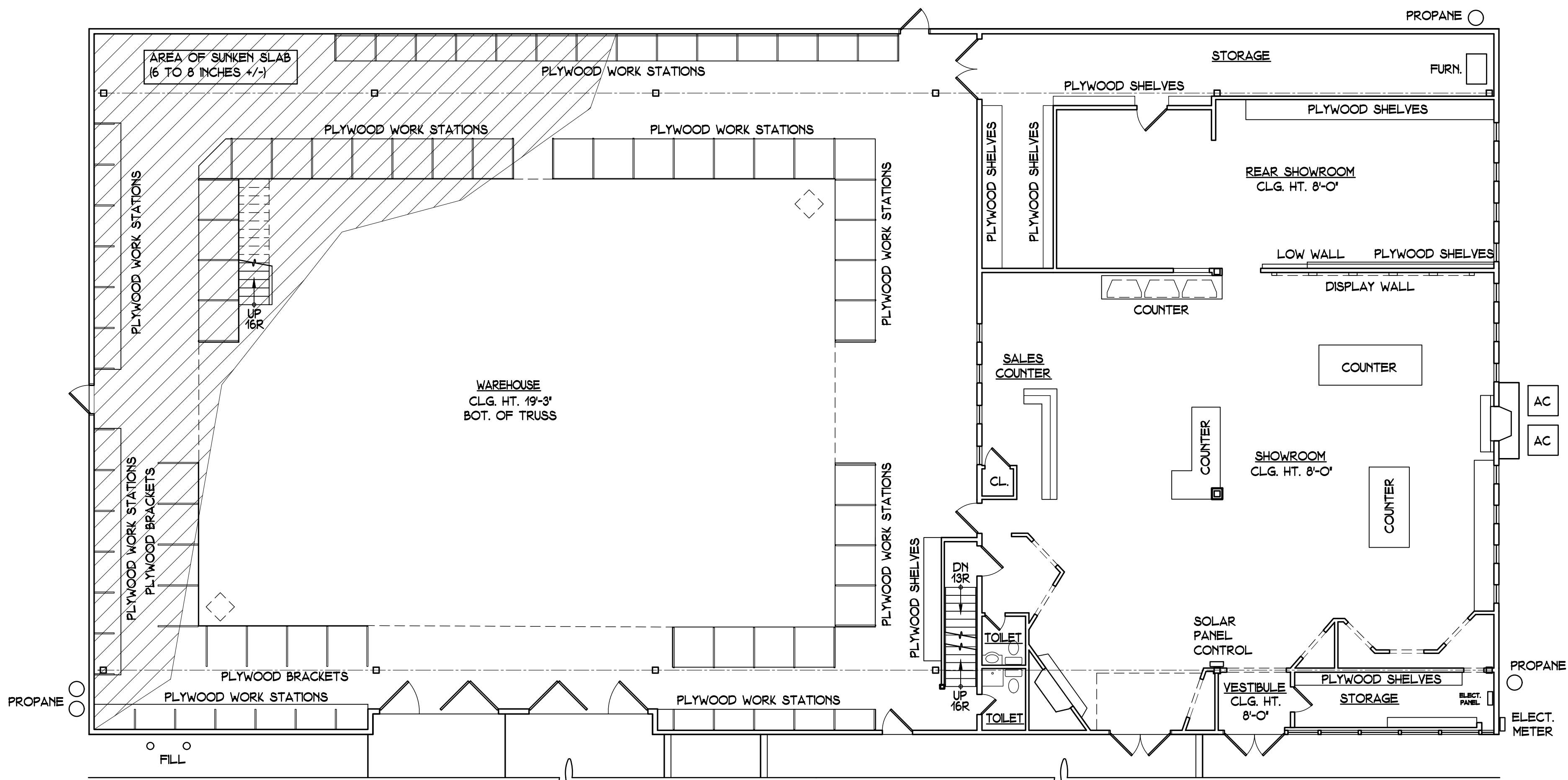
Reference: Tax Map.
Certified to: McBrothers Realty LLC ; First American Title Insurance Company ; Benchmark Title Agency, LLC ;

ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. YORKTOWN HEIGHTS, NEW YORK 10598	
	2989 NAVAJO STREET	PROPERTY SURVEY OF EXISTING CONDITIONS & DIAGRAMMATIC PLANS OF EXISTING & PROPOSED USES SCALE: AS INDICATED
		DRAWN BY: NED CHECKED BY: PJH DRAWING NO.:
8-11-22 ABACA REQMS 8-5-22		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com
		C-3

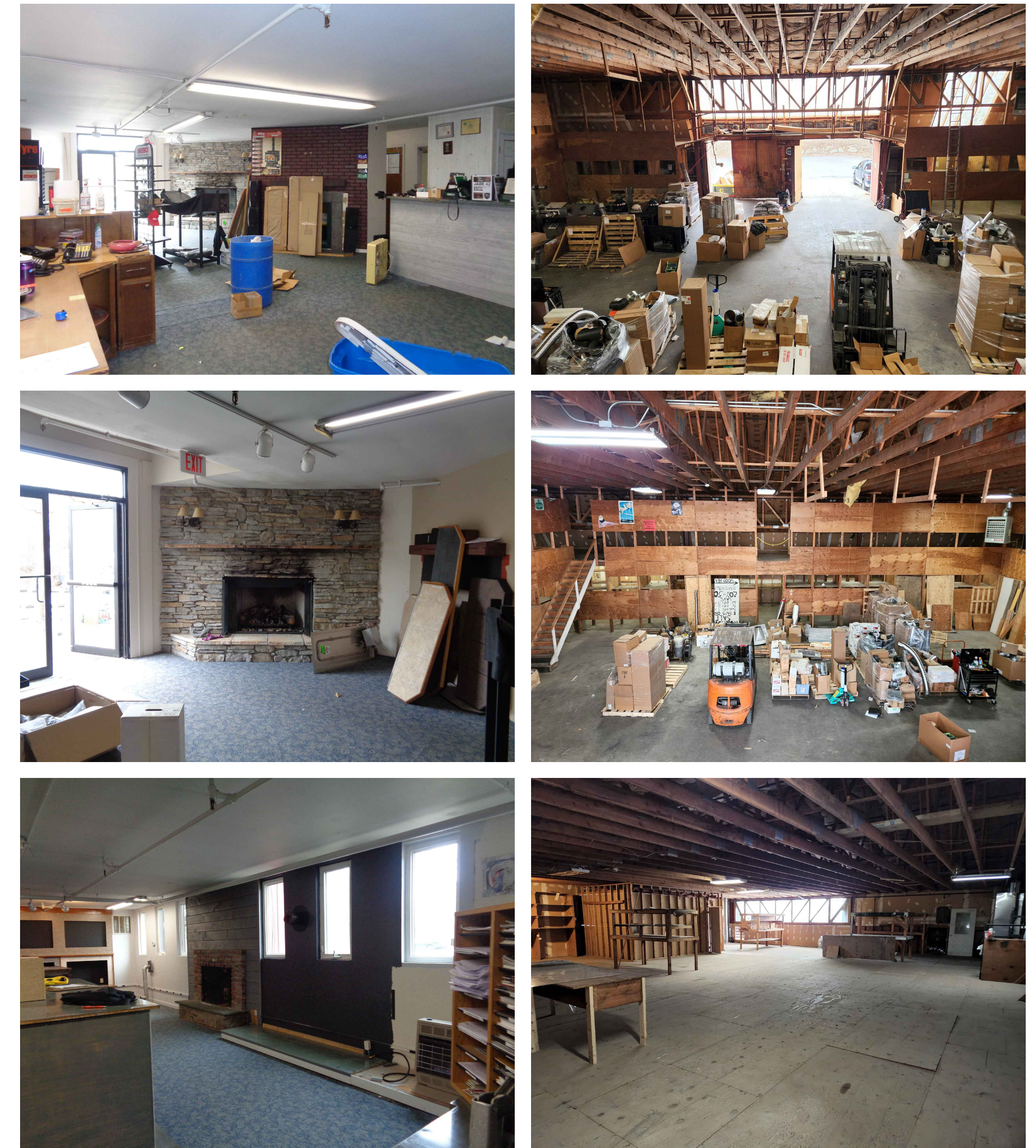
FILE NAME:
PLOT SCALE:



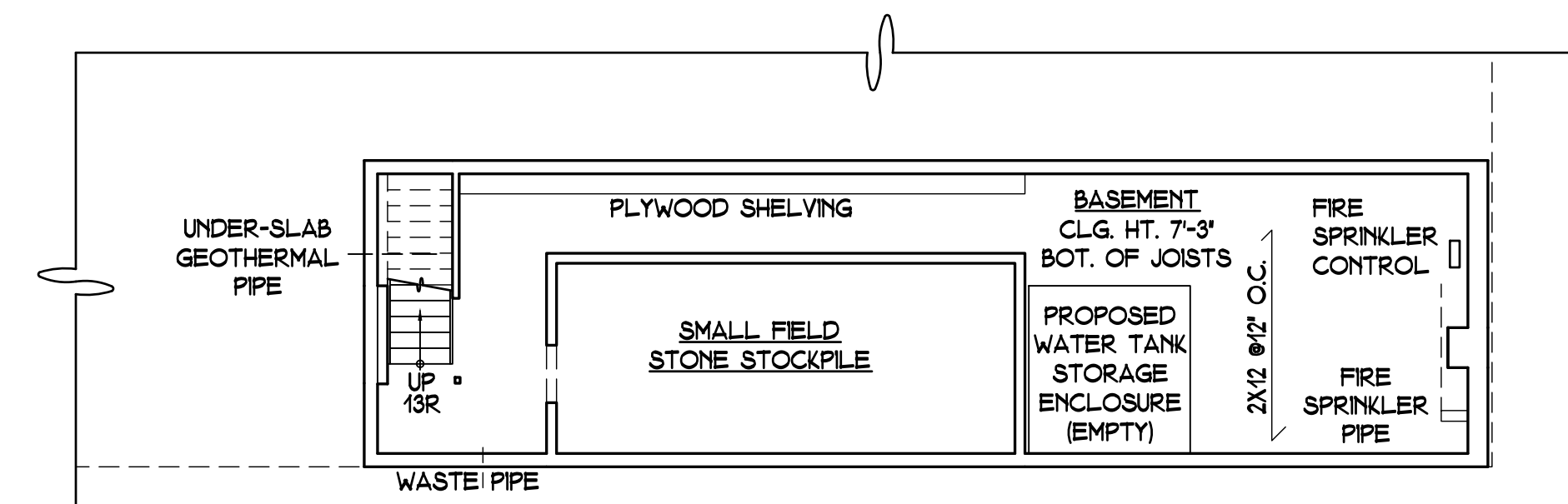
EXISTING MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



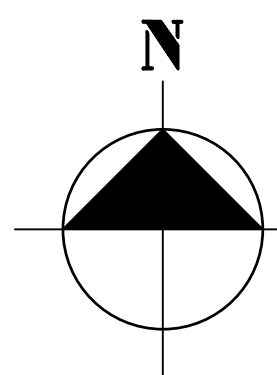
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



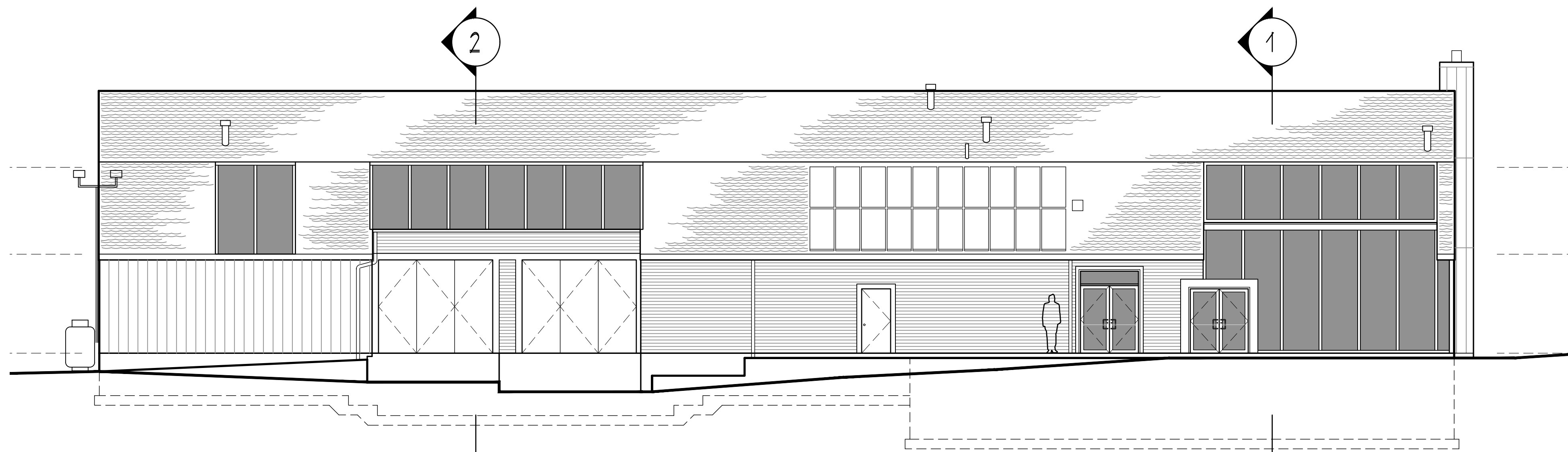
REFERENCE PHOTOGRAPHS



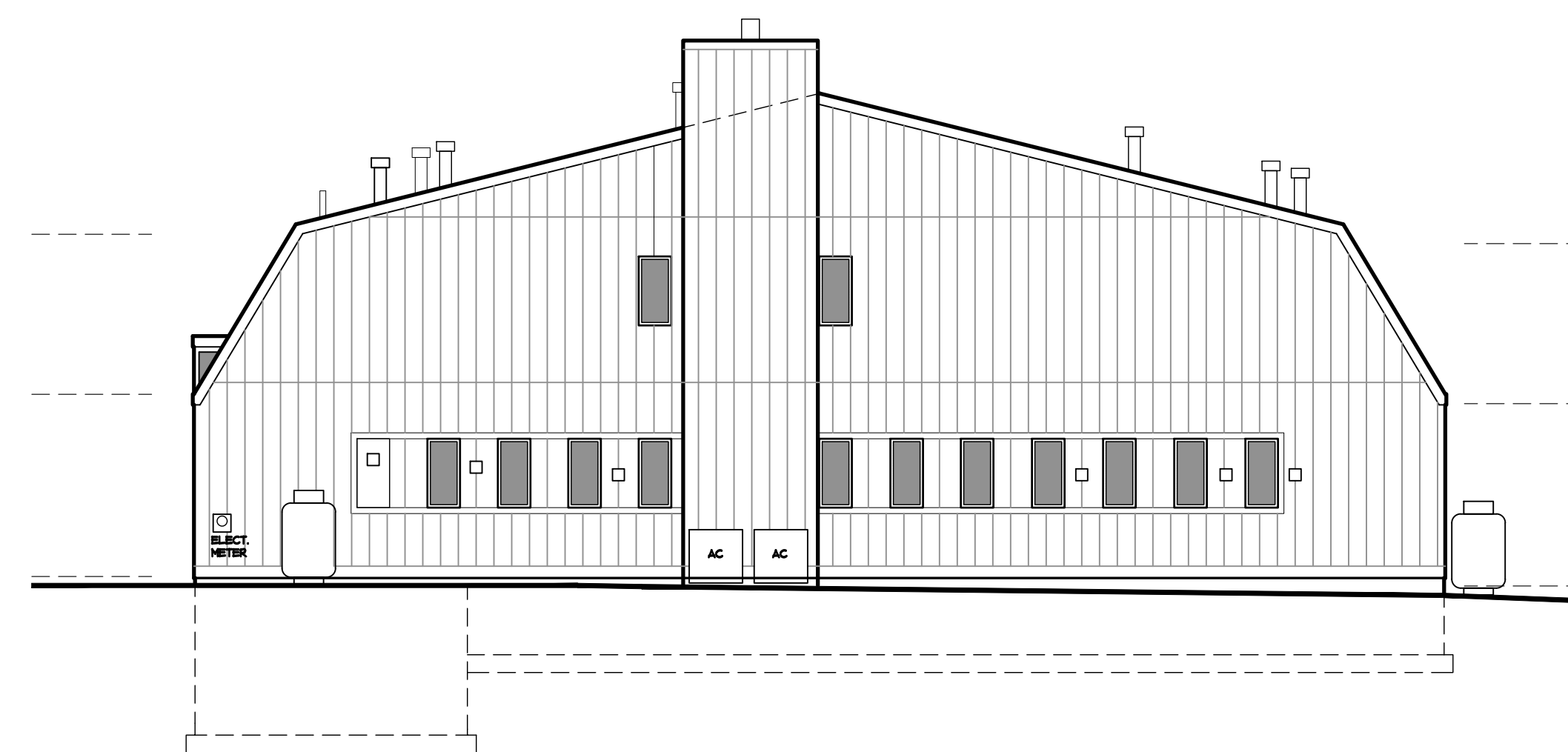
EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



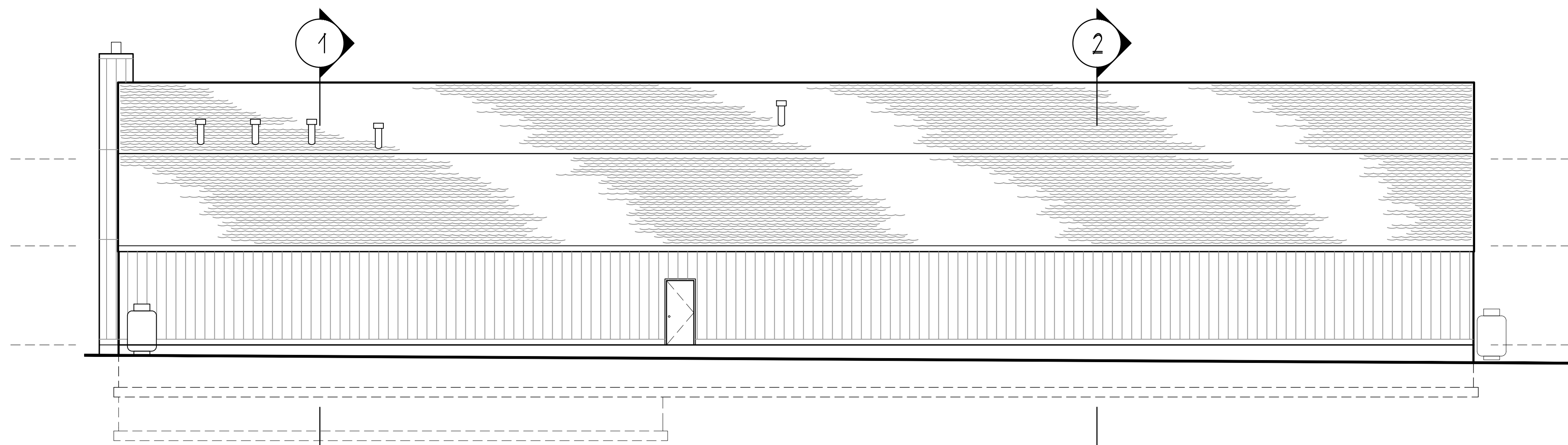
ISSUE DATES:		ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. YORKTOWN HEIGHTS, NEW YORK 10598	
		2989 NAVAJO STREET	
		FLOOR PLANS OF EXISTING CONDITIONS & REFERENCE PHOTOGRAPHS SCALE: AS INDICATED	
		DRAWN BY: NED CHECKED BY: PJH	
		DRAWING NO.:	
REGISTERED ARCHITECT STATE OF NEW YORK 0-11-22 ABACA REQMTS 0-5-22		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com	
		EX-1	



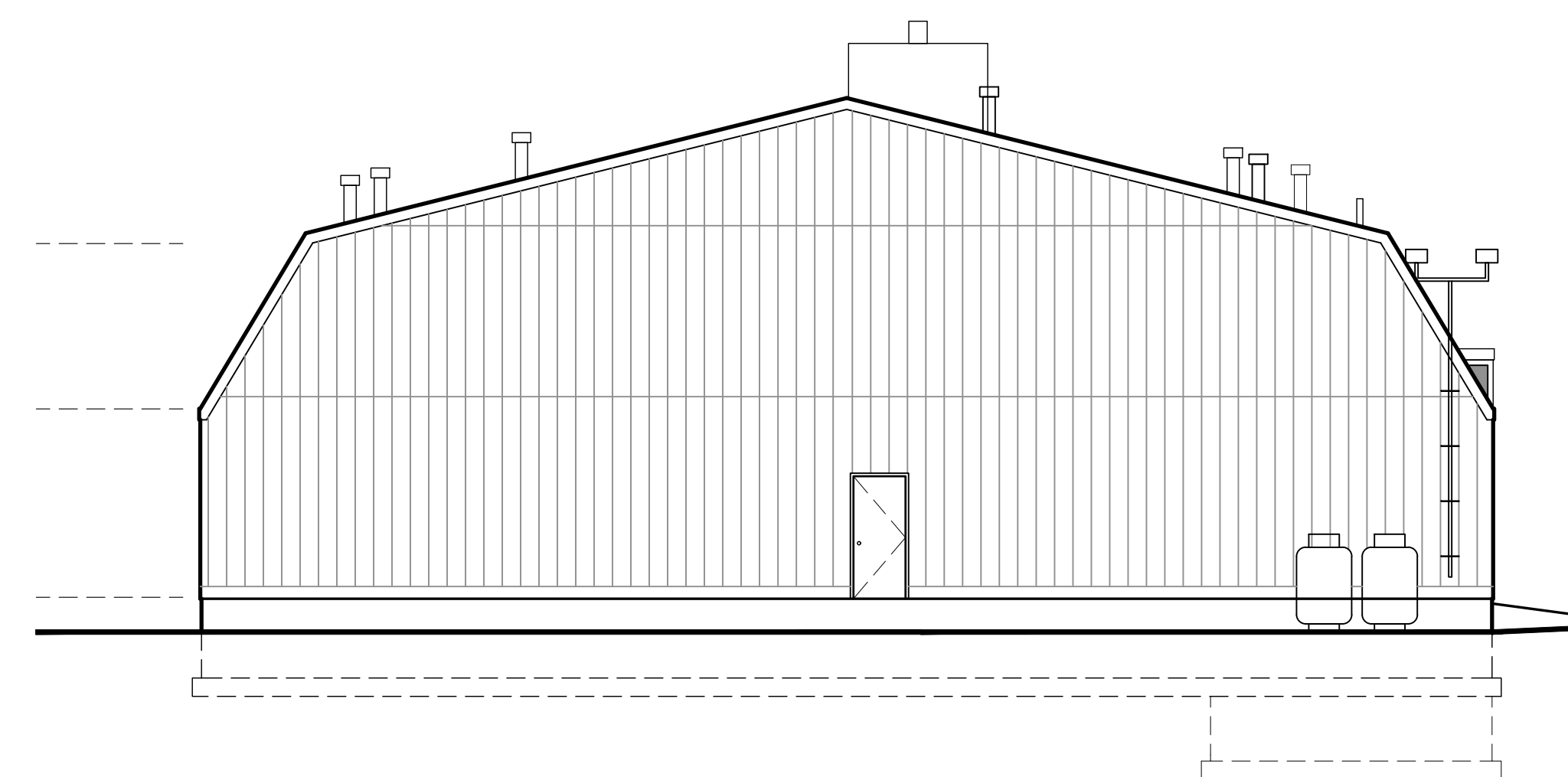
EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



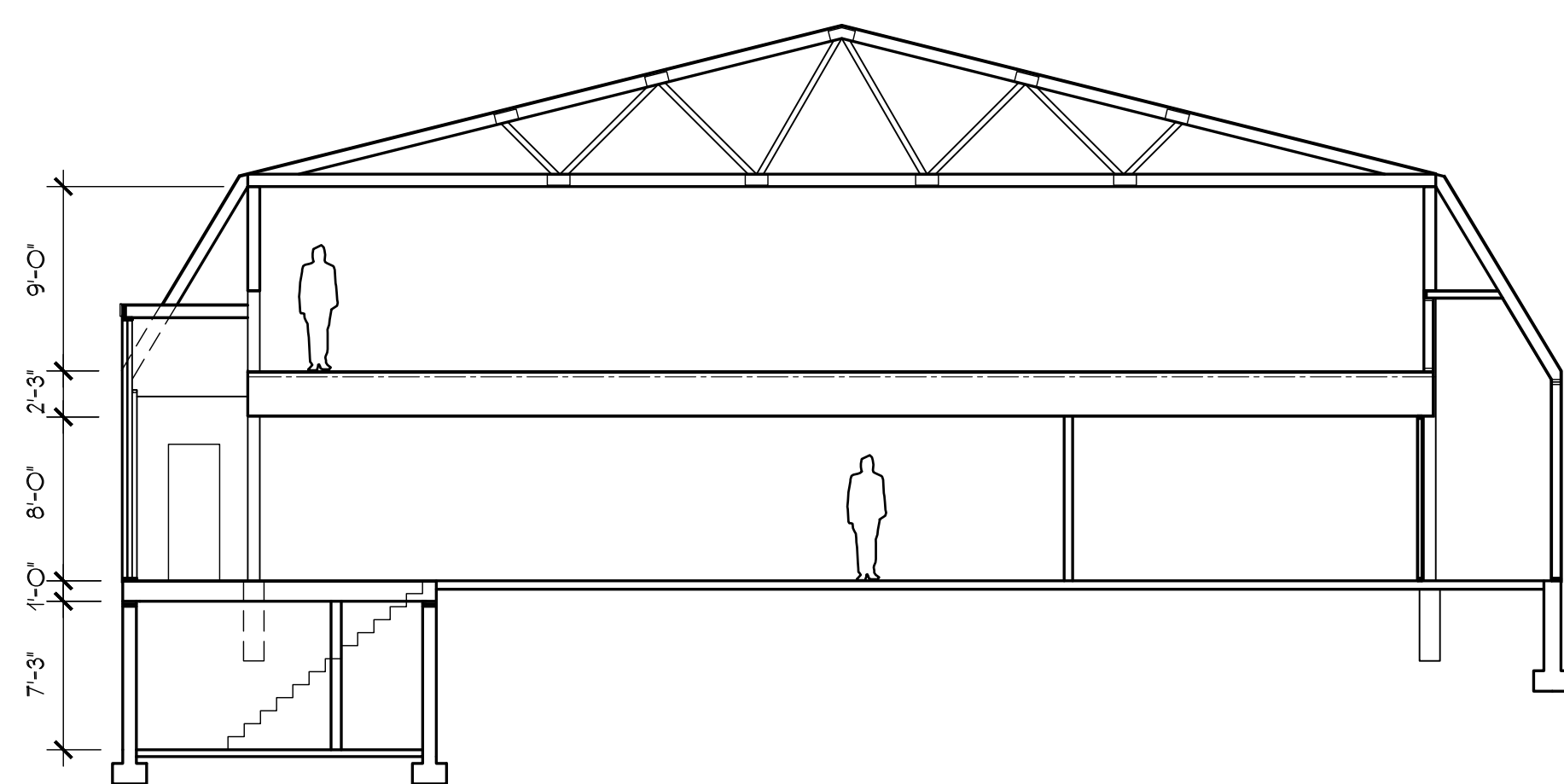
EXISTING REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



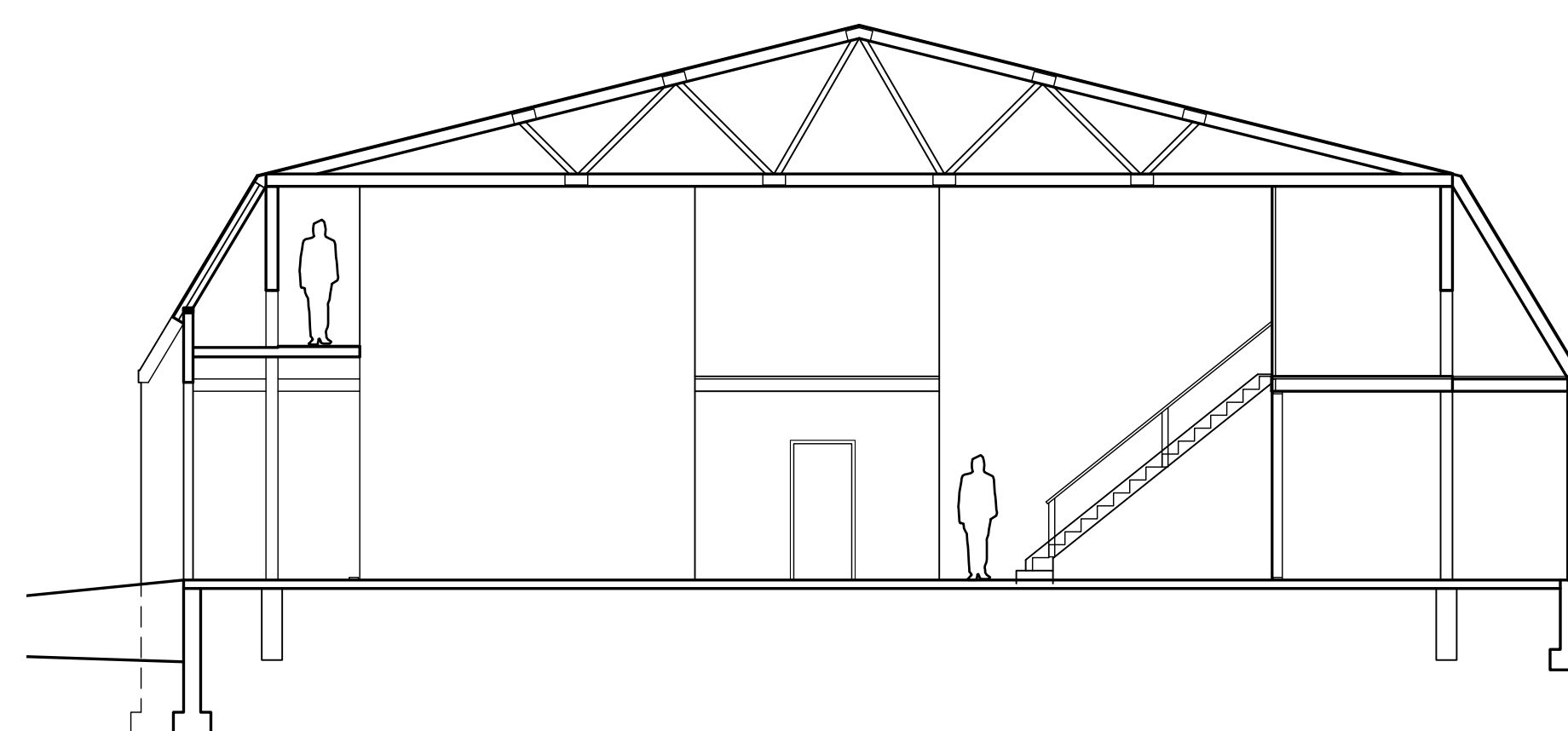
EXISTING SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



REFERENCE PHOTOGRAPH



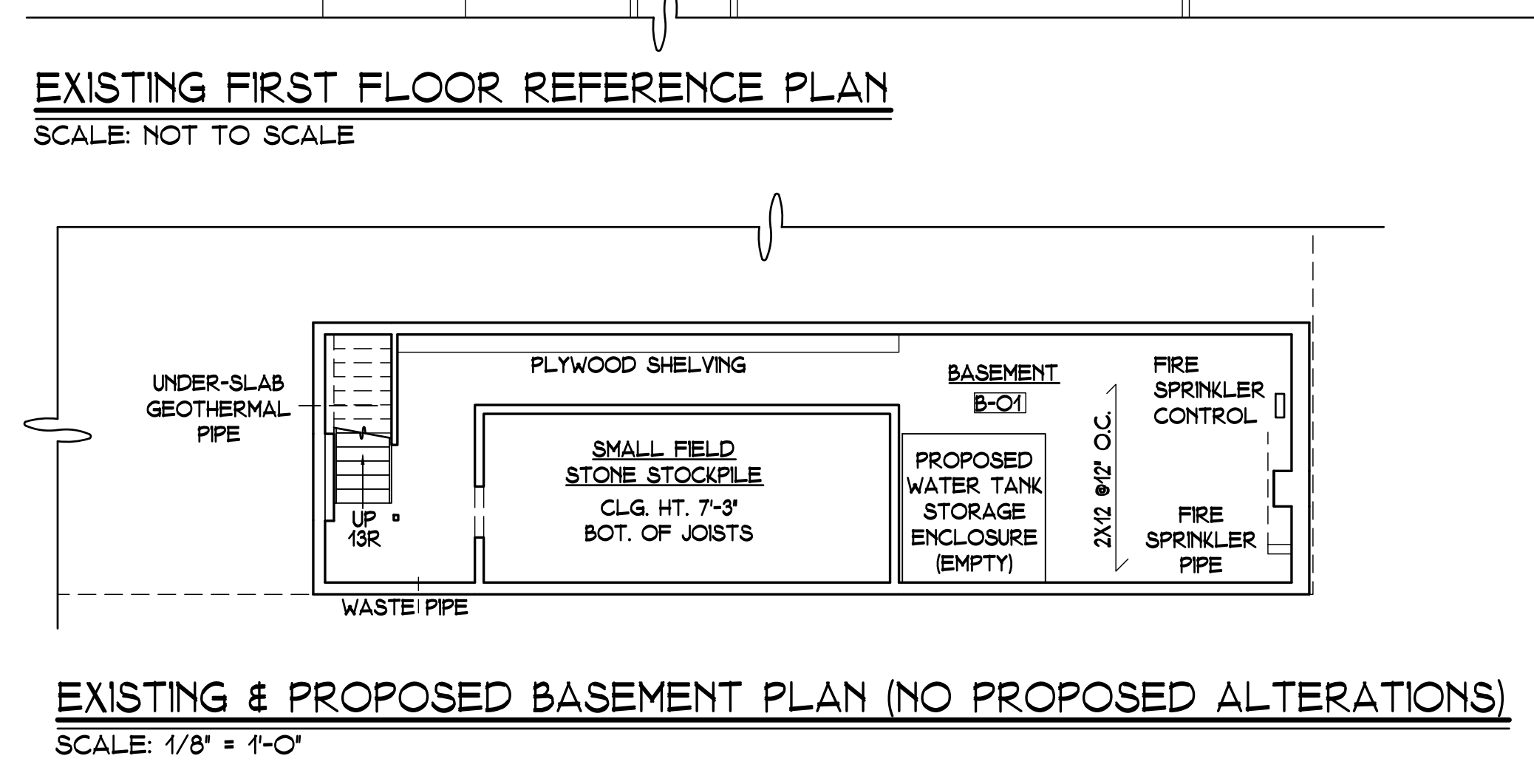
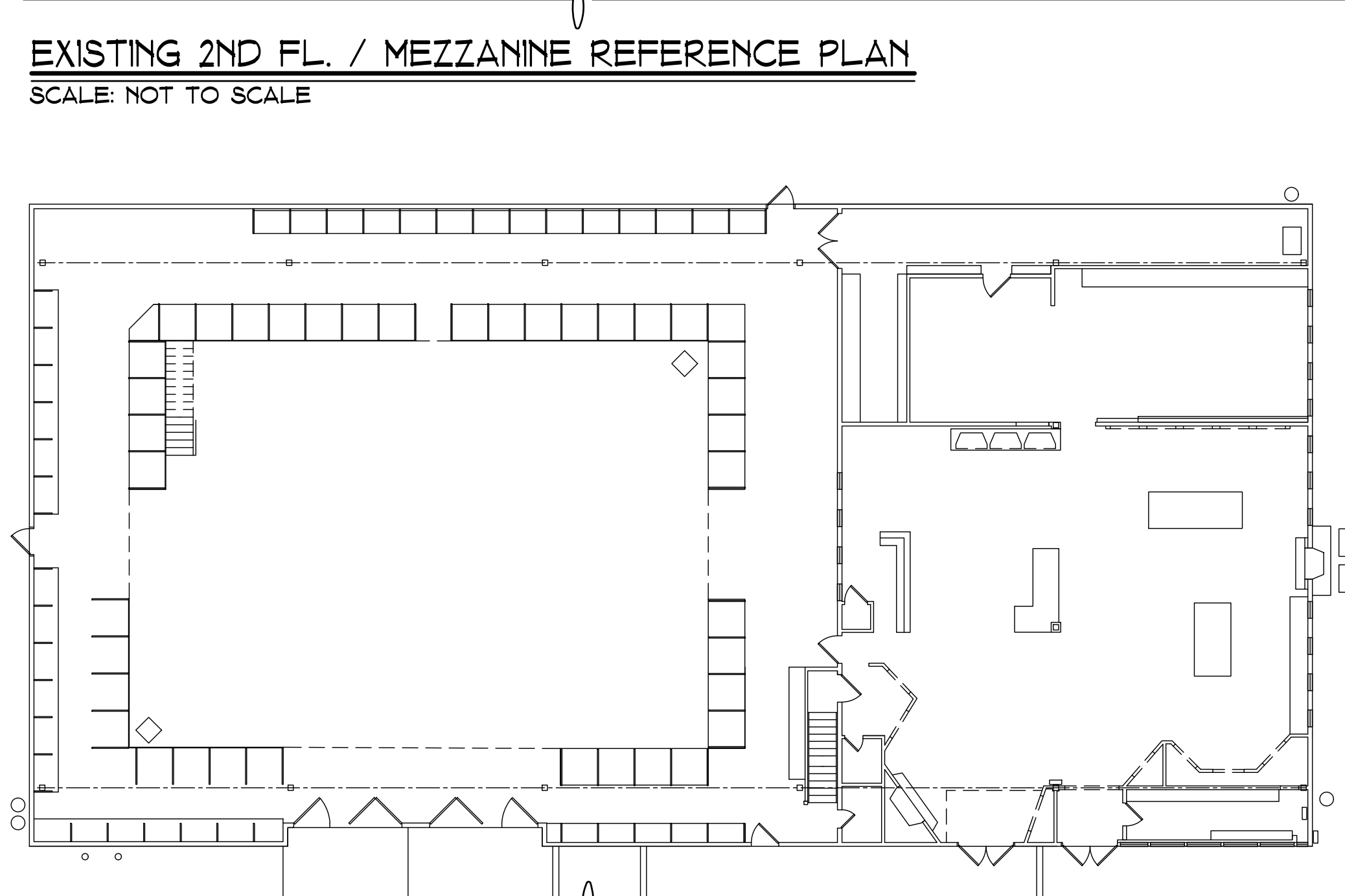
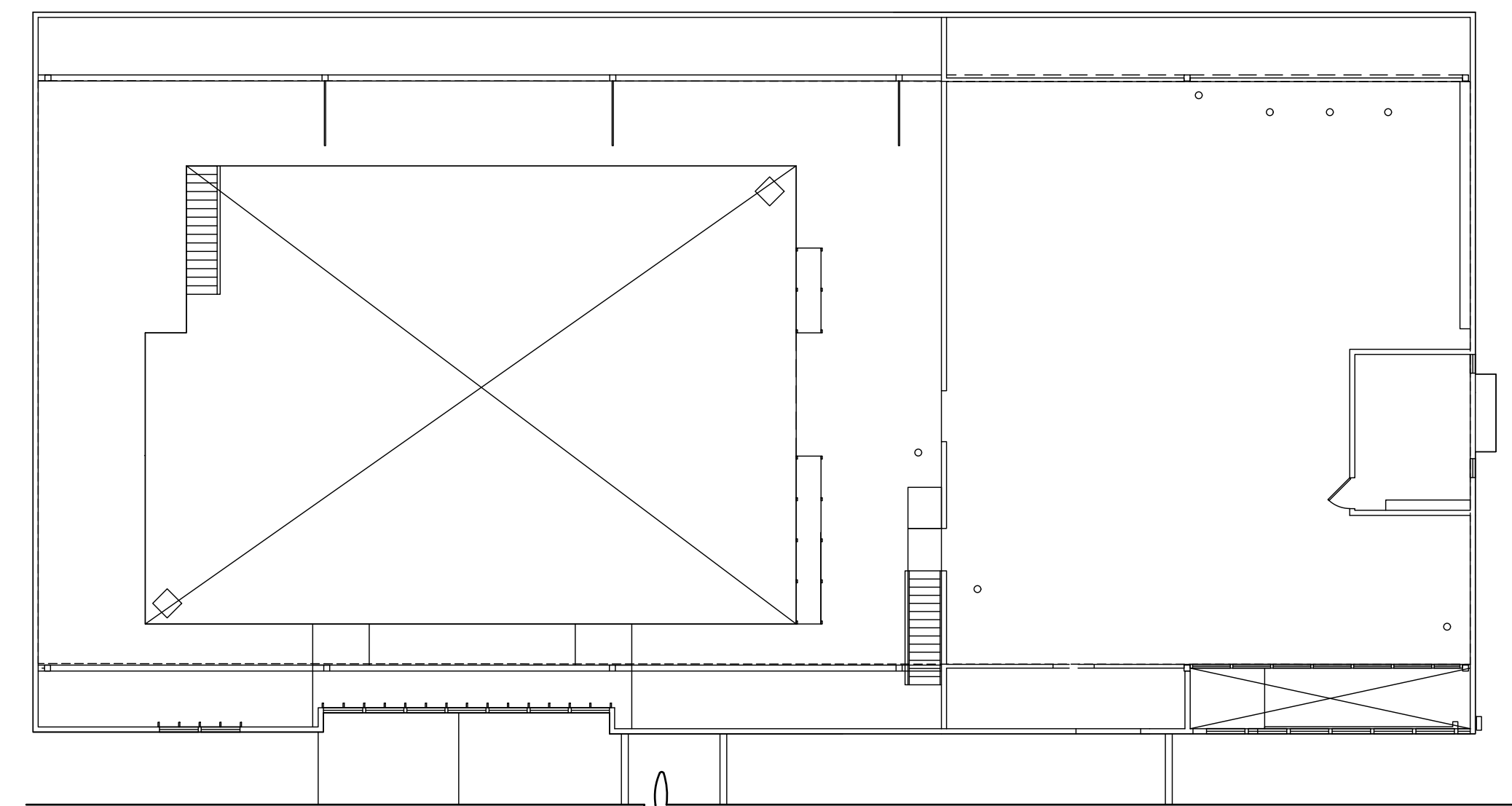
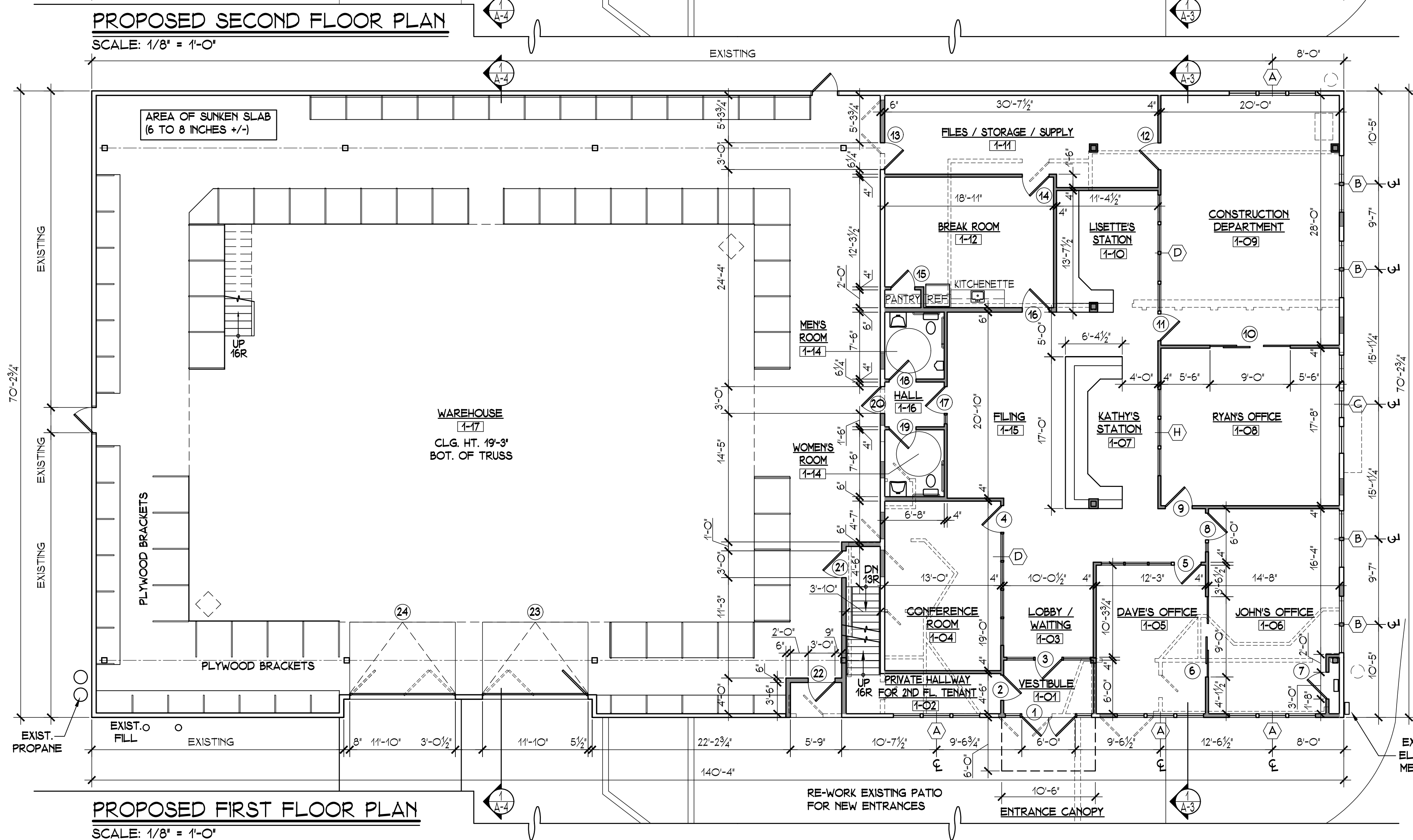
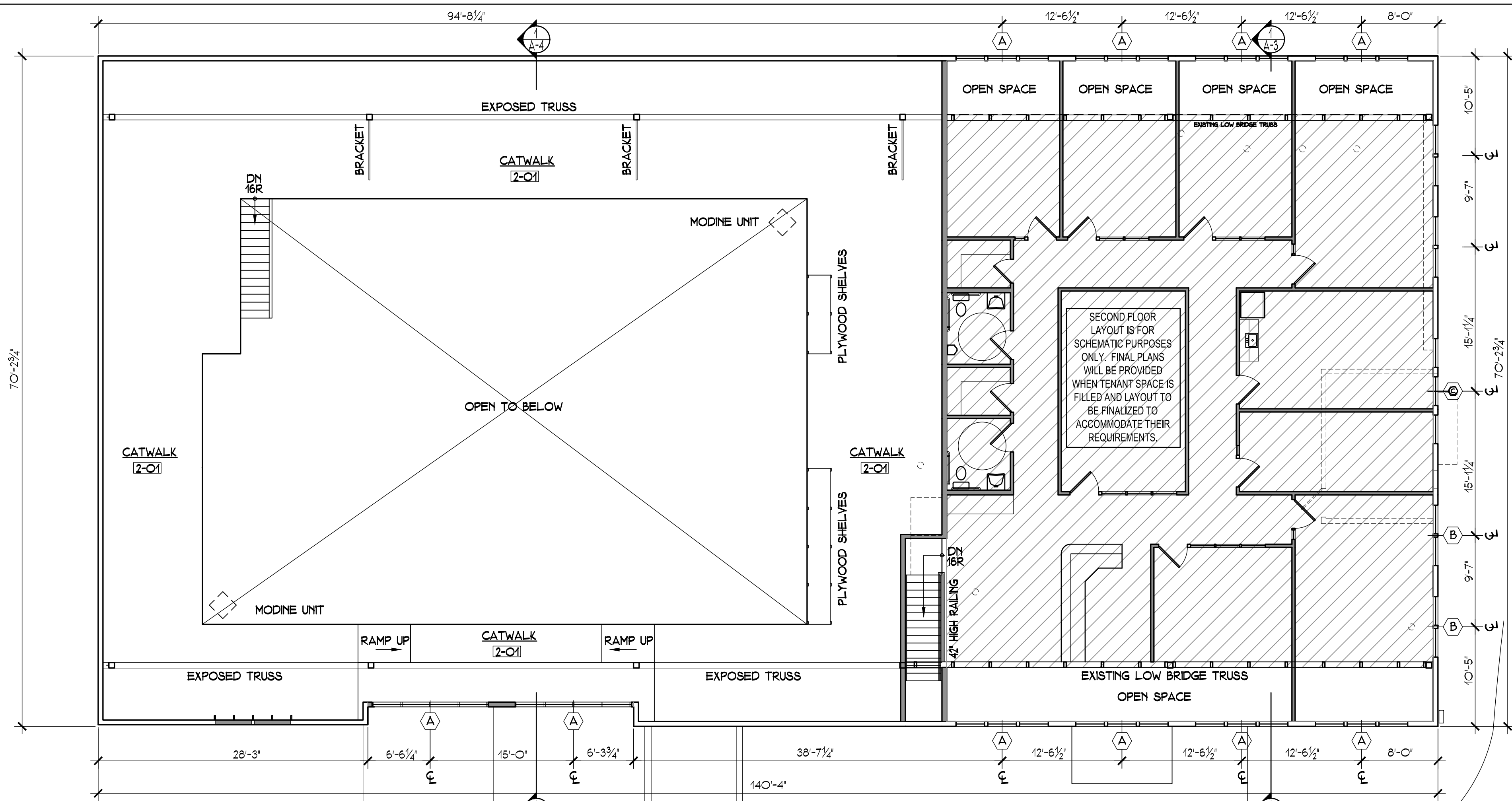
1 PROPOSED SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"



2 PROPOSED SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"

ISSUE DATES: 8-11-22 ABACA REQMTS 8-5-22	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. 2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598		DRAWN BY: NED CHECKED BY: PJH DRAWING NO.:
	EXTERIOR ELEVATIONS & CROSS SECTIONS EXISTING CONDITIONS SCALE: AS INDICATED		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com

EX-2



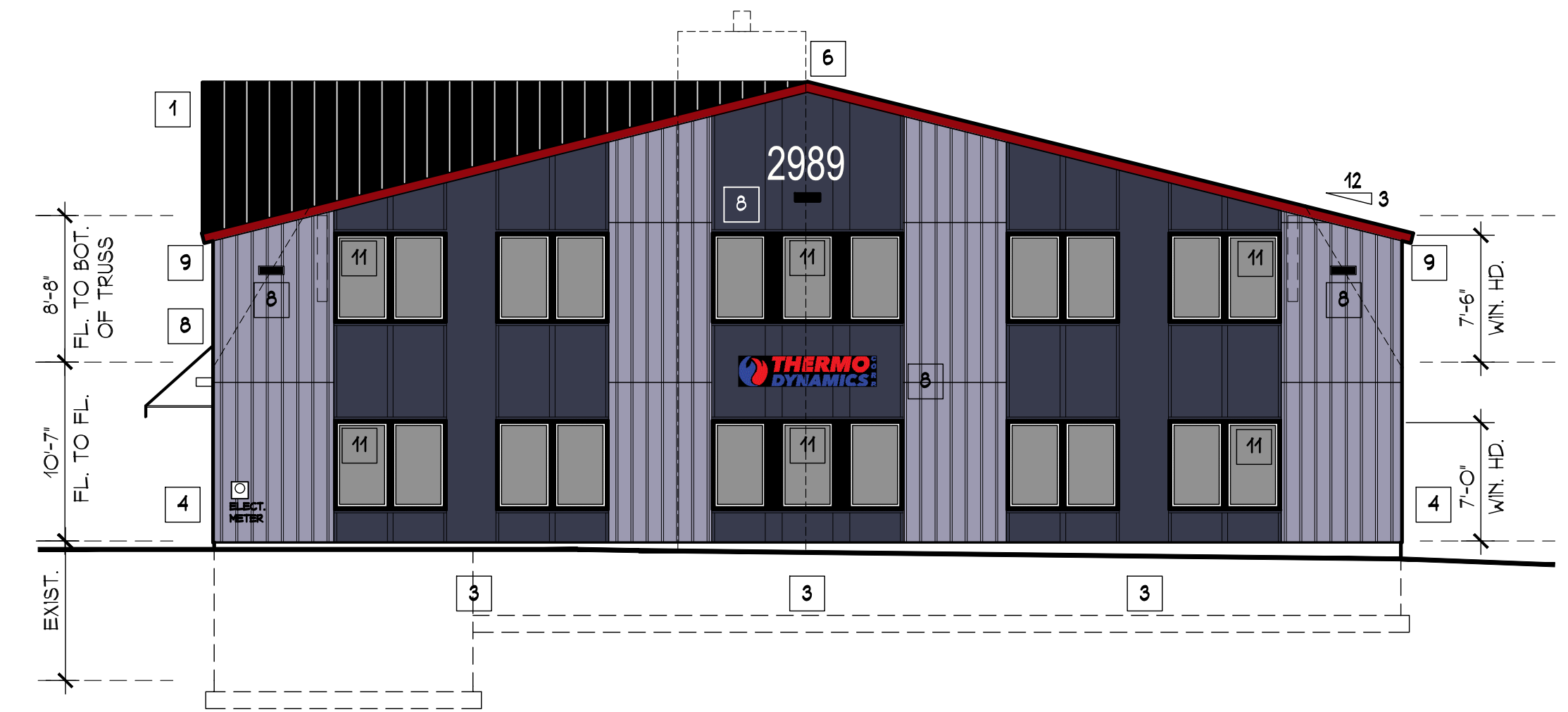
ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP. YORKTOWN HEIGHTS, NEW YORK 10598	
	2989 NAVAJO STREET	PROPOSED FLOOR PLANS & BUILDING CROSS SECTIONS SCALE: AS INDICATED
		THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com
8-11-22 ABACA REQMTS 8-5-22		DRAWN BY: NED CHECKED BY: PJH DRAWING NO.: A-1

FILE NAME:
PLOT SCALE:



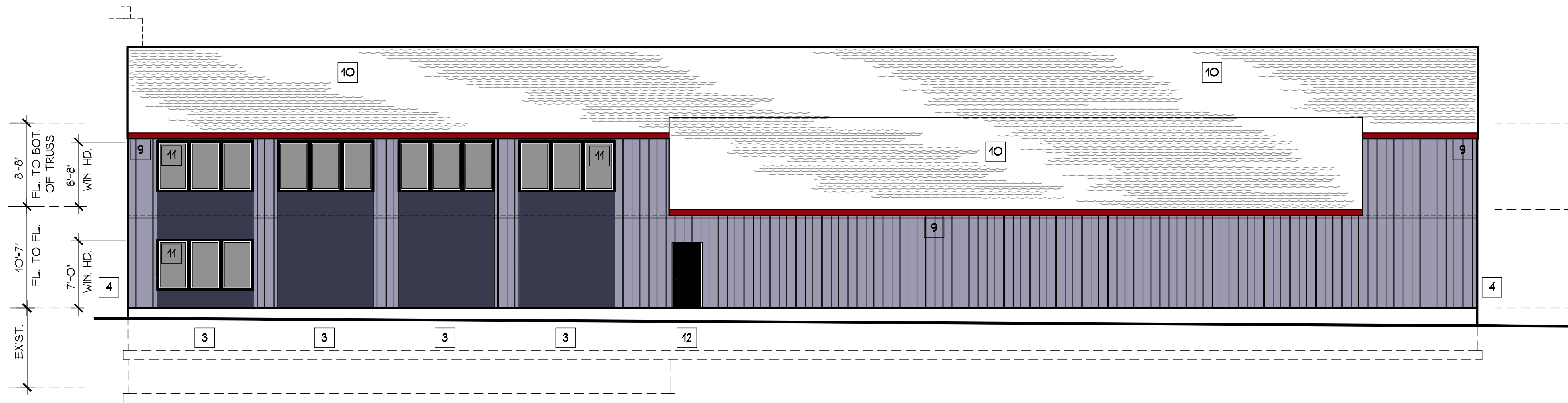
PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



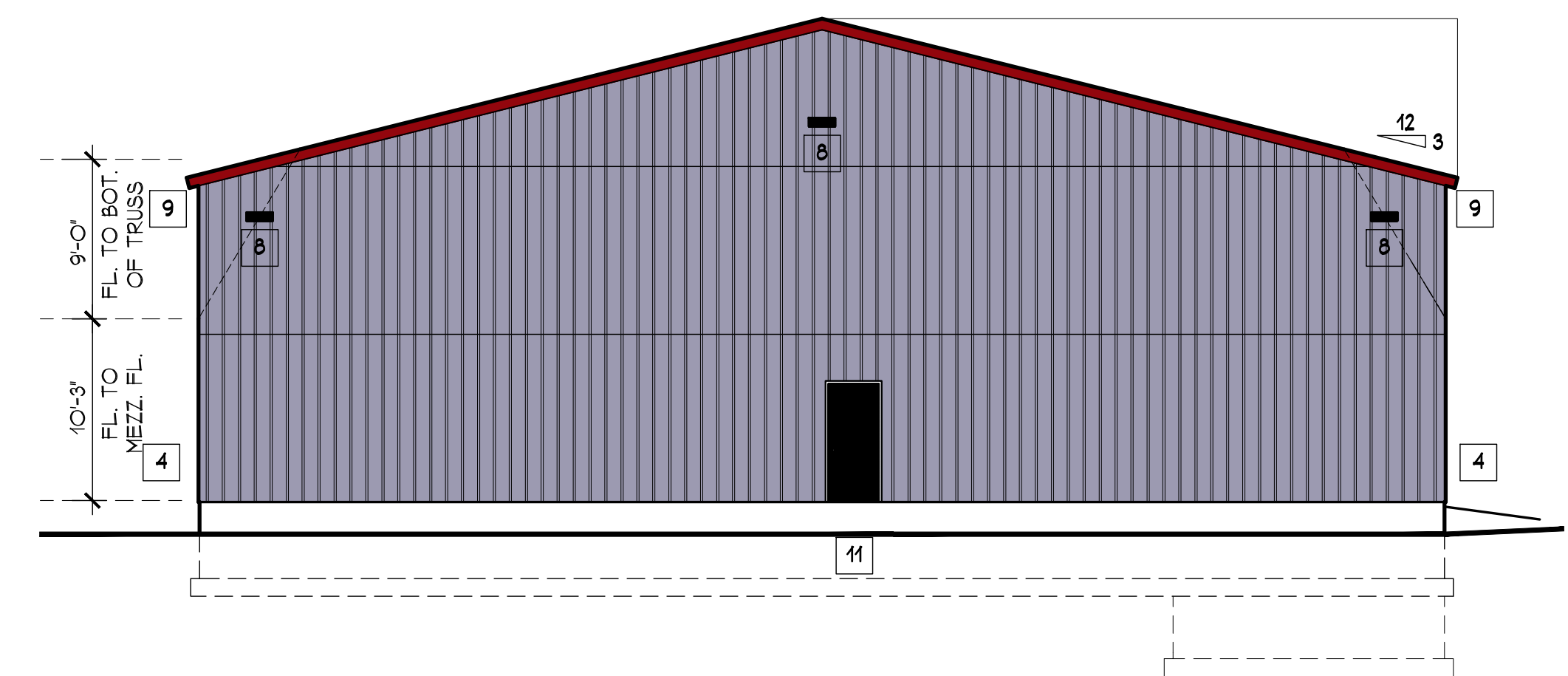
PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



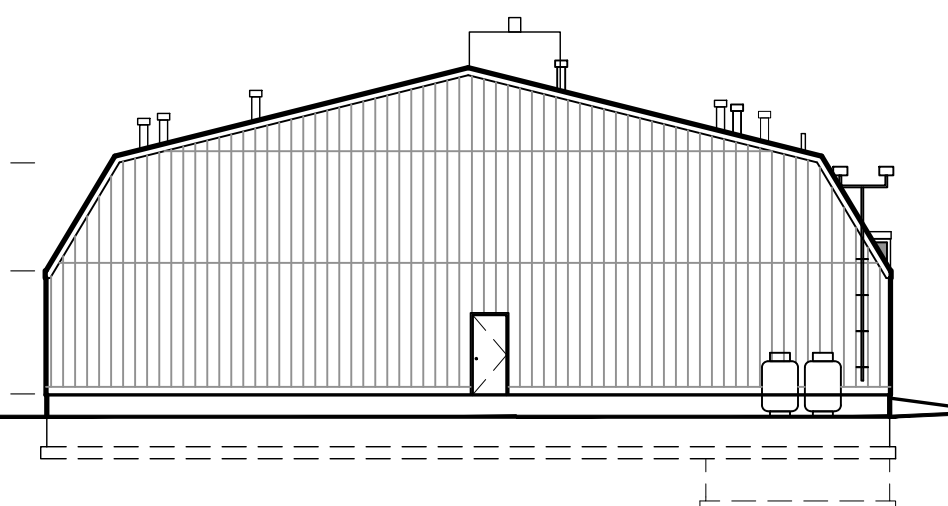
PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



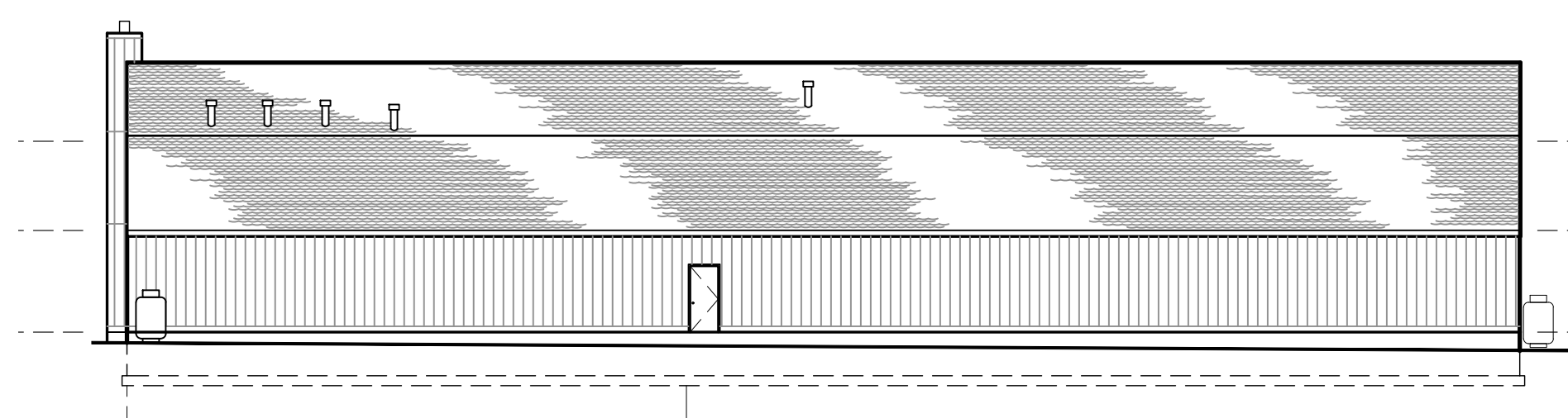
EXISTING FRONT (SOUTH) ELEVATION

SCALE: 1/16" = 1'-0"



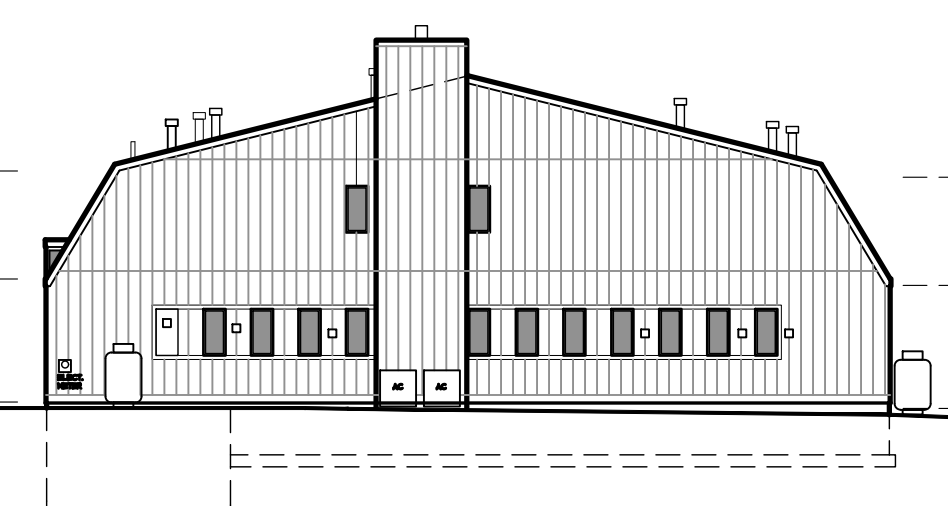
EXISTING SIDE (WEST) ELEVATION

SCALE: 1/16" = 1'-0"



EXISTING REAR (NORTH) ELEVATION

SCALE: 1/16" = 1'-0"



EXISTING SIDE (EAST) ELEVATION

SCALE: 1/16" = 1'-0"

Exterior Material Color Selections
 2989 Navajo Street, Yorktown Heights NY
 (For 8/9/22 ABACA Meeting)

Front Roof Architectural-Style Asphalt Shingles: "Charcoal" as manufactured by GAF Timberline - *See sample*

Front Roof Metal Standing Seam at Eaves: as Mfg. by: A.B. Martin Roofing Supply, LLC - Color: Charcoal" - *See sample*

Metal Gutters: 6-inch Heavy Duty as Mfg. by A.B. Martin Roofing Supply, LLC / Color: Bright Red - *See sample*

Metal Roof Leaders: 4-inch Heavy Duty as Mfg. by A.B. Martin Roofing Supply, LLC / Color: Slate Gray - *See sample*

Siding - Corrugated Metal: as Mfg. by: A.B. Martin Roofing Supply, LLC - Color Pewter Gray" - *See sample*

Siding - "Alternate" for Cement Fiber - Board & Batten as Mfg. by: James Hardie: Gray Slate" - *See sample*

Flush Board Siding Panels & Battens - Cement Fiber as Mfg. by: James Hardie: Color: Iron Gray" - *See sample*

Trim for Facias and Rake Boards: Boral - Smooth Side Out (Red Aluminum - Color to match Bright Red or Red Paint) *See Sample from AB Martin*

Aluminum Storefront Entrance - Color: "Black" As Mfg. by Kawneer or Equal - *See Aluminum storefront sample*

Aluminum Clad Windows - Awning-Type: "Black" As Mfg. by Marvin or approved equal - *See Aluminum storefront sample*

Canvas Awning: "Royal Blue Tweed" - As Fabricated by Durkin Awnings - *See sample*

Exterior Wall-Mounted Light Fixtures - As Mfg. by: Holophane (Acuity Brands) Color Black. *Note: Lighting will be on timer from dusk to 10 p.m. then will automatically switch off yet will be set to motion detection with 15 min. run time.*

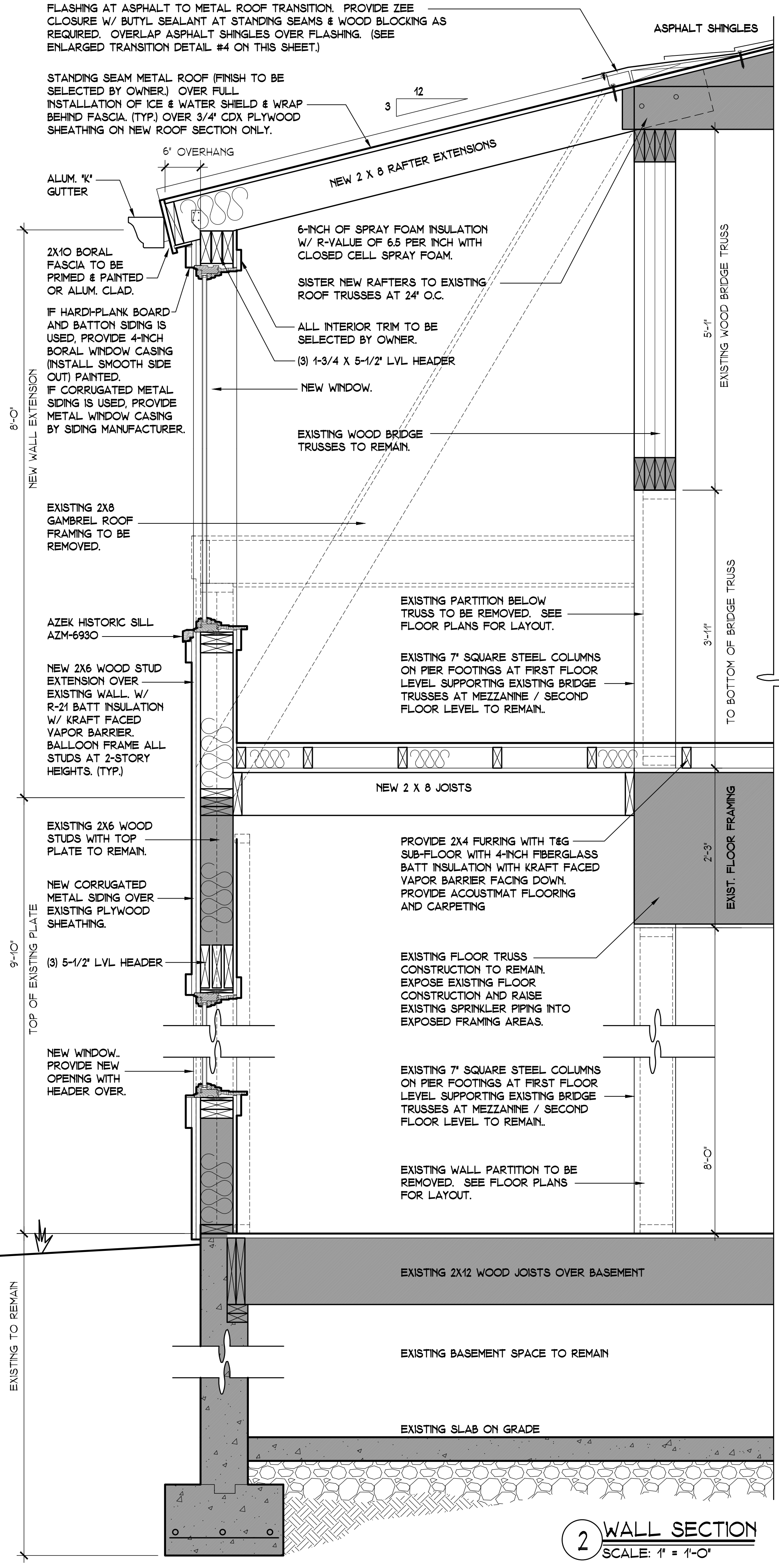
- LEGEND**
1. STANDING SEAM METAL ROOFING OVER ALL NEW ROOF AREAS ONLY: COLOR - GRAY AS SELECTED BY OWNER. PROVIDE NEW 30-YEAR BLACK ARCHITECTURAL STYLE ASPHALT SHINGLES FOR EXISTING FRONT ROOF ONLY.
 2. SNOW-GUARDS (2 ROWS OF INDIVIDUAL SNOW-GUARDS STAGGERED OR SNOW-RAILS AS SELECTED BY OWNER)
 3. VERTICAL CORRUGATED METAL SIDING : COLOR MEDIUM GRAY AS SELECTED BY OWNER.
 4. HARD-PLANK CEMENT FIBER BOARD & BATTEN SIDING W/ CORNERBOARDS OR CORRUGATED METAL SIDING PANELS: COLOR - DARK GRAY AS SELECTED BY OWNER.
 5. CANNVAS OR METAL AWNING : COLOR ROYAL BLUE AS SELECTED BY OWNER
 6. BUILDING ADDRESS NUMBER : COLOR - WHITE OR SIMILAR CONTRASTING COLOR AS SELECTED BY OWNER
 7. SIGN AND LOGO FOR THERMODYNAMICS CORP.
 8. NIGHT-SKY COMPLIANT WALL MOUNTED LED FLOOD LIGHT : COLOR - DARK GRAY OR BLACK AS SELECTED BY OWNER.
 9. ALUMINUM GUTTERS AND FASCIA TRIM : COLOR - RED AS SELECTED BY OWNER. HOWEVER LEADER DRAINS TO BE MEDIUM GRAY TO MATCH SIDING
 10. EXISTING ASPHALT SHINGLE ROOFING TO REMAIN : COLOR - BROWN (OR REPLACE WITH NEW ROOFING AS DIRECTED BY OWNER. NOTE: THE ENTIRE REAR ROOF IS NOT VISIBLE SINCE IT IS ADJACENT TO A DENSELY WOODED AREA.
 11. EXTERIOR DOORS AND WINDOWS TO BE ALUMINUM OR OTHER METAL WITH DOUBLE PANE INSULATED GLASS CONFORMING TO CURRENT ENERGY CODE REQUIREMENTS. : COLOR - BLACK AS SELECTED BY OWNER

ISSUE DATES:		ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP.	
		2989 NAVAJO STREET	YORKTOWN HEIGHTS, NEW YORK 10598
		PROPOSED EXTERIOR ELEVATIONS SCALE: AS INDICATED	
		DRAWN BY: NED	
		CHECKED BY: PJH	
		DRAWING NO.:	
8-11-22 ABACA REQMTS 8-5-22		A-2	

FILE NAME:
PLOT SCALE:

FLASHING AT ASPHALT TO METAL ROOF TRANSITION. PROVIDE ZEE CLOSURE W/ BUTYL SEALANT AT STANDING SEAMS & WOOD BLOCKING AS REQUIRED. OVERLAP ASPHALT SHINGLES OVER FLASHING. (SEE ENLARGED TRANSITION DETAIL #4 ON THIS SHEET)

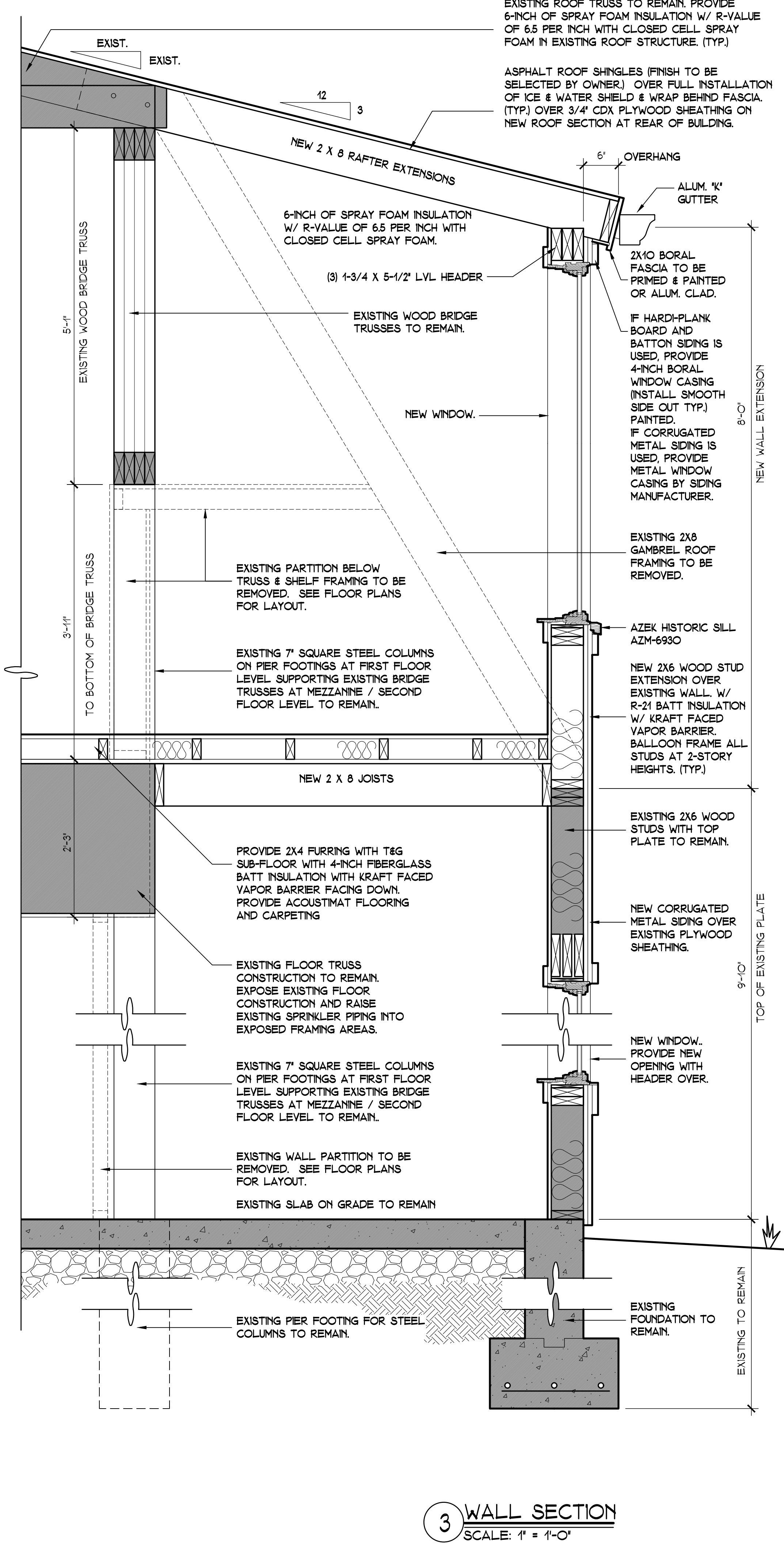
STANDING SEAM METAL ROOF (FINISH TO BE SELECTED BY OWNER) OVER FULL INSTALLATION OF ICE & WATER SHIELD & WRAP BEHIND FASCIA (TYP) OVER 3/4" CDX PLYWOOD SHEATHING ON NEW ROOF SECTION ONLY.



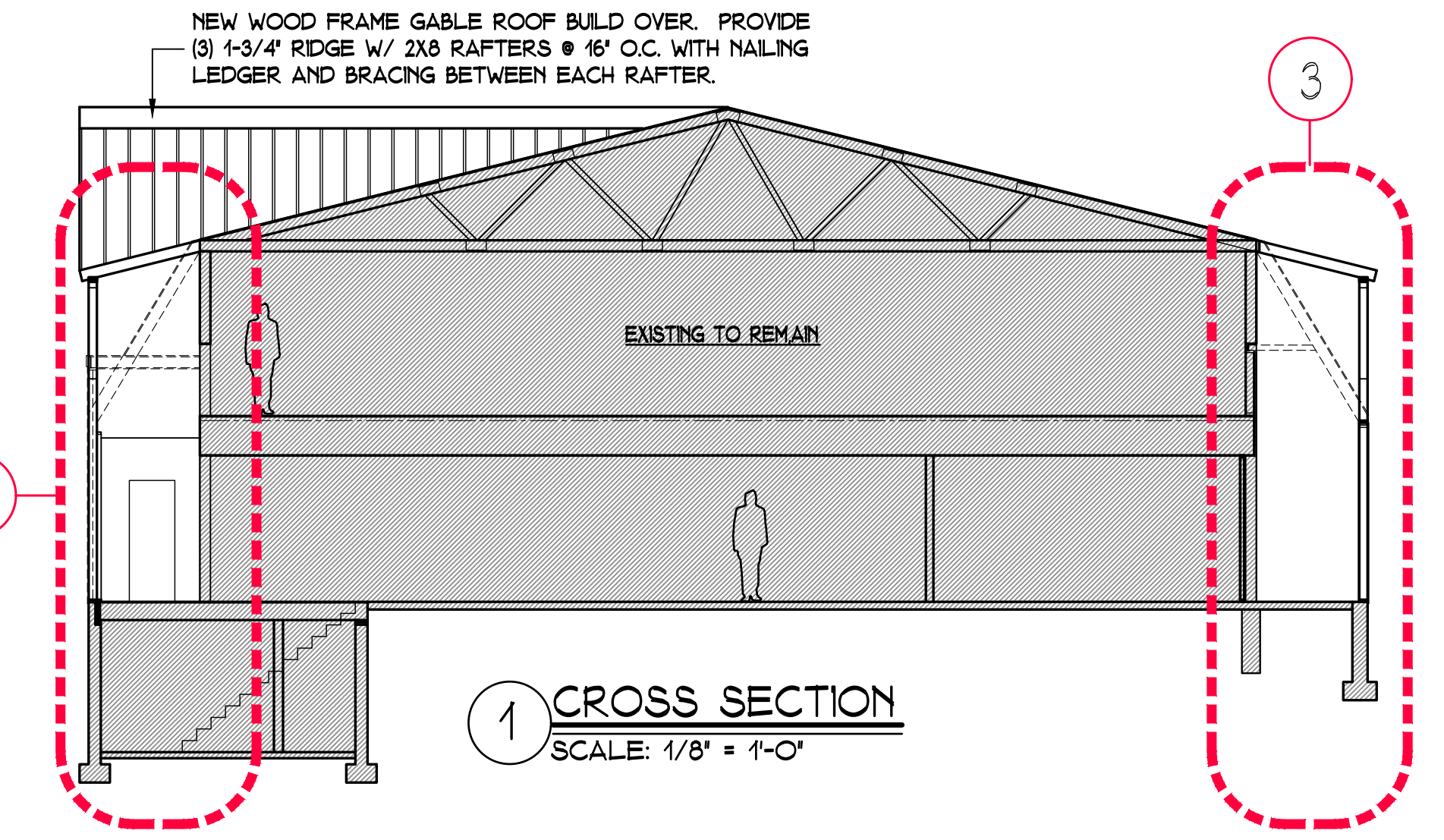
2 WALL SECTION
SCALE: 1" = 1'-0"

EXISTING ROOF TRUSS TO REMAIN. PROVIDE 6-INCH OF SPRAY FOAM INSULATION W/ R-VALUE OF 6.5 PER INCH WITH CLOSED CELL SPRAY FOAM IN EXISTING ROOF STRUCTURE. (TYP.)

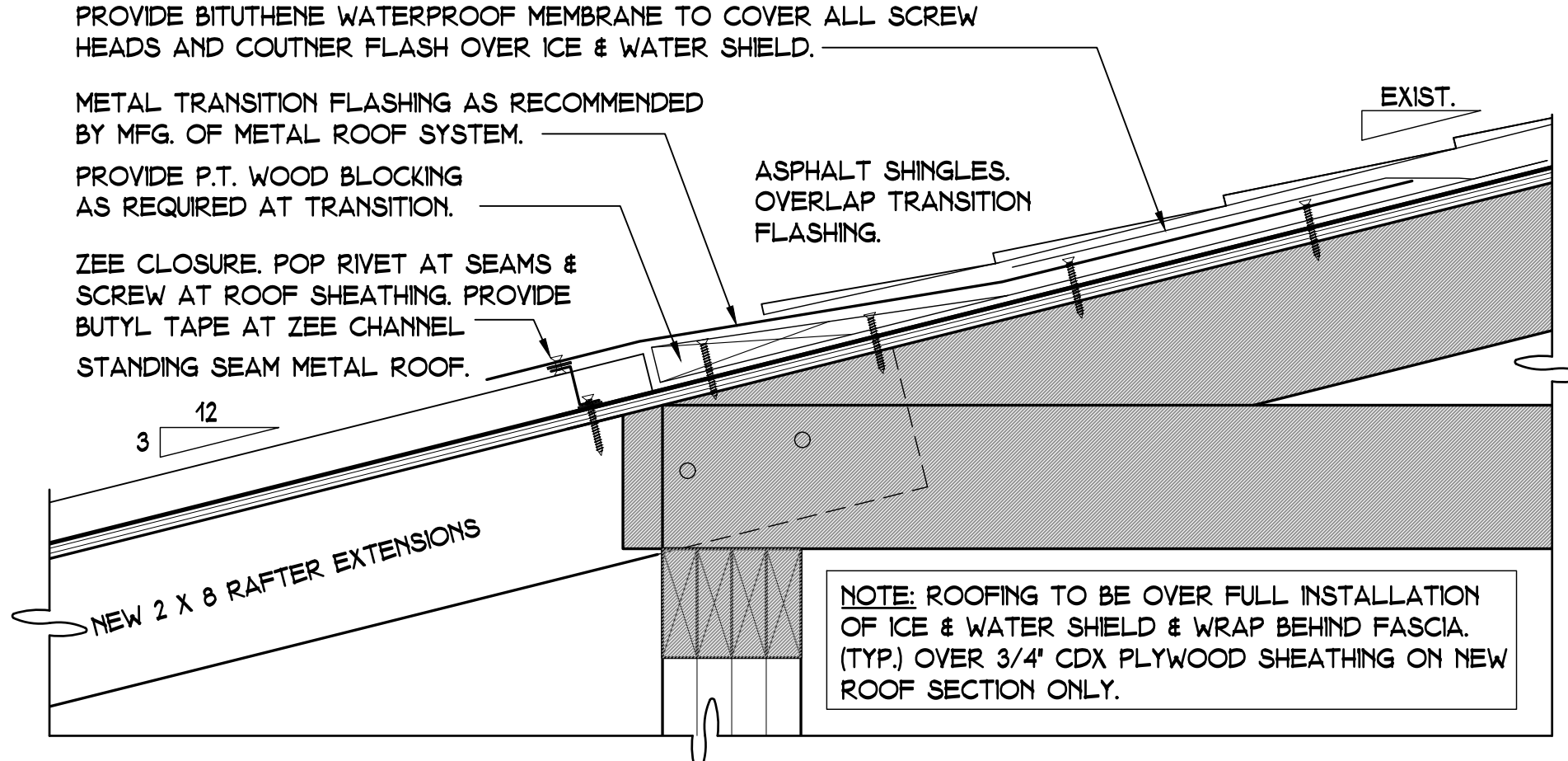
ASPHALT ROOF SHINGLES (FINISH TO BE SELECTED BY OWNER) OVER FULL INSTALLATION OF ICE & WATER SHIELD & WRAP BEHIND FASCIA (TYP) OVER 3/4" CDX PLYWOOD SHEATHING ON NEW ROOF SECTION AT REAR OF BUILDING.



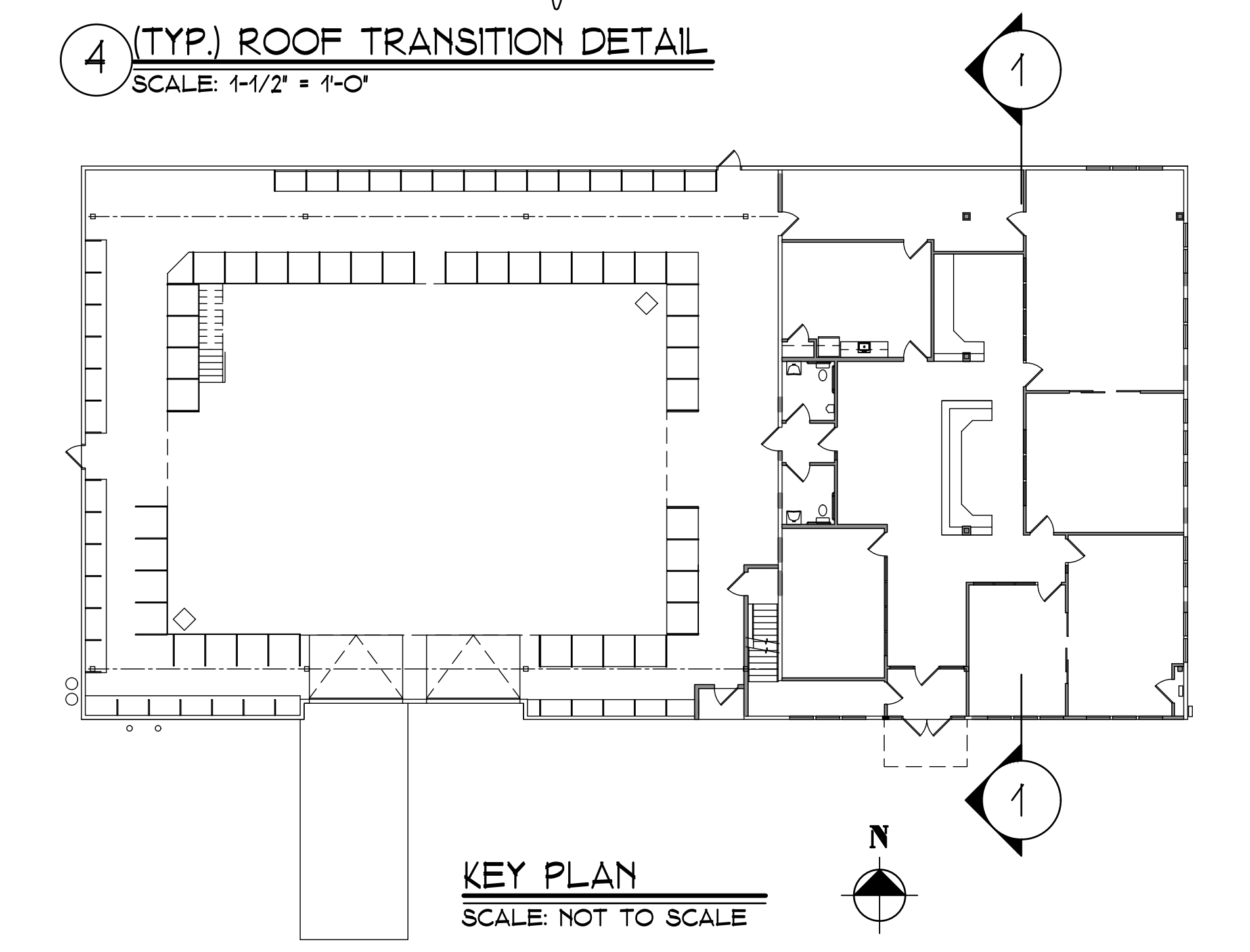
3 WALL SECTION
SCALE: 1" = 1'-0"



1 CROSS SECTION
SCALE: 1/8" = 1'-0"



4 (TYP.) ROOF TRANSITION DETAIL
SCALE: 1-1/2" = 1'-0"



KEY PLAN
SCALE: NOT TO SCALE

ISSUE DATES:	ALTERATIONS TO EXISTING BUILDING for: THERMODYNAMICS CORP.		DRAWN BY: NED
	2989 NAVAJO STREET YORKTOWN HEIGHTS, NEW YORK 10598		CHECKED BY: PJH
	PROPOSED SECTIONS & DETAILS SCALE: AS INDICATED		DRAWING NO.:
			A-3
8-11-22 ABACA REQMTS 8-5-22	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		

FILE NAME: PLOT SCALE:

Granite Knolls Solar Project

August 5, 2022

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street, Room 222
Yorktown Heights, New York 10598

RECEIVED
PLANNING DEPARTMENT
AUG 5 - 2022
TOWN OF YORKTOWN

Re: Granite Knolls Park Solar Project – HESP Solar, LLC
Planning Department Submission
Parcel I.D. No. 26.09-1-22

Dear Robyn:

Please accept the following for the Granite Knolls Park Solar Project for discussion at the Planning Board meeting on August 15, 2022:

- Eight (8) copies of the Updated Site Plan dated, August 2, 2022

We have made a number of changes to the plan including the following:

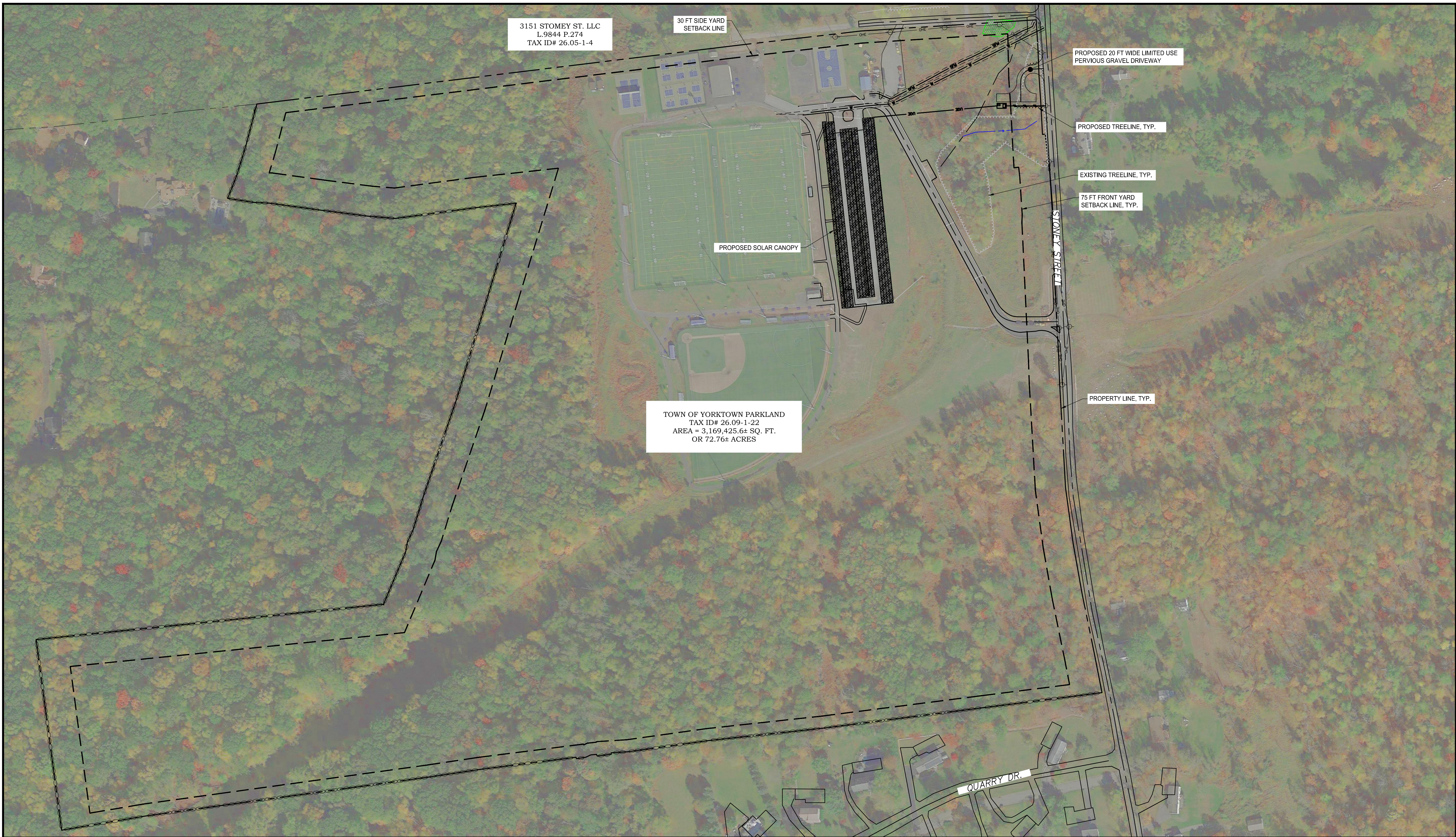
- Eliminated the ground mounted solar array.
- Eliminated the battery storage component.
- Gutters will be installed along the drip edge of the solar carport canopies and connect to downspouts for stormwater management.
- Lighting under the solar carport canopies will be fully shielded.

We believe that these revisions satisfactorily address each of the comments provided by the general public and the Planning Board at the last Planning Board meeting. Please do not hesitate to contact me at (518) 556-3631, or via email at eredding@bergmannpc.com, should you have any questions or regarding this submission.

Sincerely,



Eric Redding, PE, LEED AP
Discipline Leader, Bergmann



3151 STONEY ST. LLC
L.9844 P.274
TAX ID# 26.05-1-4

30 FT SIDE YARD
SETBACK LINE

PROPOSED 20 FT WIDE LIMITED USE
PERVIOUS GRAVEL DRIVEWAY

PROPOSED TREELINE, TYP.

EXISTING TREELINE, TYP.

75 FT FRONT YARD
SETBACK LINE, TYP.

PROPOSED SOLAR CANOPY

TOWN OF YORKTOWN PARKLAND
TAX ID# 26.09-1-22
AREA = 3,169,425.6± SQ. FT.
OR 72.76± ACRES

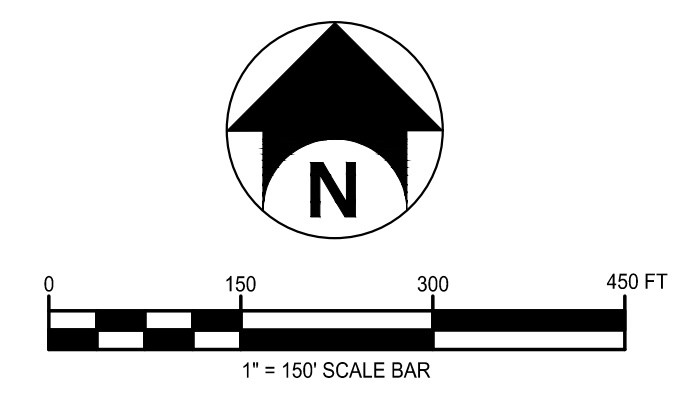
PROPERTY LINE, TYP.

QUARRY DR.

SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: HESP SOLAR, LLC 400 RELLA BOULEVARD, SUITE 160 SUFFERN, NY, 10901 INFO@HESPSOLAR.COM	OWNER(S) OF RECORD: TOWN OF YORKTOWN PARKLAND	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169,425± SF / 72.76± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	215± FT
MIN. FRONT YARD SETBACK	75 FT	402± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

NOTES
1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND	
	PROPERTY LINE
	SET BACK LINE
	STONE WALL
	ADJOINER PROPERTY LINE
	ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE
	EXISTING OVERHEAD WIRE
	EXISTING STREAM CENTERLINE
	PROPOSED FENCE LINE
	EXISTING FENCE LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	PROPOSED SWALE
	PROPOSED TREELINE
	SWALE CENTERLINE
	EXISTING BUILDING
	EXISTING EDGE OF ASPHALT
	APPROXIMATE EXISTING TREELINE
	EXISTING WETLAND (PEM - NON WOTUS)
	PROPOSED SOLAR CANOPY
	PROPOSED SOLAR PANEL
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	STONE LEVEL SPREADER



2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS
03/01/2022	REVISED PER TOWN COMMENTS
04/08/2022	REVISED PER TOWN COMMENTS
08/02/2022	REVISED PER TOWN COMMENTS

NOT FOR
CONSTRUCTION

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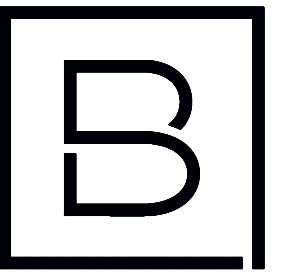
Project Manager ECR	Discipline Lead ECR
Designer AG	Reviewer MDP
Date Issued 09/15/2021	Project Number 15111.00

Sheet Name

OVERALL SITE PLAN

Drawing Number

C004



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HESP SOLAR, LLC

**GRANITE KNOLLS
PARK SOLAR PROJECT**

2975 STONEY STREET
MOHEGAN LAKE, NY 10547

Date Revised	Description
10/27/2021	REVISED PER CLIENT COMMENTS
11/09/2021	REVISED PER CLIENT COMMENTS
01/06/2022	REVISED PER CLIENT COMMENTS
03/01/2022	REVISED PER TOWN COMMENTS
04/08/2022	REVISED PER TOWN COMMENTS
08/02/2022	REVISED PER TOWN COMMENTS

NOT FOR
CONSTRUCTION

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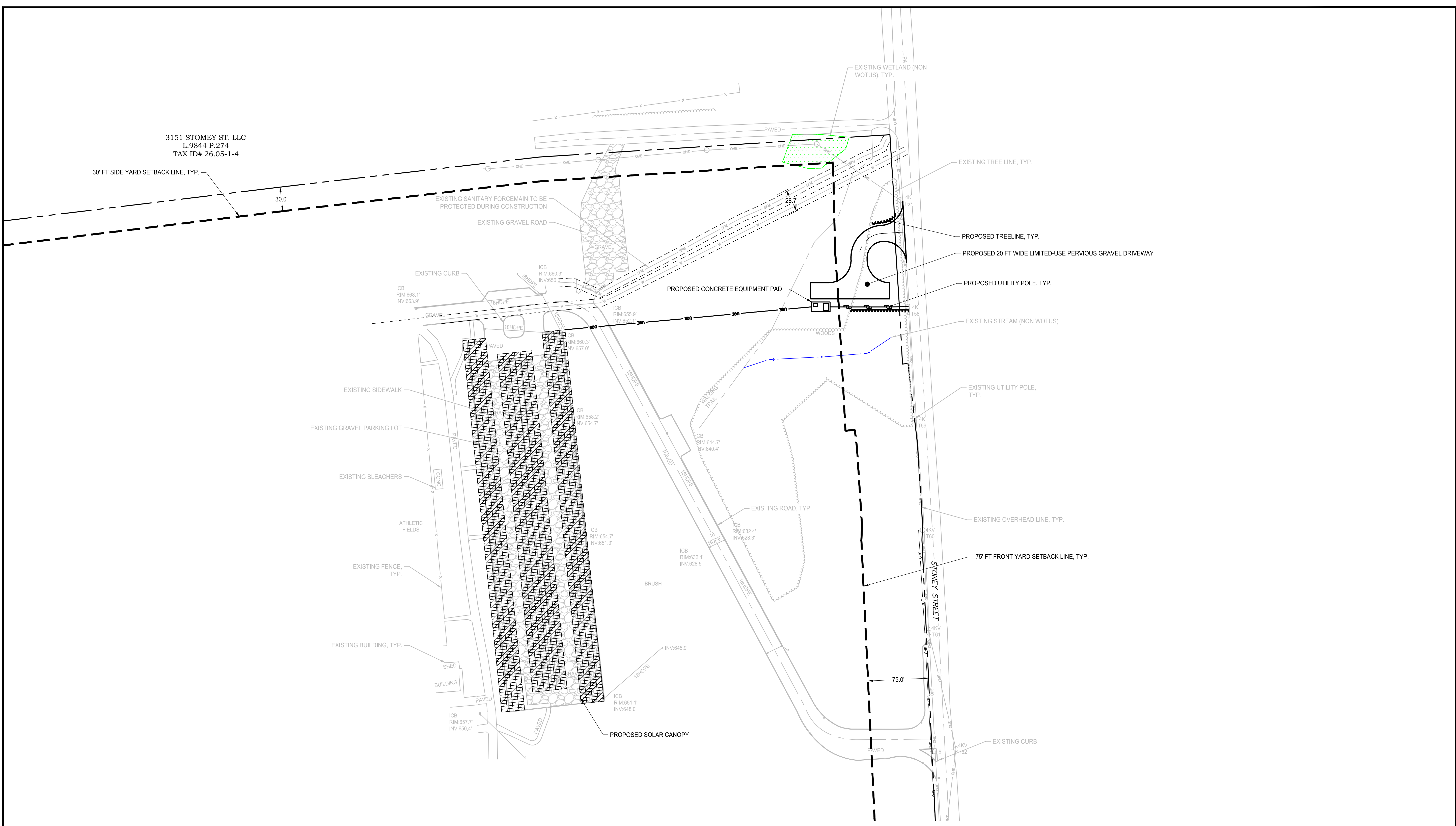
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	MDP
Date Issued	Project Number
09/15/2021	15111.00

Sheet Name

SITE PLAN

Drawing Number

C005

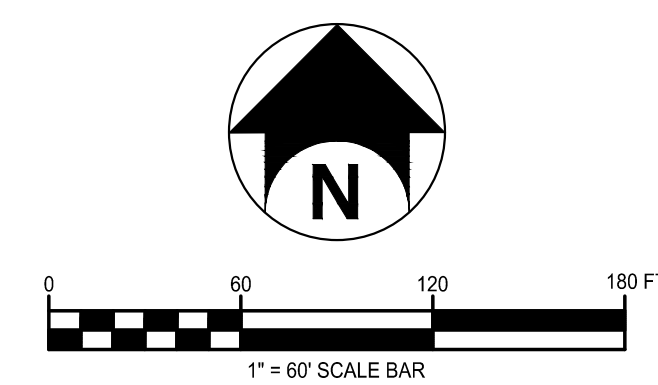


SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-160" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 26.09-1-22		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: HESP SOLAR, LLC 400 RELLA BOULEVARD, SUITE 160 SUFFERN, NY, 10901 INFO@HESPSOLAR.COM	OWNER(S) OF RECORD: TOWN OF YORKTOWN PARKLAND	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	3,169,425± SF / 72.78± ACRES
MINIMUM LOT WIDTH	N/A	1,675 ± FT
MIN. SIDE YARD SETBACK	30 FT	215± FT
MIN. FRONT YARD SETBACK	75 FT	402± FT
MIN. REAR YARD SETBACK	75 FT	638± FT

- NOTES**
- REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

	PROPERTY LINE		EXISTING EDGE OF ASPHALT
	SET BACK LINE		APPROXIMATE EXISTING TREELINE
	STONE WALL		EXISTING GRAVEL ROAD
	ADJOINER PROPERTY LINE		EXISTING WETLAND (PEM - NON WOTUS)
	ROAD RIGHT-OF-WAY		PROPOSED SOLAR PANEL
	EXISTING ROAD CENTERLINE		EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE		PROPOSED UTILITY POLE
	EXISTING STREAM CENTERLINE		STONE LEVEL SPREADER
	PROPOSED FENCE LINE		
	EXISTING FENCE LINE		
	PROPOSED OVERHEAD UTILITY LINE		
	PROPOSED UNDERGROUND UTILITY LINE		
	PROPOSED SWALE		
	PROPOSED TREELINE		
	SWALE CENTERLINE		
	EXISTING BUILDING		



Underhill Farm

Underhill Farm

Outline for Expanded EAF Review

A. Land Use, Zoning, and Public Policy

1. Surrounding Land Uses & Neighborhood Character
2. Zoning and the Overlay Zone
 - a. Bulk regulations
 - b. Proposed building heights
3. Multi-modal connections to the hamlet

B. View Analysis – Renderings of the Site

1. Existing Views
 - a. From Glen Rock Street
 - b. From Rochambeau Drive
 - c. At the Intersection, from Town Hall
 - d. From the Caremount site
2. Proposed Views – with & without proposed screening
 - a. From Glen Rock Street
 - b. From Rochambeau Drive
 - c. At the Intersection, from Town Hall
 - d. From the Caremount site

C. Wetlands and Surface Water Resources

Town Environmental Consultant to verify wetlands and review mitigation plan.

1. History of Site and Existing Conditions
2. Proposed Development
3. Mitigation Plan

D. Trees

Town Environmental Consultant to review tree survey, tree function, tree removal, and mitigation plan.

1. History of Site and Existing Conditions
2. Proposed Development
3. Mitigation Plan

E. Cultural Resources

1. Board Review of Submitted Reports
2. Eligibility for National Register
3. Proposed Time Period for Restoration
4. Review of Each Existing Building
5. Defined reuse of main structure, and any other structures to remain on the site.

F. Fiscal & Socioeconomic Impacts

1. Estimated School Children
2. Estimated Taxes Generated
3. Housing Types & Community Growth

G. Traffic

Traffic Study and proposed mitigation plans to be reviewed by the Town's Traffic Consultant. The submitted Traffic study includes:

1. Existing Conditions
2. Proposed Impacts of the project and other potential developments in the area
3. Proposed Mitigation

H. Parking – for all Uses Explained

1. For all proposed uses
2. For the senior center
3. For visitors/the public

I. Recreation

1. R-3 Recreation Requirements
2. Proposed Recreation Improvements

J. Stormwater

Stormwater Pollution Prevention Plan to be reviewed by the Town Engineer.
Stormwater Pollution Prevention Permit to be obtained from the NYC DEP.

K. Utilities

1. Water
 - a. Estimated usage
 - b. Proposed connections
2. Sewer
 - a. Estimated usage and impact on plant
 - b. Proposed connections
 - c. Any conveyance issues between the site and the plant.

L. Energy Conservation and Green Technology

1. Potential impacts of the site development
2. Proposed energy conservation and green technology to be used in the project

M. Alternative Layouts

1. Relocation of multi-family buildings along Underhill Avenue into other proposed buildings to reduce the impact on the streetscape.
2. Proposed streetscape along Route 118.



NEW PROJECT TASK ORDER SUMMARY

TO: Town of Yorktown Planning Board
FROM: Barton & Loguidice - ECRS

Project Name: Underhill Farms
Address of Property: 370 Underhill Avenue, Yorktown Heights, New York 10598
B&L Project No: 2478.001.001 Phase 14
Application Type: Wetland Boundary Verification and Mitigation Plan Review for Underhill Farm Development

Project Description

The proposed “Underhill Farm” project (“Application”) is located at 370 Underhill Avenue, and is proposed by the Unicorn Contracting Corp. (“Applicant”). The Applicant has submitted an initial package to the Planning Board containing a number of documents, some of which have been transmitted from the Town to B&L via email. It is our understanding that the Applicant has applied to the Planning Board for site plan approval. The PDF documents provided to B&L include:

- 01 - Aerial Photos – 2022-05-04
- 02 - Soil Map – 2022-05-04
- 03 - DEC and NWI Maps – 2022-05-04
- 04 - Delineation Report – 2022-04-18
- 05 - Site Survey – 2022-11-19
- 06 - Mitigation Plan – 2020-12-07
- Site Plan Set – 2022-03-16 – CURRENT
- Tim Miller Ltr – 2022-04-18 – Wetland Delineation

As requested by the Town, the scope of our project review will be focused first on the current wetland delineation and characteristics of the onsite wetland areas, as shown on the Applicant’s plan set and further detailed in the Wetland Delineation letter from Tim Miller Associates, Inc. This initial task item will include completion of a field visit to verify the delineated boundaries. Our scope will include a separate task to perform a technical review of the wetland mitigation proposal and plan documents. It is our understanding that a full mitigation plan and details will be submitted in the future.

Scope of Services

B&L proposes to provide the following general Scope of Services and our associated estimates of ECRS fees for the above referenced application:



Task 1 – Initial Document Review and Site Visit

- Review the aforementioned documents provided by the Applicant for the Project.
- Send a wetland biologist to the project site to visually verify the delineated wetland boundaries, as shown in the Application information including on the Applicant's plan set. It is noted that this boundary was delineated in 2020. If the Applicant/Town could send a shapefile of the delineation boundary, that would expedite the field evaluation. B&L would also like to request copies of the field data/datasheets compiled to support the wetland delineation effort from November 2020. Documentation of any wetland jurisdiction conversations or review that has been completed to-date with the U.S. Army Corps of Engineers would also be helpful, notably for Task 2.
- Send a Landscape Architect to the project site to assess the function of the existing trees proposed for removal, and to understand the existing site conditions as they relate to the proposed tree mitigation plan, as conceptually proposed by the Applicant.
- It is assumed that one concurrent site visit will be completed.

Task 2 – Wetland Mitigation and Tree Mitigation Document Review

- Provide environmental review of the wetland mitigation plans and support documents, as submitted by the Applicant in support of the Application. Documents will be reviewed to determine regulatory compliance needs and whether the mitigation plan seems appropriate given the extent of proposed impacts to wetland and water resources. It is B&L's understanding that revised wetland mitigation materials are forthcoming; this Task will not be completed until green-lighted by the Town.
- Provide review of the tree mitigation plans and support documents, as submitted by the Applicant in support of the Application. Documents will be reviewed to determine whether the tree mitigation plan seems appropriate given the existing site conditions and forested coverytype functions. B&L understands that the current tree mitigation plan is just a concept.
- Provide a technical response memorandum to the Town to provide the results of the field visit (Task 1), wetland boundary review, functional tree assessment, and other pertinent observations or comments that relate to the wetlands and coverytypes on the property.
- An additional site visit is not anticipated.

Task 3 – Additional Coordination and Meeting Support

- Communicate by email/phone with the Planning Board or representatives regarding B&L's concerns related to the project and mitigation plans. Four hours to provide this coordination and additional response assistance has been included. Additional effort would be provided under a supplemental task authorization and fee.
- Provide virtual representation (1-person) at one (1) Planning Board meeting to provide additional detail and discussion related to B&L's issued technical memorandum.
- Additional meeting attendance can be provided, either virtually or in-person, on an as needed basis at the direction of the Planning Board. Additional meeting attendance will be provided under a supplemental fee.

Fee for Services

Our estimated time and expense fee for the above listed scope of services is \$5,950.

As is standard on any review project, the number and quality of submissions that will be received by the Planning Board from the Applicant in support of the Application is unknown at this time and dependent upon issues that arise as the project moves forward. Therefore, it is not feasible for B&L to provide a total estimate of the amount of effort that will be required by our staff in order to complete a thorough environmental review of the project.

AUG 12 2022

TOWN OF YORKTOWN

From: Lynn Briggs <lynn1200@aol.com>
Sent: Friday, August 12, 2022 2:01 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Cc: afetzer36@gmail.com; bridgetkrowe@gmail.com; tmcloughlin2384@gmail.com; christine.sisler@gmail.com
Subject: Request to Resolve Historic Issues - Please Submit To Underhill Farm Public Record

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

Dear Planning Board:

We are writing to request that the Planning Board resolve *unresolved* "historic issues" raised several times into the Underhill Farm public record.

1. The credentials of the Underhill Farm archaeologist consultant. You refer to the archaeologist consultant as the "historic consultant."

Please require the archaeologist consultant to provide her "historic" restoration / preservation credentials and relevant project portfolio, including experience in architectural and historic restoration of 19th century structures.

2. The need to hire restoration specialists to independently verify the developer's conclusions that the outbuildings should be demolished.

Each of the studies conducted to date is an **Applicant study**: paid for by Unicorn, performed by a Unicorn archaeology consultant, interpreted by the archaeology consultant and presented by the archaeology consultant. Further, the archaeology consultant solicited letters of support from town officials and others who do not have the technical qualifications.

Recognized experts in historic preservation need to be hired to provide independent, third party objective assessments of the state and national register eligible historic structures, similar to the standard practice of hiring outside consultants to independently verify the developer's findings in the wetlands and traffic studies.

Respectfully submitted,
Yorktown Heritage Preservation Commission
August 12, 2002

JUL 27 2022

TOWN OF YORKTOWN

From: lynn Briggs <lynn1200@aol.com>
Sent: Wednesday, July 27, 2022 4:39 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Cc: afetzer36@gmail.com; bridgetkrowe@gmail.com; tmcloughlin2384@gmail.com;
christine.sisler@gmail.com
Subject: Please Forward to Planning Board - YHPC Comments

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

Good Afternoon Robyn, would you please forward this email to the Planning Board members this week, with a copy to YHPC. Thank you.

July 27, 2022

Dear Planning Board,

Subject: Historic Issues and Questions

The purpose of this note is to express our extreme disappointment that after six SEQRA site review Work Sessions and the PIH, and six YHPC Comments submissions outlining the historic issues and questions---except for a brief discussion of architectural design feature differences and Unicorn's presentations that the outbuildings should be demolished (unverified conclusion)---the Planning Board (PB) has not acknowledged or engaged in discussions of these issues or their significance.

It is also noteworthy that at the initial and subsequent SEQRA site Work Sessions, Chairman Fon, you stated that the four focus issues for Unicorn to address were: traffic, wetlands, density and **historic**.

At the July 25 Work Session, you did not mention **historic** as a priority issue and provided no explanation for this change of focus.

Per SEQRA provisions, the YHPC strongly encourages the PB to engage in a thorough discussion of the historic issues, their significance and address the unanswered questions.

Respectfully submitted,
Yorktown Heritage Preservation Commission

July 22, 2022

To: Planning Board

From: Yorktown Heritage Preservation Commission

Subject: Historic—Where are we now?

RECEIVED
PLANNING DEPARTMENT

JUL 22 2022

TOWN OF YORKTOWN

Chairman Fon and Board Members,

Why a Positive Declaration is the Only Correct Decision

1. Unicorn's current plan plus SHPO's declaration that the intensity of the construction and the demolition of the historic resources constitutes a SEQRA Adverse Effect finding.
2. SHPO requested Unicorn explore alternatives to avoid or mitigate the adverse effects of the development.
3. Unicorn's Alternative Analysis (Letter of Resolution-LOR-aka mitigation plan), drafted January 22, 2022, is inadequate and not viable.
4. Therefore, in accordance with SEQRA provisions, one significant adverse environmental impact that cannot be satisfactorily mitigated requires a **Positive Declaration**, triggering an **Environmental Impact Statement (EIS)**.

This letter, submitted in two parts, Summary and Supporting Details, lays out this conclusion, including a recap of the unresolved historic issues and unanswered questions for the Underhill Farm project. SEQRA requires that these unanswered questions, previously submitted into the Public Record, are answered in an EIS and that qualified, experienced historic restoration architectural and cultural landscape specialists are hired to provide independent, third party assessments of all of Unicorn's studies and documents (like is being done for traffic and wetlands).

I. SUMMARY

Acknowledgements of a Significant Adverse Environmental Impact

1. On May 27, 2021, SHPO declared an Adverse Effect finding for the Underhill Farm property, stating: "With the intensity of construction proposed the setting and feeling of the property would significantly altered. We further note that the demolition of the contributing outbuildings on site are proposed for removal. **Under the provisions of Section 106*, the demolition historic resources is deemed an Adverse Effect.**"

*Reissued on October 18, 2021 from Section 106, National Historic Preservation Act to Section 14.09, New York State Historic Preservation Act

2. On September 23, 2021, Planning Director, John Tegeder, in a solicited a letter of support for the development from the archaeology consultant, noting that the plan called for removing the subordinate buildings, stated: "**We note the loss of at least one subordinate building is an adverse impact to historic and cultural resources which would result from the proposed development.**"
3. On page 19 of the archaeologist consultant's February 2021 Historic Building Assessment report, the consultant states: "**The proposed demolition of the barns and outbuildings can be considered an adverse effect on the Underhill Farm Complex.**"

Failure to Satisfactorily Mitigate Significant Adverse Environment Impact

1. The Letter of Resolution (LOR), drafted on January 22, 2022, by the applicant, Paul Guillaro, and only signed by the applicant, was created before the Town Board ever granted Unicorn overlay designation. It does not reflect the current density, and is not only out of date but woefully vague and inadequate in explaining what mitigation is planned for the ENTIRE property.
2. At the June 13 PIH and in a June 17 letter to John Tegeder, the archaeology consultant incorrectly conveyed the impression that SHPO is on board with the out of date January LOR. In a June 23 email (submitted into the Public Record), SHPO states: "The SHPO will not sign the LOR until I have confirmed with the Town that there is no more

opportunity for SEQRA public comment and I have had the opportunity to review and consider the public comments and Towns responses.”

3. At the July 11 Planning Board Work Session, the Planning Department conveyed that the January 22, 2022 Unicorn LOR was supported/accepted by SHPO, a statement that directly conflicts with the June 23 SHPO LOR email commitment.

SHPO Requested Mitigation Measures Are Based on Maximizing Profit, Not Minimizing the Adverse Impact on Property’s Historic Character

1. Unicorn’s archaeology consultant stated that the Alternatives Analysis indicated no viable options to meet the project’s stated financial goals:

“The financial feasibility of multifamily housing is contingent on the economy of scale generated by developing a significant number of units. Reducing the scale of the project alters this goal, and make the project and the associated community enhancements, no longer financially viable.” (Yet the number of units has been reduced, 165 to 148):

Then it follows that Unicorn would not consider retaining the outbuildings or reducing the density as viable options. **The effect of the alternatives cited, including lower density and no-build, must be assessed for the historic property, not versus Unicorn’s financial goal. The effect should not be rejected as infeasible because it did not meet Unicorn’s profit goal especially in light of the Planning Board’s declaration at the project onset that density is one of the four major focus areas the Unicorn needed to address (density, historic, wetlands, traffic).**

2. The archaeology consultant repeatedly states that Unicorn’s goal is: build the maximum number of residential units possible to justify a) its return on investment and b) its self-initiated community “improvements” for which there is no documented community demand.

While no Unicorn option addressed the reduction in density due to the financial investment required, Unicorn is planning \$2.4M in “community improvements:” \$1M to restore the main building to “reopen to the public”— commercial establishments, a regional inn and a restaurant, are planned, \$850K to create a public park and renovate the ice pond (for rechanneling the wetlands to enable additional unit density in the western area), \$250K to maintain the Captain Underhill house, \$300K for a new community gateway.

There is no documented need or demand for these “community improvements”— no demand for a fifth park in the Heights area. In the early version of the Unicorn plan, there were stated “public benefits” for the mansion: Town offices, conference rooms, Yorktown Museum, Yorktown Historical Society space. These “public benefits” have been replaced with 100% commercial use establishments: regional inn and restaurant.

3. In the Alternatives Analysis, Unicorn revealed that it explored other properties in Yorktown that “have appropriate size, zoning and allow mixed use.” The Planning Board needs to require Unicorn to present these options (Alternatives Analysis, page 13).

Significant Adverse Environmental Impacts on the Entire Historic Site, Irreparably Altering Neighborhood Character

1. On February 22, 2022, the Town Board granted approval for Underhill Farm to be considered under the new Planned Design District Overlay Zone law; Unicorn submitted its plans for the development:

- removing 523 trees and vegetation
- demolishing and/or removing the seven outbuildings
- clearing, excavating / grading 13.8 acres of park like land, open space leaving less than three acres of undisturbed land to accommodate excessively high density construction
- infilling the graded 10 acres for construction of the dense residential complex
- rechanneling of wetlands in the western part of the property to allow more land for construction /filling in wetland buffers to allow for additional buildable land
- installing a restaurant on the first floor of the historic building and a regional inn on the second and third floors

- disturbing, destroying and transforming mostly open, undeveloped 13.8 acres into a high density, large construction site: 148 units of townhomes, condos and apartments
- constructing a new, multi-story, 11K sq. ft. commercial / retail building that will visually encroach / overpower the Italianate architectural centerpiece, resulting in a total of 17,580 sq. ft. of commercial / retail space

Applicant Only Studies, Lack Independent Corroboration

1. Each of the “historical studies/documents” completed for the Underhill Farm development project is an “Applicant” study: paid for by Unicorn, performed by a single Unicorn consultant, interpreted by a single Unicorn consultant and presented by a single Unicorn consultant.
2. In Unicorn’s October 2021 Additional Information Study, the applicant’s archaeology consultant solicited several letters of support for Unicorn’s development plan and removal of the outbuildings, including:
 - two Town Board members, and an insurance risk manager, and without the historic restoration or architectural technical qualifications and no technical on-site inspection, stated the outbuildings should be removed
 - an engineer was asked to review the archaeologist’s Alternatives Analysis study, and then determine the structural integrity of the outbuildings; the engineer stated, in a two paragraph letter covering eight structures, main and seven outbuildings, his findings which aligned precisely with the findings of the Unicorn archaeologist’s Alternatives study, and did not include any report, with a methodology, detailed findings or conclusions
 - the archaeologist also solicited a letter of support from the Town’s Building Inspector who stated his support for the developer’s proposal and recommended demolition of the outbuildings without providing the details of inspection (methodology, building by building findings) nor recognizing the historical significance of the structures

All of the solicited input essentially **repeats and parrots the contents** of the archaeology consultant’s Alternative Analysis report, without regard to the structures’ historic or architectural significance or context. This is the very reason that independent, third party assessments are needed by experts in historic preservation for this state and national register eligible property.

Omission and Misrepresentations

1. Unicorn archaeologist’s consultant studies and documents reflect omissions, misrepresentations, inaccuracies and assertions without proof or fact; a few examples include:
 - continually representing the out of date January 22, 2022 LOR as supported by SHPO vs. communicating what SHPO committed in their June 23 email, Nancy Herter, Director, SHPO Technical Services (above)
 - failing to acknowledge a significant Revolutionary War and French encampments in Yorktown, a potentially significant event in the proximity of Underhill Farm property
 - falsely stating that Dr. Robert Selig, preeminent historian and scholar for Washington Rochambeau Revolutionary Route Trail, indicated the French encampment was located a mile to north of the Underhill estate to Hallock Mill
 - asserting, without any proof or facts, that there were no viable options in the Alternatives Analysis to avoid or mitigate adverse effects of the proposed development
2. Unicorn’s assessment of the outbuildings, February 2021, was made by the Unicorn archaeology consultant based on visual observation alone, without testing or technical input from construction experts and without SHPO’s determination that the outbuildings were historically significant and eligible for National Register.

Unclear Professional Credentials and Relevant Portfolio Experience for Unicorn Consultants

1. A year after the project was publically announced, the historic and landscape restoration architects / experts are still unidentified and restoration plans are still unknown. Unicorn has repeatedly indicated that it is investing \$1M in restoring the main mansion and committed that a “world renowned architect designed the project ...and that “award winning team of architects, engineers and historic and environmental experts” would execute the project.

To date, Unicorn has not identified these individuals, their credentials, nor supporting work portfolio. Unicorn’s historic architectural restoration resources and relevant portfolio need to be introduced, including experience in

respecting the architectural and historical significance of the centerpiece—the 19th century Italianate structure—so that its visual impact will not be swallowed up by 148 units of townhomes, condos and apartments by a large, multi-story 11K sq. ft. commercial structure.

2. The Underhill Farm property is a cultural resource and presents as a scenic gateway to the community. Unicorn consultants have offered no specifics about what is meant to “retain the historic landscape” and to the “extent possible.” The Planning Board has asked numerous times whether the landscape will reflect the 1886 Scharf lithograph, Floral Villa, introduced by the Unicorn archaeology consultant. Both the Unicorn archaeologist and the Planning Department have indicated yes but offer their opinions, without cultural landscape credentials, about how it might change.

The historic character distinguishing/defining features need to be understood: topography, relationship to adjoining streets, importance of side projections, stone walls, pond, entry gate, planting, vegetation, pathways/walk, and parking. Clarification is needed regarding which features will be eliminated, retained, and/or modified and how. Plans need to be clarified by a qualified a landscape architect with a proven track record/experience in cultural landscaping, heritage planting and biodiversity.

3. Unicorn and its preservation and cultural landscape architect resources need to present the plans: lower density alternatives, alternate siting options, character defining features analyses, restoration architectural and cultural landscape plans and an integrated master plan, including the interrelationships and hierarchy among all the elements of the property that address the historically and architecturally significant ENTIRE property (parklike lawns, pond, stone walls, trees, vegetation, and entry gate).

4. At the July 11 Planning Board Work Session, the Planning Board and Planning Director referred to Unicorn’s archaeology consultant as the project’s *historic consultant* and produced a memorandum summarizing the issues submitted into the public record; numerous questions were addressed to Unicorn; for those questions, the Planning Department indicates that the “Applicant can elaborate, Historic consultant can elaborate.” The issues need to be addressed by a qualified expert in historic restoration.

5. In a June 17 letter to John Tegeder, the archaeology consultant makes numerous unsupported assertions and conjectures about the future of the “Mansion,” building standards and codes, impact on historic features and integrity, adaptive reuse, and includes vague, unspecific and unapproved developer plans and commitments.

The Unicorn archaeology consultant continues to submit generalities about the historic restoration plans with no specificity regarding the architectural standards, character defining features to be removed, retained and / or impacted nor any details for how and by whom and when these efforts will be accomplished.

Unicorn’s archaeology consultant needs to present her credentials and actual work history in historic restoration and cultural landscape projects; it is not enough to cite memberships in professional organizations or National Park Service certifications:

<https://hvculturalresources.com/about.html>

State and National Register Eligibility Determination Questioned

1. At the July 11, 2022 Planning Board Work Session, the Planning Department questioned SHPO’s May 27, 2021 Underhill Farm eligibility determination for State and National Registers of Historic Places. The Planning Department should address any concerns about the legitimacy of the designation, criteria, eligibility or process, directly with SHPO’s Technical Services Bureau.

2. At the same meeting, the Planning Department also stated that the author of the Comprehensive Plan indicated that Underhill Farm (formerly Beaver Conference Center) was eligible for local and state register (not national), indicating lack of support for national “landmarking”; but failed to note that state and national designation are

synonymous (it is rare to receive only State recognition without national); and SHPO has declared that Underhill Farm is eligible for **both** State and National register eligibility.

II. SUPPORTING DETAILS – UNANSWERED SEQRA QUESTIONS FOR UNICORN

Detailed Comments and Questions - Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance, January 2021 – Historical Dropbox link

In the 1A study, in the historical context section, page 12, the study fails to acknowledge a significant historical event: the existence of the French encampments during the Revolutionary War in Yorktown in the very geographic area where the Underhill Farm property is located (several thousand French Army troops camped here in 1781). In the 1B study, it states that Franco Zani Jr. supervised the study.

Questions:

1. Was a Revolutionary War encampment ever located on the Underhill Farm property? If yes, is there potential archaeological value associated with this encampment?
2. Who is Franco Zani, Jr. and what are his credentials Vis a Vis OPRHP requirements? What was his role vs the archaeology consultant's role in performing this study?

Sixty-five shovel (27%) tests were not excavated of our calculations of 240. Another forty-three (18%) were terminated due to tree roots, drainage pipes. This is 108 out of 240 or 45% or almost half were not undertaken.

Questions:

3. What number of shovel tests and at what intervals does the OPRHP and NYAC standards and methodology require for this property area and sensitivity area? 50 feet, 25 feet? How does the Applicant study compare to the standards?
4. Test 63 bricks at depth and Test 98 historic driveway: are these archaeologically significant? Possible foundation? part of the landscape? period of significance? Not discussed in report.
5. There are several artifacts found in the testing but not recorded in the catalog, e.g. discrepancies between test records and catalog.
 - Pearl ware (c. 1780-1820) noted in test B-A-6, not in the catalog?
 - B-A 17 pipe bowl
 - B-B 2 horseshoe discarded?
 - B-h1 pearl ware
 - B-J 3 pearl ware
6. Where is the quantitative summary of the shovel test results to support the conclusion: "the proposed undertaking will not affect significant archaeological deposits. In the opinion of HVCRC that no additional archaeological investigation are warranted for the proposed Project."

Questions:

7. How can this conclusion be derived when 45% of the shovel tests were not completed?

Detailed Comments and Questions - Power Point Presentation, Consultation with New York State Historic Preservation Office for Cultural Resources, April 25, 2022 - Historical Dropbox link

Reference the Page Labeled Investigations and HHPO Review, our count page 2

It states that Philip Perazio of OPRHP indicated “No archaeological concerns regarding this project.” Further, in the April 27, 2021 letter from Philip Perazio to Tim Miller Associates, it states: “Based on the information provided, we have no further archaeological concerns.”

In the historical context of the Applicant’s study, the study fails to acknowledge a significant historical event: the existence of the Revolutionary War encampments in Yorktown in 1781 in the very area of the Underhill Farm property.

Questions:

8. Why was the study prepared for Tim Miller Associates vs. the property owner, Soundview Underhill, LLC (Unicorn Contracting)?

9. How does the Applicant propose to rule out, prior to any survey, any potential archaeological value of the full Underhill Farm property associated with the French encampments?

In interviews with Underhill Farm employees and people familiar with the property, they report the existence of tunnels on the property.

Question:

10. How does the Applicant propose to rule out, prior to any excavation, the existence of tunnels and potential archaeological value?

11. Full Environmental Assessment Form, Question E2.g. Are there any unique geologic features on the project site? Answer is No. Are there?

Detailed Comments and Questions – Power Point Presentation – Consultation with New York State Historic Preservation Office for Cultural Resources, April 25, 2022 - Historical Dropbox Link Continued

Reference the Page Labeled Investigations and SHPO Review, our count pages 2-4, and SHPO letter

It states: “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 determination letter further states “The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity. Our office has reviewed the proposed development of the property. With the intensity of construction proposed the setting and feeling of the property would be significantly altered. Under the provisions of Section 106, demolition of historic resources is deemed an adverse effect.”

Questions:

12. Why did the Applicant fail to include the OPRHP letter determining that the Underhill Farm was eligible for State and National Register of Historic Places?

13. Why did the Applicant fail to acknowledge that THE ENTIRE Underhill Farm is eligible for listing on the State and National register of historic places?

14. Why did the Applicant fail to acknowledge that the “intensity of the construction proposed and setting and feeling of the property” and the demolition of the outbuildings result in an OPRHP Adverse Effect finding for the entire property?

The May 27, 2021 letter from OPRHP states that “During the Section 106 process, consulting parties should be invited to participate in the process. Please note that the Yorktown Heritage Preservation Commission (YHPC) and the Underhill Society of America, Inc., may be interested in being included as consulting parties as required under 36 CFR 800.2.”

Question:

15. Why did the Applicant fail to reach out to YHPC for consultation in May 2021?

The Applicant’s Power Point presentation further states: “August of 2021 Derek Rhode of (OPRHP) reviewed the Alternatives Analysis and requested additional information.”

Questions:

16. What “Additional Information” was provided? Please post a copy of this “study” in the Dropbox for review and comment.

From November 2021 through February 2022, the Applicant engaged in several mitigation discussions with OPRHP; on March 21, 2022, “Nancy Herter (OPRHP) indicated the LOR (Letter of Resolution) would be executed after the completion of the SHPO process.”

Questions:

17. This is incorrect. The Herter March 21, 2022 letter states that “OPRHP will review and execute the Letter of Resolution at the completion of the SEQRA review process.” See June 23 email update submitted into the Public Record on June 30.

Mansion Building (our page count 6)

The Applicant’s plans have been presented in a fragmented fashion, making it challenging to understand the integrated master plan, and the interrelationships and hierarchy, that addresses the ENTIRE property that OPRHP determined eligible for National Register. To illustrate:

The Applicant indicates that:

- the Mansion will be rehabilitated,
- the exterior will be retained,
- historic features of the interior are planned to remain,
- the interior will be rehabilitated on bringing the Mansion up to current building code
- the proposed rehabilitation efforts are a principal aspect of this overall project

These are broad and general statements which offer no clarity or specificity regarding the architectural standards, character defining features, plans or details for how any of these efforts will be accomplished.

In addition, the Applicant has indicated that the interior of the main mansion is going to be:

- parts of the building will serve as a historical and multi-purpose center with public access
- a coffee shop
- a cafe
- offices for the Yorktown Historical Society
- Town of Yorktown offices
- conference room spaces
- Town of Yorktown administrative services
- home of the Yorktown Museum

Most recently, Unicorn plans to install commercial establishments, a restaurant on the ground floor and a regional in on the second and third floors.

There continues to be a great deal of fluctuation and uncertainty regarding the Applicant's internal plans.

In addition, the Applicant has publicly committed \$1M to:

- preserve the Underhill Mansion
- restore Captain Underhill House,
- rehabilitate the Underhill House

18. It is unclear how the planned investment is going to be used. How?

Ancillary Buildings (our count page 7 and two page consultant letter)

The Applicant indicates that the outbuildings should be demolished or removed and are not salvageable due to structural issues.

Questions:

19. What professional credentials and experience does the Applicant possess to assess the structural integrity of the buildings and make these claims, especially based on visual inspection?

20. What is the Applicant February 8, 2021, two page letter based on? Is there a more in depth study? If so, please make it available for review and comment.

Setting (our count page 8)

The Applicant states that 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.

New paths will be designed in a curve-linear fashion to resemble the historic layout. Parking locations have been determined in consultation with the Town of Yorktown. Trees that need to be removed will be replaced in kind. Changes to the vegetation will be subject to Town of Yorktown ordinances.

Questions:

21. What does "to the extent possible" mean?

22. What does preserve mean?

23. What existing driveways, lawn spaces and pond (all or part) will be retained?

24. What is landscape plan that integrates this all together in light of the OPRHP state and national register eligibility determination for the historic setting and feeling of the entire Underhill Farm property?

Architectural Plans – Dropbox link

The Applicant has produced renderings, floor plans and elevations for apartments, condominiums and townhomes. No information is provided regarding character defining features that will be retained or impacted and how nor are there specific plans for the overall proposed development: buildings (exterior and interior) and all of the elements that make up the historic setting and feeling of the property.

Trees – Dropbox link

The Applicant has stated that there are 703 "protected trees" on the 13.78 acre Underhill Farm property. Approximately 523 of these trees would need to be removed for the proposed development (approximately 10.9 acres, about 80% of the total acres). The Applicant did not acknowledge that the Underhill Farm property is an

historic cultural resource / landscape nor that the ENTIRE property was designated by OPRHP as eligible for State and National Register listing.

The Applicant indicates that a **final** landscaping and tree replacement plan has not yet been completed. 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.

A **preliminary** landscape plan has not been presented.

Questions:

The Applicant has indicated that a “world- renowned architect designed the project” and an “award winning team of architects, engineers, and historic preservation and environmental experts” created the Underhill Farm plan.

25. Please identify who these individuals are, their firms, credentials and the specific world recognition / awards they have received in their respective fields.

26. What specific historic restoration experience does the Applicant have (Soundview LLC / Unicorn contracting, Inc.)? ...that is, similar to the proposed Underhill Farm project – respecting the architectural and historical significance of its focal point—in this case, 19th Italianate structure--while surrounding the showplace with the “intense” construction per OPRHP of a 148 residential complex of four story townhomes, and multi-level condominiums and apartments while simultaneously juxtaposing a multi-story 11K sq. ft. commercial and retail building next to it?

Please describe the project(s), location, name of the restoration architect and credentials, the project objectives and the end results (demonstrate how the historic and architectural integrity of the center piece was preserved).

27. The Underhill Farm is a cultural resource and presents as a powerful gateway and enduring cultural landscape to the community. Please provide a list of ALL of the character distinguishing / defining features (visual and physical) the Applicant is addressing with the Underhill Farm development project? Include but not limit to:

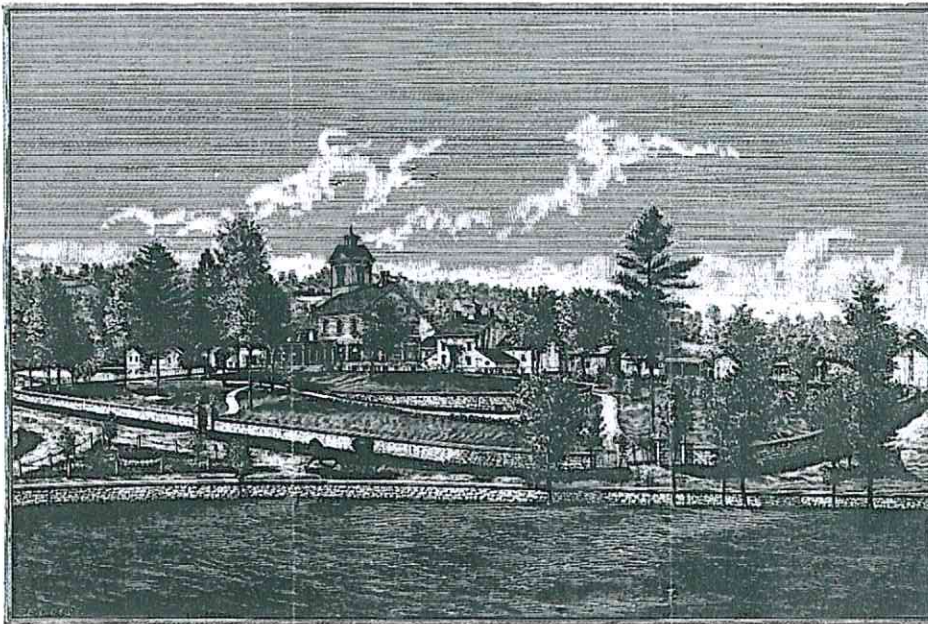
- exterior of buildings (style, size, shape, roof, roof features, windows, doorways, porches, materials, opening, trim, shutters, gables, etc.)
- interior of buildings (related spaces, stairways, fireplaces, mantles, plaster ceiling medallions, molding, lighting, hardware, individual important space, materials and finishes
- setting and feeling (topography, relationship to adjoining streets, importance of side projections, stone walls, pond, entry gate, plantings, vegetation, pathways/walkways, etc.)

28. For each of these character defining features, indicate which will be retained?

29. For each of the character defining features, indicate which will be impacted and describe how?

30. What are the architectural plans and timing for construction of the 11K sq. ft. commercial/retail building?

31. What specific architectural plans will address how the 19th century focal point Italianate main mansion will be respected vis a vis the surrounding 148 units of apartments, condos and townhomes? E.g. not be swallowed up or overpowered by the residential complex or the juxtaposed four story commercial building.



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

The Applicant's consultant presented the lithograph above at the May 9, 2022 Planning Board meeting (and in the 1A Literature Search and Sensitivity Assessment, page 23, Alternatives Analysis, page 5). The lithograph is of the Underhill Farm property, Floral Villa by its owner, Edward Underhill, published in J. Thomas Scharf's 1886 History of Westchester County New York. The Planning Board asked the consultant how much of this setting will be retained in the Applicant's plans. As the Underhill Farm property is a potential national and state cultural resource and a magnificent historic landscape in our community:

32. What is the integrated master plan, including the interrelationships and hierarchy among all of the elements of the property that addresses the ENTIRE property's OPRHP eligibility determination: the mansion, outbuildings, and the setting and feeling (farmland, park like lawns, pond, stone walls, trees, vegetation, and entry gate)?

Detailed Comments and Questions – Alternatives Analysis Study Performed by Hudson Valley Cultural Resource Consultants, Ltd. - Historical Dropbox link

Hudson Valley Cultural Resource Consultants, Ltd., (HVCRC) was retained (paid) by the owner, Unicorn Contracting, Inc., to perform an Alternatives Analysis Study. The study states to address "an exploration of prudent and feasible alternatives that might avoid or reduce the project effects," of the planned development.

The study was conducted by HVCRC with the understanding that its client, Unicorn Contracting, is seeking to develop the 370 Underhill Avenue property into large residential housing complex.

Specifically, the developer's plans call for:

- clearing, excavating / grading 13.8 acres of open space park like land to about three acres of remaining land
- removing at least 500 mature trees, and hundreds if not thousands of flora and fauna
- demolishing and/or removing the seven outbuildings,

-installing an eating establishment on the first floor of the historic building and an inn on the second and third floors of the historic building

-fabricating 165 (at the time), now 148 condominiums/apartments targeted to seniors

-building a new four story, 11K square feet commercial / retail space building next to the historic main building

HVCRC is a firm specializing in archaeology services. Regarding the structural condition of the buildings, the Alternatives Analysis was conducted based on “visual observations of the Floral Villa Estate. No testing or comprehensive structural analysis has been completed for this Alternatives Analysis.”

3. Introduction and Project Description

a) The HVCRC Alternatives Analysis fails to state that on May 27, 2021, Derek Rohde, New York State Office of Historic Preservation, issued an Adverse Effect finding for the entire Underhill Farm property, 370 Underhill Avenue, under Section 106 of the National Preservation Act of 1966. “Our office has reviewed the proposed development of the property. With the intensity of the construction proposed the setting and feeling of the property would be significantly altered. We further note that the majority of outbuildings on site are proposed for removal. Under the provisions of Section 106, demolition of historic resource is deemed an Adverse Effect.”

Note: On October 18, 2021, the identical Adverse Effect finding was amended to Section 14.09 of the New York State Historic Preservation Law of 1980.

b) The Alternatives Analysis study (Alternative #1) failed to examine a single project smaller in scale, indicating that “reducing the project size would impact the overall financial viability of the planned project.”... “The reduced scale would not achieve the level of investor rate of return necessity for a privately funded project.” The analysis failed to provide any basis in fact to support this assertion (such as analysis scaled back options—e.g. 75 units, costs, financials to show return on investment).

Questions:

33. What lower density options were examined?

34. What is the quantifiable proof with rate of return calculation for each option that supports the Applicant’s assertion?

c) The Alternatives Analysis study (Alternative #1) states that a “scaled back project” (vague, not defined or quantified) would not provide “needed housing units within the Yorktown Heights region of Westchester County, needed parking and community space, and safety improvements at a nearby intersection.” No quantitative data to support these assertions – needs, requirements, or business cases – are provided.

Questions:

35. What are the needs analyses, methodology and sources, and quantified demand with assumptions for:

- housing units
- parking space
- community space
- safety improvements at a nearby intersection?

d) The Alternatives Analysis study (Alternative #2) states: “There are a limited number of properties available within the region that have the appropriate size and zoning that will allow mixed use development.

Summary and Conclusions

“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.”

Questions:

36. What other properties were assessed?

37. What are the results of the financial assessments for each property?

e) The Alternatives Analysis study (Alternative #3) discusses adaptive re-use of the outbuildings into multi-family housing units concluding that due to their construction, age, current condition and prohibitive cost to modify, “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.”

Questions:

38. Why didn’t the Applicant include discussions about adaptive re-use of the outbuildings with the Yorktown Heritage Preservation Commission as suggested by SHPO in their letter dated May 27, 2021 letter?

39. What are quantitative analyses to support the Applicant assertion that “any renovations to these buildings to create additional housing units ...would fail to provide a sufficient number of housing units to meet the project goals.”

The Alternatives Analysis study (Alternative #4) outlines a “no action” option with the owner/developer keeping the property underutilized and vacant, resulting in further deterioration of the buildings and the community’s continued lack of access to the property if the project did not move forward as planned.

Questions:

40. What is the Applicant’s documented community requirement / demand statement supporting the need to access this private property for recreation benefits?

41. How does the Applicant benefit by offering recreational benefits to the community on his private property?

The Applicant’s Alternatives Analysis study (Alternatives #1-4) engaged in circular reasoning. The Applicant’s plan to fabricate 148-165 residential units was a given. Naturally, it would follow that the alternative options considered to address the overall scale of the project and the historic setting and feeling of the property would not be viable.

Question:

42. Why does the study fail to address how the proposed development impacts the open space, character or quality of historical resources, community or neighborhood?

Further, in the Summary and Conclusions, it states that the “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.”

Questions:

43. How will the rehabilitation **revitalize** the unused resource?

44. How will the outdated and older portions of the building be rejuvenated?

44. What historic elements of the building will be retained to preserve the overall integrity of the structure?

“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.”“The community will be able to utilize this reinvigorated property that is currently underutilized.”

Questions:

45. What does “visual effect” mean?

46. What specifically can be minimized through architectural style, building design and materials as well as landscaping and vegetation...and how?

Detailed Comments and Questions - Full Environment Assessment Form – Included - March 28, 2022 Planning Board Meeting Packet

The form is signed and dated, eighteen months ago, on December 9, 2020, prior to the PDDOZ zoning law being passed and the Underhill Farm being qualified by the Town Board under the new PDDOZ law.

-it shows Soundview Preparatory School as the property owner; many other questions appear to have appear to have out of date answers or are incorrect. To illustrate:

In Question E.3.e., it asks: 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?

Question:

The answer is NO. This is incorrect. The entire Underhill Farm property has been deemed eligible for listing on the State and National Register of historic places on May 26, 2021.

Other comments and questions:

In the Brief Description section on page 1, it states that the Project will provide for public benefit amenities....space for Town offices and administrative services?

Questions:

47. What space at Underhill Farm will be used to provide offices to the Town of Yorktown? What are the financial parameters, terms, benefits, between the Underhill Farm developer and the Town of Yorktown, over what period of time?

48. What specific Town offices will be provided space? What criteria are used to select the offices and by whom? When will the Town offices move to the Underhill Farm property?

In the Brief Description section on page 1, it states that the Project will preserve a locally significant structure through creative adaptive re-use of the existing building.

Questions:

49. What specifically is meant by creative adaptive re-use of the existing building? And how will the creative adaptive re-use preserve the locally significant structure?

In the Brief Description section, it states that the Project will house retail spaces, thereby increasing economic growth and activity.

Questions:

50. How many retail spaces will be created? Which ones?

51. What is the expected traffic impact to the neighborhood?

52. What quantifiable specific economic growth is expected over what period of time and who specifically will benefit in quantifiable terms?

53. Please provide the dates, methodology and results of the Tim Miller Associates biologist visits.

For the FEAF overall, please provide an accurate FEAF and repost to the Dropbox.

From: zocalo1@aol.com
Sent: Thursday, August 11, 2022 1:10 PM
To: Planning Department

RECEIVED
PLANNING DEPARTMENT
AUG 11 2022

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

Hello,
As a 30+ year resident of Yorktown Heights, I urge you to reconsider the Environmental Impact Study. We have an opportunity to fully and completely do due diligence to this project and we derive nothing less.

Thank you very much.
Respectfully,
Gary Porto
Ruben Santiago
508 Elizabeth Road 10598

From: Martin Costello <mccccc@gmail.com>
Sent: Thursday, August 11, 2022 6:10 PM
To: Planning Department
Subject: Underhill farm

RECEIVED
PLANNING DEPARTMENT
AUG 11 2022

TOWN OF YORKTOWN

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

Planning board members,

I am writing to you to urge you to do the full Environmental Impact Study (EIS) rather than the EFEAF. With such an important decision to be made on such an important project it makes total sense to use the more complete EIS. My fear is that the planning board is using the EFEAF to please the developer rather than looking after the best interests of the community you are pledged to serve. Clearly Unicorn Contracting is doing everything in its power to push through this ill-advised project which will destroy one of the most beautiful properties in Yorktown. Unicorn is interested in making its money and then moving on to the next project. We the Yorktown community are left to live with the result.

I don't know if you really listen to voices from the community. The skeptical side of me feels that you have already made up your minds long ago in favor of Unicorn and all these meetings are just window dressing to make it look like you are still listening to our community concerns. I would love to be wrong. I really don't understand why you would be opposed to the EIS in this important matter.

Lastly I would like to bring to your attention a previous developer's attempt at a project right along Underhill Ave. I refer to what is now called Anna Court. Back in the late 1990's when Linda Cooper was town supervisor Anna Barisic bought a 35 acre parcel on Underhill Ave with the intention of putting roughly 35 homes on it since the area was zoned one acre. The planning board at the time wisely saw that such a project would spoil Turkey Mountain another gem we are blessed to have and decided to rezone all of Turkey Mountain to 5 acres. Obviously Ms. Barisic was not happy nor was Ms. Newberger who also owned a 35 acre parcel on Underhill Ave and had similar plans to develop it. That planning board did what was best for our community to preserve Turkey Mountain rather than cater to Ms. Barisic. I ask myself what would have happened if this planning board were making the decisions with Unicorn Contracting doing the developing. We may well have 60 homes on Turkey Mountain and that beautiful open space would have been gone forever. So I urge you to at the very least go slow and use the EIS review process. If you cater to Unicorn and allow a historic and beautiful property to be overrun with condos and blacktop it would be a terrible loss for our community.

Sincerely,

Martin Costello and Catherine Costello

AUG 11 2022

TOWN OF YORKTOWN

MEMO

TO: Planning Board
FROM: Susan Siegel
RE: Underhill Farm additional studies
DATE: 8/10/2022

In advance of the Board's August 15 meeting, and as a follow up to the July 25 meeting, I'd like to share the following thoughts regarding what additional studies are needed – either in an Expanded FEAF or EIS format. You know my position on that; I won't repeat it here.

Some of those additional "details" will be needed BEFORE the Board begins its more detailed site plan review. For example.

- How can the Board proceed to site plan review without knowing if any of the outbuildings can or should be saved, and if saved, where they they be located
- But how can the Board know if any of the buildings can be saved without a PROPER structural analysis of each building, done by an independent consultant with the PROPER professional credentials and expertise (please note the YHPC comments on this issue.) In the event of a future legal challenge, a PROPER structural analysis may be one of the risk management issues Jim raised.

Without repeating my July 19 scoping memo (attached), what follows are some of the "details" I hope will be considered at the August meeting.

Traffic.

Contrary to some of the July 25 comments, Transpo's scope of services does not include all the items the Board has said it wants/needs.

1. Holistic approach to Route 118 corridor from Triangle to Underhill Avenue that includes impact of future developments
 - a. But Transpo will only be reviewing improvements plans for the Underhill Avenue intersection. (See attached Transpo scope of services)
2. Funding improvements
 - a. Where is the plan?
 - b. Under what legal authority can the town grant Unicorn a tax abatement for financing the entire cost of the Underhill improvements?
 - c. Town's 485b tax abatement law is for improvement to private property, not public infrastructure
3. Beaver ridge connection
 - a. How comprehensive will Transpo's "consideration" of the connection be?
 - b. Is Beaver Ridge driveway sized to handle added two-way traffic?
 - c. When Beaver Ridge owners agreed to senior center, did they also give permission to use their driveway for Underhill Farm access?
 - d. Liability issues
4. Pedestrian issues/Sidewalk on west side of Route 118
 - a. Verify whether sidewalk can be constructed on west side. Provide documentation.
 - b. If permitted, this could change some aspects of the proposed pedestrian related improvements to Underhill/118 intersection?

Tree removal/Views

To date, all mention of tree removal has focused on the site being “former farmland” but the Board has not considered the impact on the following views

1. Removing the mature trees to rear of main house
2. Removing the mature trees along Route 118, the gateway into Yorktown, that will be removed to provide visibility to commercial uses.
 - a. Reflect on the tree removal on the Caremount site

Historic

The Heritage Preservation Commission (HPC) memos raise several areas where more information is needed. Only a few issues are highlighted below.

1. Status of outbuildings and whether all or some could/should be saved
 - a. At various times, Board members, the planning director and the board’s attorney have suggested that one or more buildings could be saved and relocated on the site
 - b. Before that can be done, an independent review of the buildings’ structural integrity needs to be done by an outside consultant with the appropriate credentials and expertise.(Same as Board has the town’s consultants verify applicant’s wetland and traffic studies.)
2. Main house
 - a. More visual details are needed as to whether the apartment/commercial building will overshadow the main house, especially when trees to rear of house are removed
3. Clarify SHPO’s involvement, especially as it relates to the Letter of Resolution (LOR)
 - a. If LOR is based on a satisfactory mitigation plan, how can there be an agreed to LOR until the status of the outbuildings is confirmed, along with other historic issues raised by HPC?

Alternative site plans/density

If the Board wants to see one or more alternate site plans, it needs to be more specific about what it wants, i.e., what density the Board thinks is appropriate for the site and what adheres to the Comp Plan’s vision for the property

1. Keep same density but rearrange components
 - a. Shift out of wetlands
 - b. Reorient site towards hamlet
 - c. Other
2. When considering density, subtract out wetlands and wetland buffer – a standard Board practice
3. Reduce density – with some specific numerical guidelines
 - a. Residential
 - b. Commercial
 - i. Distinguish between main house and apartment building

Sewer infrastructure

The plant was built to treat 2.5 mgd – but – its flow capacity is **controlled** by DEC SPDES permit at 1.5 mgd.

1. Update flow calculations
 - a. Include commercial uses of Underhill Farm plan

- b. Include flows from projected Yorktown Green and other potential overlay district projects
 - c. Factor in both Phase 1 and Phase II of new Hallocks Mill district sewer extensions
 - i. Approximately 600 existing homes on aging septic systems
- 2. DEP watershed requirements for a new 2.5 mgd SPDES permit
 - a. Increase in permit involves much more than a paper application
 - b. What physical improvements to plant will be needed to meet current watershed requirements
 - c. Likely cost – and who pays
 - d. Timing
- 3. Capacity of truck line
 - a. Review 2010/2011 flow study that identified constraints
 - b. If improvements needed, who pays

Neighborhood character

Where to begin? The Board has **completely ignored** this critical potential significant adverse environmental impact. See my July 19 memo for details.

Housing types/diversity

- 1. Assess Yorktown's current housing stock and needs
 - a. Inventory of rental units and price range
- 2. Affordability issue for both for sale and rental
- 3. Clarify legal distinction between "senior friendly" and "age restricted"

Socioeconomic and fiscal issues

The Board has said more details are necessary, but has never said what those details might be.

- 1. School district
 - a. Current district space issues
 - b. District's projected population
 - c. Underhill Farm projections if not senior restricted units
- 2. Fiscal
 - a. Methodology used to determine residential assessed value, e.g, condo or fee simple
 - b. Methodology used to determine commercial assessed value
- 3. Should fiscal impact be a factor in SEQRA neg/pos determination
 - a. Check with Jim whether tax revenue should be considered an environmental impact

From: Amanda J. Grieve <amandagrieve3@gmail.com>
Sent: Monday, August 8, 2022 9:55 AM
To: Planning Department
Subject: Underhill Farm

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PLANNING DEPARTMENT
AUG 8 - 2022
TOWN OF YORKTOWN

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

Dear Yorktown Planning Board:

I am requesting that you select the comprehensive Environmental Impact Study (EIS) option for the Underhill Farm development project. Please do what's in the best interest of our community. Choose the EIS, the **ONLY** option which protects our community's quality of life vs. the developer's financial interests.

Sincerely,

Amanda Grieve
1956 GlenRock St.

From: J Sunshine <sunhousetuff@gmail.com>
Sent: Monday, August 8, 2022 7:51 PM
To: Planning Department
Subject: RE: Please select EIS as Next Step for Underhill Farm

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PLANNING DEPARTMENT
AUG 9 - 2022
TOWN OF YORKTOWN

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Dear Yorktown Planning Board,

Please select the EIS, or Environmental Impact Study as the next step for the Underhill Farm Project.

Yorktown is a beautiful town in which to call home - because we take the proper steps to be sure projects are executed in the most comprehensive and thorough manner.

As we know, the Underhill Farms project is a very complicated development in the works - that encompasses key environmental matters, which include a great deal of wetland and tree canopy removal, key habitat destruction for a variety of woodland and deciduous forest inhabitants that may include beneficial animals such as bats (controls flying bug populations), cooper or red tailed hawks (controls vermin population), opossums (eats large amounts of ticks), water run-off and flooding possibilities and a much greater density of residents that will likely create noise and light pollution and of course, if the project goes through, there will be years and years of construction sounds and dust - causing great difficulty for the many surrounding residents and commuters.

This property has largely been untouched for 150 years. With such a change that you may allow to happen to it...with the great disturbance of the ground and soil, it's natural assets removed, habitat removed, trees removed, water displaced, animals pushed out and with the addition of tons of cement and lighting and trash trucks and hundreds of humans in such a small space....it is vital that the people of Yorktown learn all that we can, that you learn all that you can and that the people can be a part of this project and ask questions and raise concerns. Include the people of Yorktown. Please select the Environmental Impact Study or EIS choice as the next step. It is the right thing to do. This is the Underhill home. This is our last piece of history. Please let's do this the right way.

Choose EIS.

Thank you and best regards,

Jennie and David Sunshine
98 Ravencrest Road
Yorktown Heights, NY 10598
SunHouseStuff@gmail.com

RECEIVED
PLANNING DEPARTMENT

From: len <len@vasile.me>
Sent: Monday, August 8, 2022 10:17 AM
To: Planning Department
Subject: Underhill Farms Project

AUG 8 - 2022

TOWN OF YORKTOWN

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Dear Yorktown Planning Board:

I am requesting that you select the comprehensive Environmental Impact Study (EIS) option for the Underhill Farm development project. Please do what's in the best interest of our community. Choose the EIS, the ONLY option which protects our community's quality of life vs. the developer's financial interests.

Sincerely,

Lenny Vasile

Sent from my Galaxy

From: Frank/Louise Fang <frankfang@optonline.net>
Sent: Monday, August 8, 2022 9:59 AM
To: Planning Department
Subject: Environmental Impact Study EIS

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AUG 8 - 2022
TOWN OF YORKTOWN

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

Dear Yorktown planning Board

I am requesting that you select the comprehensive Environmental Impact Study (EIS) option for the Underhill Farm development project. Please do what is in the best interest of our community. Choose the EIS, the ONLY option which protects our community's quality of life vs the developer's financial interests.

Sincerely,
Louise Fang

Sent from my iPhone

From: Marcia Stone <marciaston17@gmail.com>
Sent: Monday, August 8, 2022 10:59 AM
To: Planning Department
Subject: Underhill Farm Development Environmental study

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PLANNING DEPARTMENT
AUG 8 - 2022
TOWN OF YORKTOWN

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

Dear Yorktown Planning Board:

I am requesting that you select the comprehensive Environmental Impact Study (EIS) option for the Underhill Farm development project. Please do what's in the best interest of our community. Choose the EIS, the **ONLY** option which protects our community's quality of life vs. the developer's financial interests.

Sincerely,

Marcia Stone

Sent from my iPhone

From: Marja95 <marja95@aol.com>
Sent: Monday, August 8, 2022 12:57 PM
To: Planning Department
Subject: Underhill

RECEIVED
PLANNING DEPARTMENT
AUG 8 - 2022
TOWN OF YORKTOWN

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Sincerely,

Mary Jane Kilian

From: tobi17@optonline.net
Sent: Monday, August 8, 2022 8:13 PM
To: Planning Department
Subject: Underhill Farm Project

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PLANNING DEPARTMENT
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TOWN OF YORKTOWN

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Sincerely,

Tobi Fradkin

From: gilda aronson <gilda@gildaaronson.com>
Sent: Monday, August 8, 2022 2:45 PM
To: Planning Department
Subject: Underhill Farm EIS

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PLANNING DEPARTMENT
AUG 8 - 2022
TOWN OF YORKTOWN

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Sincerely,

Gilda Aronson
Gyrotonic White Plains
www.gyrotonicwhiteplains.com
914-522-5533

MEMORANDUM

To: Planning Board

From: Protecting Yorktown's Quality of Life Foundation, Inc.,(PYQLF)

Subject: Underhill Farm Should Be a SEQRA Positive Declaration!!

RECEIVED
PLANNING DEPARTMENT
JUL 20 2022
TOWN OF YORKTOWN

Dear Planning Board,

On May 26, 2021, the Office of Parks, Recreation and Historic Preservation (OPRHP) determined that the Underhill Farm Estate (Floral Villa) was eligible for inclusion in the state and national registers of historic places.

A day later, OPRHP made an Adverse Effect determination for the property, stating: "With the intensity of construction proposed the setting and feeling of the property would be significantly altered. We further note that the majority of outbuildings on the site are proposed for removal. Under the provisions of Section 106*, demolition of historic resources is deemed an adverse effect."

At the Planning Board July 11, 2022 Work Session, despite a reasoned explanation of the benefit--risk management--avoidance of a missed issue--articulated by your attorney, Mr. Glatthaar, the Board did NOT adopt a Positive Declaration for the Underhill Farm development. Adopting a Positive Declaration of Adverse Impacts would have acknowledged the existence of at least one significant adverse environmental impact for the proposed development and triggered an Environmental Impact Study, an in depth study of the issues allowing public input regarding the study scope under SEQRA regulations.

It appears that at this juncture in the process, the Board unanimously voted to create its own list of issues, indicating it knows what the public's issues are based on the Public Informational Hearing. It appears that your goal is to adopt a Negative Declaration, in effect saying that that Unicorn could satisfactorily address any adverse environmental effect through mitigation. This would not require further input from the public regarding the issues to be studied nor their scope.

With this decision, you have chosen to ignore, without reason, the existence of at least one known SEQRA significant adverse environmental impact (and perhaps others: traffic, density, neighborhood/community character) which would require you to consider a Positive Declaration.

Further, while we recognize the subjectivity in the term, "significance," we caution the Planning Board to adhere to the SEQRA process in determining the significance of the environmental impacts. This is the most critical step in the SEQRA process and given the level of public interest and involvement, and the breadth, depth and complexity of the potential environmental issues, the PYQLF urges you to adhere to SEQRA regulations.

PYQLF

*National Historic Preservation Act of 1966; reissued on October 18, 2021 under New State Historic Preservation Law, Section 14.09

JUL 19 2022

TOWN OF YORKTOWN

MEMO

To: Planning Board
From: Susan Siegel
Re: Underhill Farm Scoping Issues
Date: July 19, 2022

As the Board considers what additional information it needs to evaluate the significance of Underhill Farm's many environmental impacts and how they can be mitigated, I offer the following suggestions on some of those impacts. As I wrote in a separate memo, details matter

Traffic

1. Holistic plan
 - a. Include a plan for improvements to the entire Route 118 corridor, from Triangle intersection to Underhill Avenue, not just the Route 118/Underhill Avenue intersection.
 - b. The traffic generation numbers and need for improvements to Route 118 corridor need to include the future plan for Yorktown Green and other "known" developments in the overlay district identified in the BFJ FEAF.
2. Funding improvements
 - a. Details on how the improvements to Route 118 corridor will be funded.
 - b. If a tax abatement is part of a mitigation plan, the financial details of that plan
3. Timing
 - a. How construction on the Underhill Farm site is be tied/linked to a timetable for actual construction of the improvements to the Route 118 corridor
4. Beaver Ridge
 - a. Review of whether the existing driveway out to Allan Avenue can safely accommodate 2-way traffic from cars, vans, and trucks
 - b. Responsibility for maintenance and liability issues for a dual use driveway
 - c. Traffic impact on Allan Avenue
 - d. Need for modifications to the Allan/Kear traffic light
 - e. Instead of vehicular connection from Underhill Farm to Beaver Ridge, limiting the connection to a crash gate

Historic

1. Have all Unicorn submissions reviewed by an outside historic preservation consultant
2. Assessment of out buildings
 - a. History of each building
 - b. Structural assessment by a qualified professional
 - c. Determine if any can/should be saved
3. Visual impact of tree removal surrounding main house
4. Visual impact of 3-story apartment/commercial building behind main house
5. Submit alternate site plans
 - a. Based on whether any out buildings can/should be saved
 - b. To lower density and provide more open space
6. More detailed plans on adaptive reuse of main house

Potential Adverse Environmental Impact on Neighborhood Character

1. Density
 - a. Correct the units/ac for existing Rochambeau condominium developments and Yorkridge Apartments
 - b. Compare proposed Underhill Farm FAR to FAR in RSP1-3 zones
 - c. Provide a TOTAL density calculation that includes both residential and commercial uses
 - d. Follow established town precedents and subtract wetlands and wetland buffers BEFORE calculating density/acre
 - e. Require alternate site plans using suggested lower overall density
 - f. Require alternate site plans that don't encroach on wetlands and wetland buffers
2. Uses
 - a. Analysis of impacts of commercial uses in a residential neighborhood, e.g., noise, odor, traffic, outdoor lighting, commercial signage
 - b. Provide market analysis showing need for additional commercial space, as well as potential impact on existing commercial space in hamlet
3. Visual
 - a. Impact of 3-story building in neighborhood of one and two story buildings
 - b. Impact of removing over 500 trees
4. Open space
 - a. Alternate densities that preserve more open space

Sewer infrastructure

1. Provide additional information on
 - a. flow from potential commercial uses, including a restaurant use
 - b. flow from 315 additional residential units in Phase 1 of long term plan to have existing homes on aging septic system in the Hallocks Mill Sewer District hook up to the Yorktown Treatment Plant
 - c. flow from Phase 2 of the above plan
 - d. Additional flows from other planned developments in the overlay district
2. Expanded SPDES permit
 - a. What would town have to do for DEC to issue a new/higher permit?

Public Park

1. Studies that document the demand for a new public park in or near the Heights hamlet
2. Documentation from the Recreation Commission indicating need for/interest in such a park
3. Fiscal impact of the park on Unicorn's recreation fee requirement (\$592,000 for 148 units)
4. How will liability issues will be covered
5. How the public park area will be distinguished/delineated from the open space owned by the condo HOA

Parking (not discussed to date)

1. Spaces needed for senior citizen center/ Parks Department office to be based on an actual study
2. Spaces for commercial uses should be based on planned uses, e.g., restaurant or office
3. Spaces for public using the park
4. Spaces for guest parking

Demographics

1. Update school children count based on more accurate bedroom count and census data
2. Update without reference to "senior friendly"
3. Enrollment projections for Yorktown School District and anticipated future space needs

Fiscal Impact

1. Provide methodology used to arrive at assessed value numbers
 - a. were townhouses assessed as condos or fee simple
 - b. how was commercial space assessed
2. Recreation fee
 - a. What portion of the \$4,000/unit might to waived

Housing

1. Assess Yorktown's housing needs
 - a. Senior versus starter families
 - b. Affordable housing
 - c. Apartments versus townhouses
2. Senior Friendly units
 - a. Explain legal and marketing difference between "senior friendly" and "age restricted"
 - b. Legal steps to be taken if age restricted
 - c. Which units would be age restricted

JUL 19 2022

TOWN OF YORKTOWN

MEMO

To: Planning Board
From: Susan Siegel
Re: Underhill Farm SEQRA: Expanded FEAF or EIS
Date: July 19, 2022

Assuming the list of issues to be covered in an Expanded FEAF includes the same issues that would be included in an EIS scoping document, how do the two approaches differ?

The answer is simple: the devil is in the details. Details matter. Words matter.

For example, what's the difference between the words "review" and "consider"? In its June 26, 2022 revised scope of services related to traffic, Transpo says it will "review" the traffic impact for the two houses on Cardinal Court but only "consider" the impact of the cut-through traffic for 168 senior and disabled residents at Beaver Ridge. Why two different standards of review?

And will Transpo's scope address all the Planning Board's traffic concerns? For example, the Planning Board has repeatedly expressed its concern that the Underhill Farm traffic plan be part of a holistic plan for the Route 118 corridor. But Transpo's scope of services will only provide cost estimates for the Route 118/Underhill Avenue intersection. What happened to the holistic approach?

The details in the scoping document will be particularly important for the historic issue. The YHPC has raised many questions about the quality of the work done by Unicorn's historic consultant. But the Planning Department's response to those comments was that Unicorn's consultant would review the contested issues. How can Unicorn's consultant objectively respond to comments that question the accuracy and credibility of its own work product?

Which is why YHPC has urged the Planning Board to require Unicorn to pay for an outside independent, to review Unicorn's submission. This needs to be included in the scoping document.

At the Board's July 11 meeting, three reasons were cited for doing an Expanded FEAF instead of an EIS. How valid are those reasons?

An EIS will be too costly for Unicorn

What should be the Planning Board's paramount concern: what's best for the town or what's best for Unicorn? As long as the Board's requests are appropriate and reasonable, the Board should not be guided by Unicorn's costs.

An EIS will take too much time and delay the process

What matters should be the amount of information the Board needs to arrive at a well-reasoned decision, not the amount of time it takes Unicorn to produce that information. Both the Expanded FEAF and EIS formats will be narratives, supported by appropriate tables and figures.

Once an EIS scope has been agreed to, no additional items can be added

When this question was asked at the July 11 meeting, the Board was told NO; the Planning Board could not request information on items not in the adopted scoping document. But that response directly contradicts the SEQRA Handbook.

Can issues be added after scoping has been completed?

Yes, but only based on the standards set forth in 617.8(f) and (g). Any agency or member of the public raising such issues must provide the lead agency and the sponsor with a written statement that...

Additional issues for the Board to consider in support of an EIS

The Board's July 11 discussion failed to identify density as a potential significant adverse environmental impact — despite the Board having raised the issue itself as far back as March, 2022 — and despite the fact that at the PIH, there were comments asking the Board to consider alternate development plans that reduced the overall density.

Density is a significant environmental issue as it relates to how much of the entire 13.8 acre historic site is disturbed (SHPO has determined that the ENTIRE site historic), the encroachment into wetlands and wetland buffers, and also the impact on neighborhood character. As a significant environmental issue, an EIS will require Unicorn to include alternate plans at lower densities.

Finally, I call the Board's attention to the fact that the public will only be able to comment on what additional information Unicorn will be required to submit as part of the EIS process. The state recognized the importance of public input in the SEQRA process — as early in the process as possible — when it amended SEQRA in 2018 to require public input in the scoping process. As explained in the SEQRA Handbook,

Why must the public be involved in scoping?

The regulations require public involvement in scoping to reduce the likelihood that unaddressed issues will arise during public review of the draft EIS. Early public review and input can ultimately shorten the SEQR review process by raising potentially contentious issues early on, allowing the lead agency and project sponsor to address them in a timely manner. Even if the lead agency later determines that some issues raised by the public do not constitute "potentially significant impacts" and does not include them in the final scope for the EIS, the record will show that they were raised as well as explain why they are not being considered further. Additionally, early public involvement can limit rumors and inaccurate stories regarding the proposed project that can be generated when project information is unknown or only partially available.

Yes, the Planning Board provided the public with an opportunity to comment on the Underhill Farm plan at the PIH. But public comment shouldn't end there — especially if the comments are ignored in an Expanded FEAF process. Also keep in mind that if the Board doesn't opt for the EIS approach but proceeds to "massage" issues at work sessions with Unicorn, the public won't be able to comment on that "massaging" until a public hearing sometime in the future when the parameters of the site plan will have, for the most part, been fixed. And public input at that late stage in the review process could create additional delays for Unicorn, as well as additional costs.

In a separate memo, I will suggest issues that should be included in a scoping document.