

**TIM
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April 18, 2022

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

RECEIVED
PLANNING DEPARTMENT

MAY 6 2022

TOWN OF YORKTOWN

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

Dear Mr. Guillaro:

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

Site Location and Surroundings

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



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



Existing Pond Looking North



Existing Pond Outlet



Wetland A west of access road



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



Wetland A looking west towards pond



Existing access road looking south (gate in background)



Wetland C looking north



Wetland B looking south

Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

All Layers

★ Unique Geological Features

Waterbody Classifications for Rivers/Streams

Waterbody Classifications for Lakes

State Regulated Freshwater Wetlands (Outside of the Adirondack Park)

State Regulated Wetland Checkzone

Imperiled Mussels

Mussel Screening Ponded Waters

Mussel Screening Streams

Significant Natural Communities

Natural Communities Near This Location

Rare Plants or Animals

Base Flood Elevation Plus 72/75 Inches Sea-level Rise

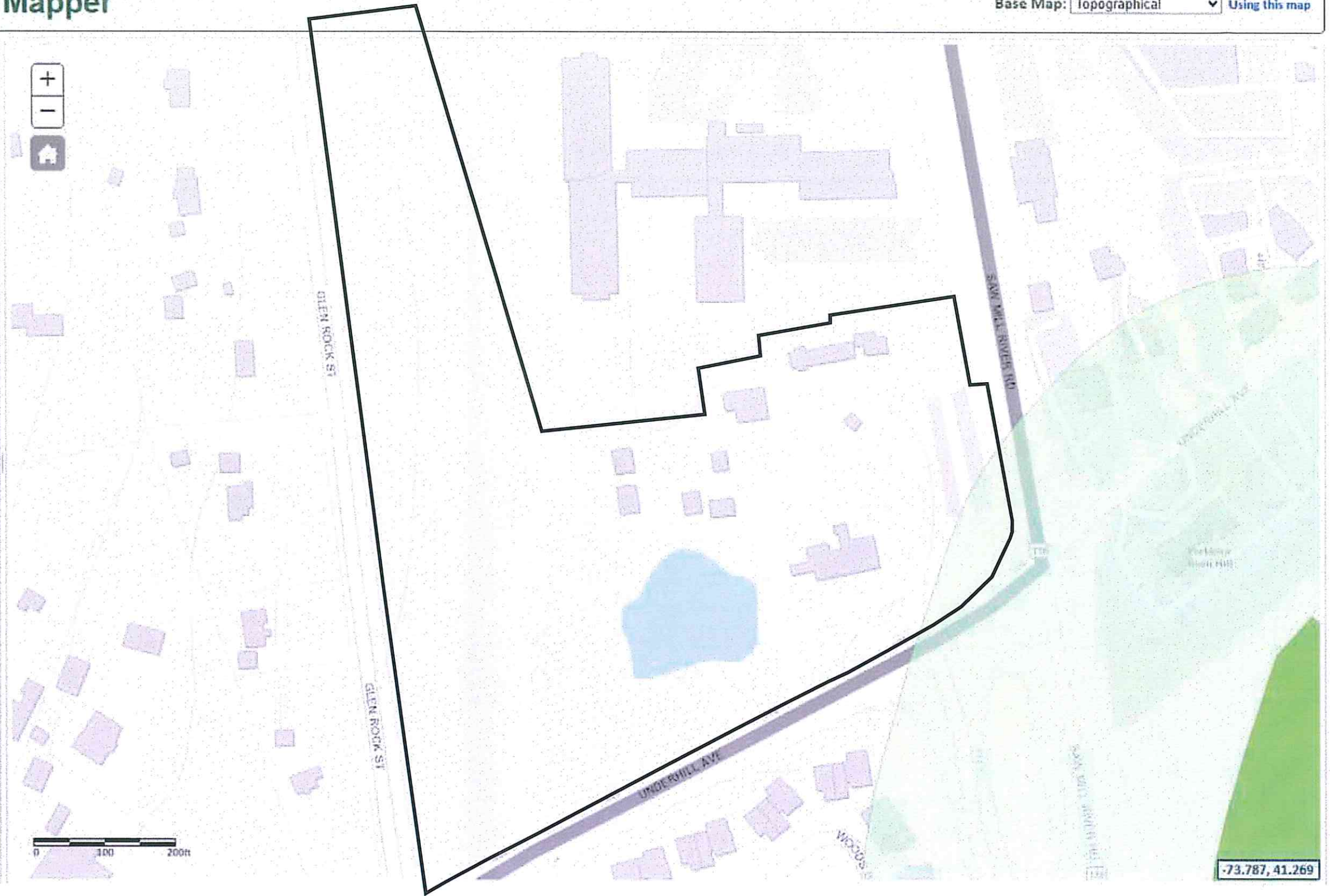
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



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



Environmental Resource Mapper

Base Map: Topographical Using this map

Search
Tools
Layers and Legend

Other Wetland Layers

National Wetlands Inventory

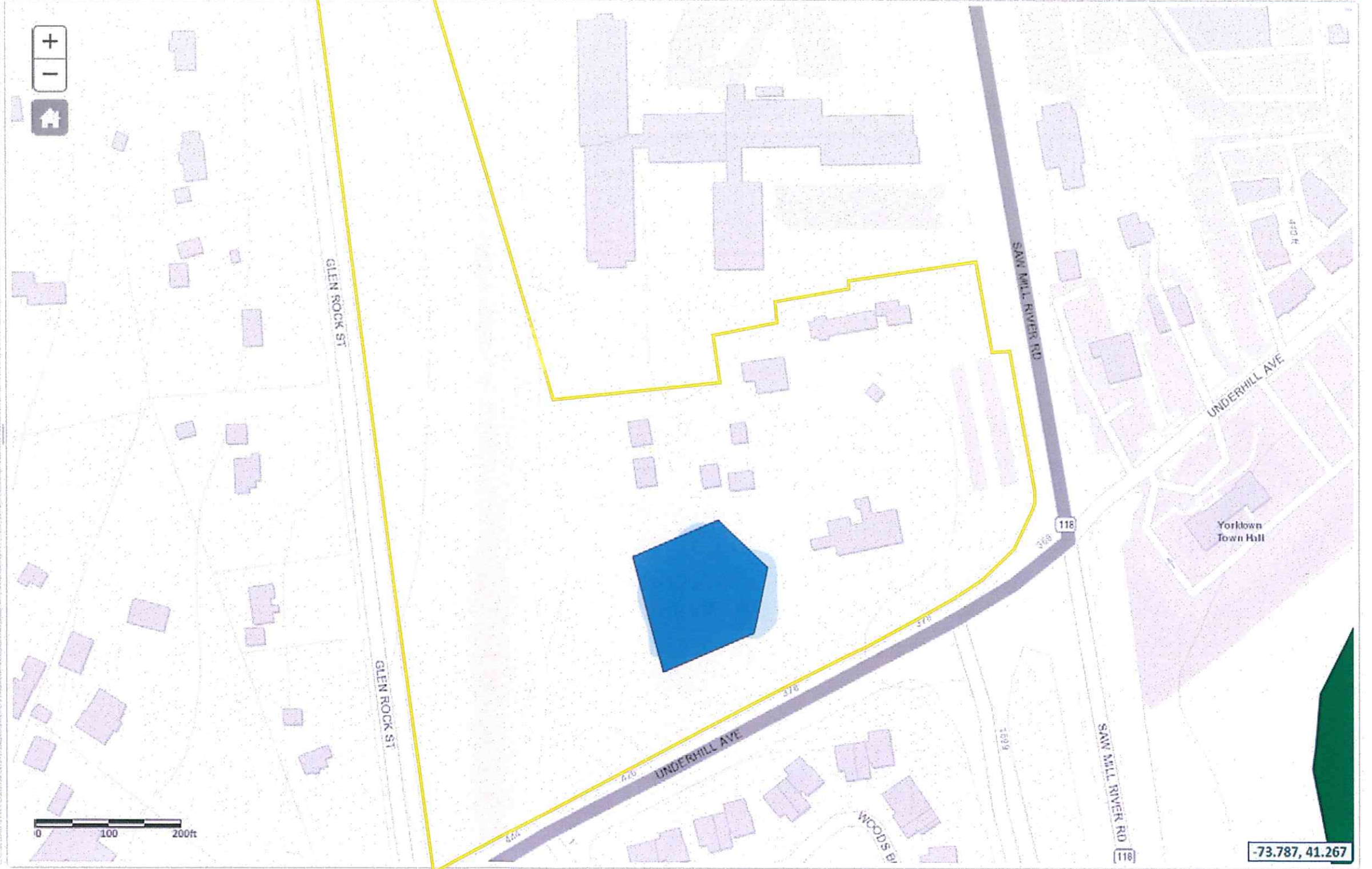
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Reference Layers

Tell Me More...

Need A Permit?

Contacts



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



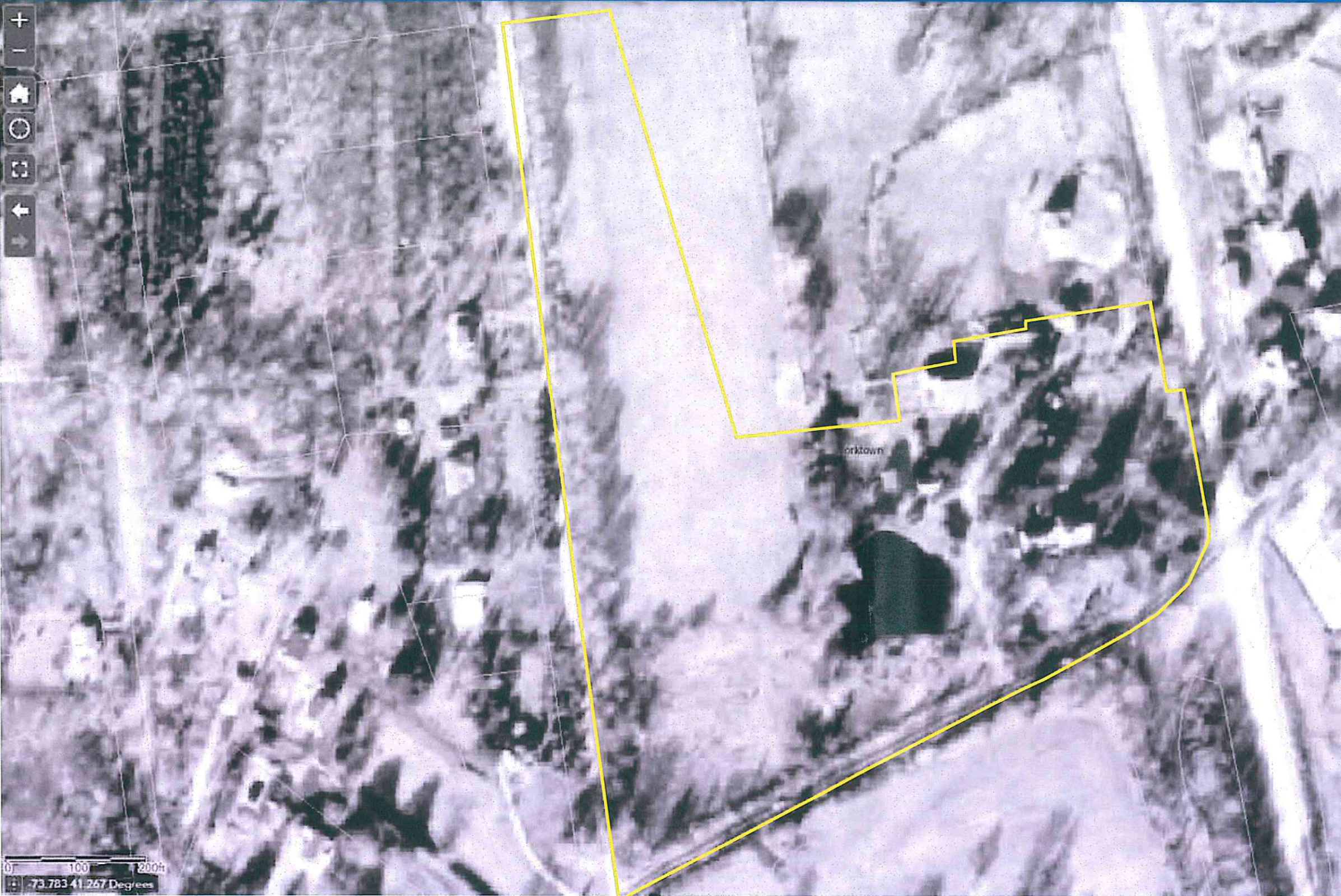
Basemap Gallery

Aerial Photos Street Parcel Outlines

1947 1950 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2019 2021 Map

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

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



Basemap Gallery

Aerial Photos Street Parcel Outlines

1947 1960 1976 1990 2002 2004 2007 2009 2010 2011 2013 2016 2018 2021 Map

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

0 100 200ft
-73.78341267 Degrees

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



Basemap Gallery

Aerial Photos Street Parcel Outlines

1947 1960 1976 1990 2005 2009 2007 2009 2010 2011 2013 2018 2018 2021 Map

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

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



0 100 200ft
-73.788 41.271 Degrees

Basemap Gallery

Aerial Photos Street Parcel Outlines

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

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

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



Basemap Gallery

Aerial Photos Street Parcel Outlines

1947 1950 1976 1990 2000 2004 2007 2009 2010 2011 2013 2015 2019 2021 Map

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

0 100 200ft
-73.784 41.268 Degrees

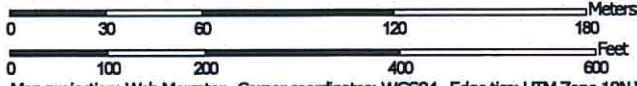
2021 Aerial Photo
Underhill Farm
Underhill Avenue, Yorktown
Source: Westchester County GIS

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



Soil Map may not be valid at this scale.

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



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

MAP INFORMATION

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

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

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

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

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

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

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





































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

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

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

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

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

Map Unit Legend

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