

LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
370 UNDERHILL AVE  
YORKTOWN, NY, 10596  
PROJECT LOCATION: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION  
PROPOSED USE: PLANNED DEVELOPMENT DISTRICT  
TOWN TAX MAP DATA: SECTION 48.06, BLOCK 1, LOT 30  
SITE AREA: 13.78 ACRES (600,459 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**BULK ZONE REQUIREMENTS:**

ZONING DISTRICT: EXISTING: R1-40 RESIDENTIAL/ PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE	
<b>DIMENSIONAL REGULATIONS:</b>	
MINIMUM SIZE OF LOT:	600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS)	12 UNITS/ACRE 10 UNITS/ACRE 9 UNITS/ACRE
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	45 FT.
REAR YARD SETBACK:	20 FT.
ONE SIDE YARD SETBACK:	20 FT.
COMBINED SIDE YARD SETBACK:	130.2 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	
MAXIMUM % OF LOT TO BE OCCUPIED:	21.0%
BUILDING COVERAGE:	
MAXIMUM ROAD FRONTAGE:	
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS:	32.5 FT.
DISTANCE BETWEEN END WALLS OF BUILDINGS WITH WINDOWS:	28.7 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE:	28.7 FT.
MAXIMUM LENGTH OF ANY BUILDING:	250 FT.
DISTANCE OF PARKING TO PROPERTY LINE:	5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	66,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	64,000

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

**F.A.R. CALCULATION BASIS:**

TOTAL LOT AREA:	600,459 SF
ALLOWABLE F.A.R. = 0.55	
PROVIDED F.A.R.:	
165 DWELLING UNITS	99,415 GSF
APARTMENTS:	50,13 SF
CONDO FLATS:	82,500 SF
UPHILL TOWNHOUSE:	57,900 SF
DOWNHILL TOWNHOUSE:	
TOTAL:	228,330 SF
TOTAL F.A.R. = 291,901 / 600,459 = 0.49	
NOT INCLUDED IN F.A.R.:	
EXISTING BUILDING: 7,000 SF	

**PARKING SCHEDULE**

APARTMENT/CONDO PARKING:	1.5 SPACES/UNIT: APARTMENT BUILDING @ 85 UNITS = 127, 127 PROVIDED CONDO BUILDING @ 30 UNITS = 45, 53 PROVIDED
TOWNHOUSE PARKING:	2 SPACES/UNIT = 100 PROVIDED
RETAIL PARKING:	APARTMENT BUILDING 9,500 SF @ 4 SPACES/1,000 SF = 38 SPACES, 38 PROVIDED EXISTING BUILDING 8,000 SF @ 4 SPACES/1,000 SF = 32 SPACES, 32 PROVIDED

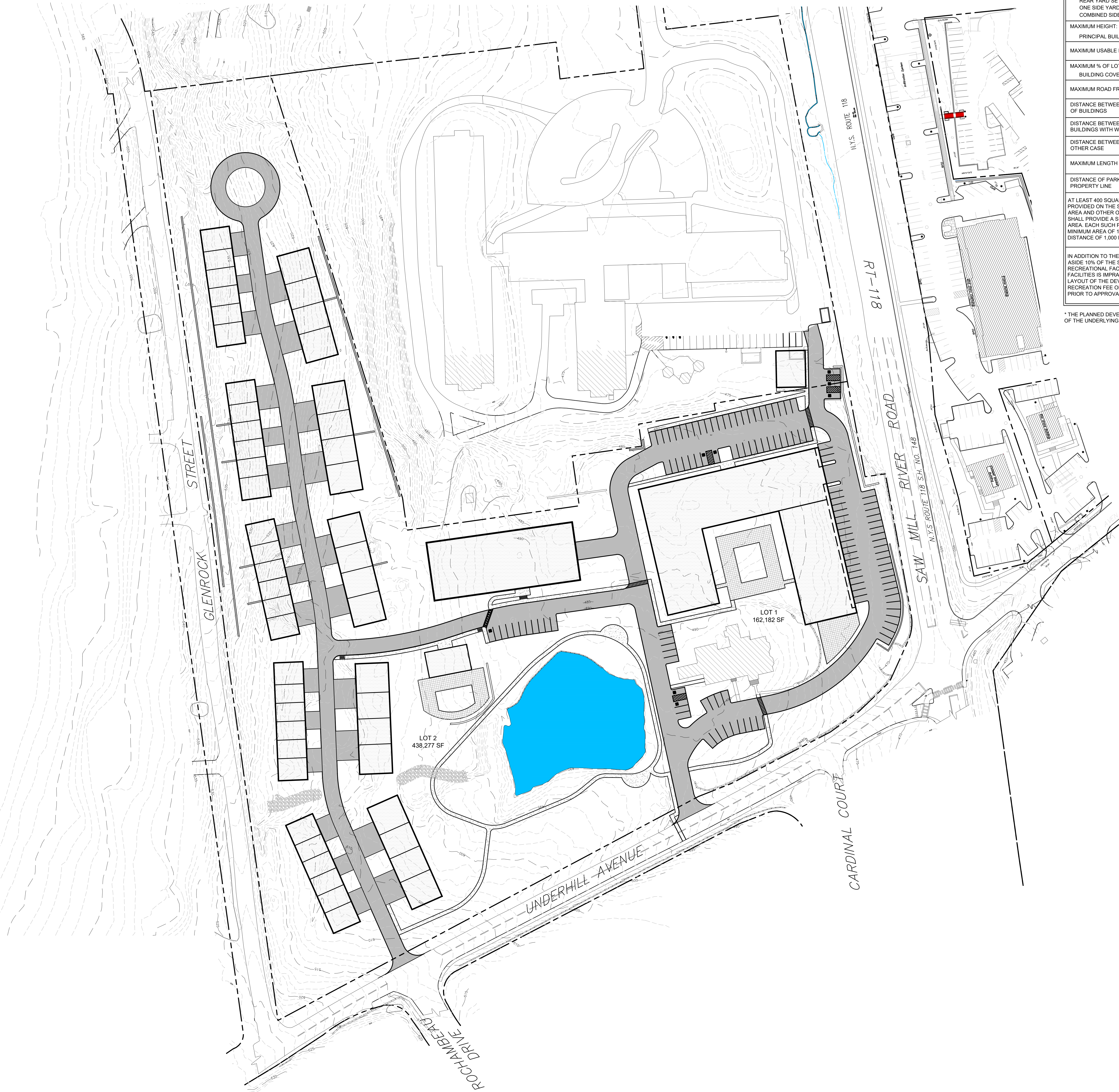
NOTE: 5 OF THE PARKING SPACES PROVIDED FOR THE APARTMENT BUILDING RETAIL WILL BE SHARED NON-OVERLAPPING USES.

**BUILDING UNITS:**

APARTMENT BUILDING (85 UNITS):	26 - 1 BEDROOM UNITS @ 750 SF 52 - 2 BEDROOM UNITS @ 1,050 SF 7 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (30 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 16 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (60 UNITS):	20 - 4 BEDROOM UNITS @ 2,300 SF 30 - 3 BEDROOM UNITS @ 2,200 SF
TOTAL NUMBER OF DWELLING UNITS 165	

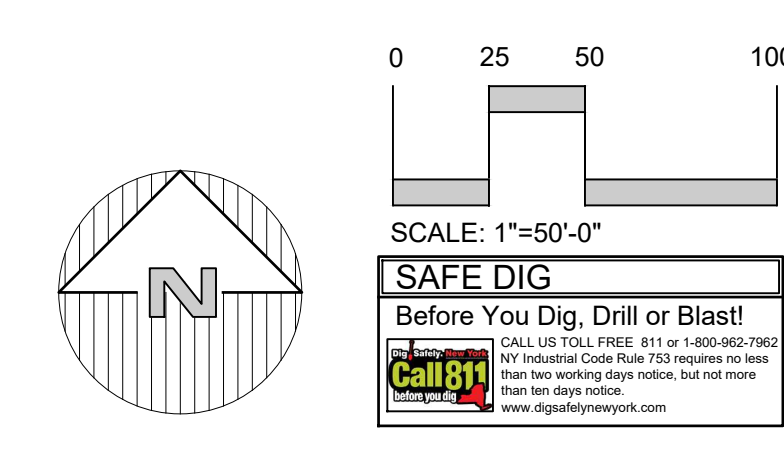
NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 09/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (1) OF THE NEW YORK STATE EDUCATION LAW.



**LEGEND**

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



PROJECT # 20-20

**Site Design Consultants**  
Civil Engineers & Land Planners  
251-F Underhill, Yorktown Heights, NY 10596  
(914) 962-4488, Fax: (914) 962-7306  
www.sitedesignconsultants.com

SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

No.	Date	By	Comments
1	6/23/20	TK	Final Design
2	6/23/20	TK	Final Design
3	6/23/20	TK	Final Design
4	6/23/20	TK	Final Design
5	6/23/20	TK	Final Design

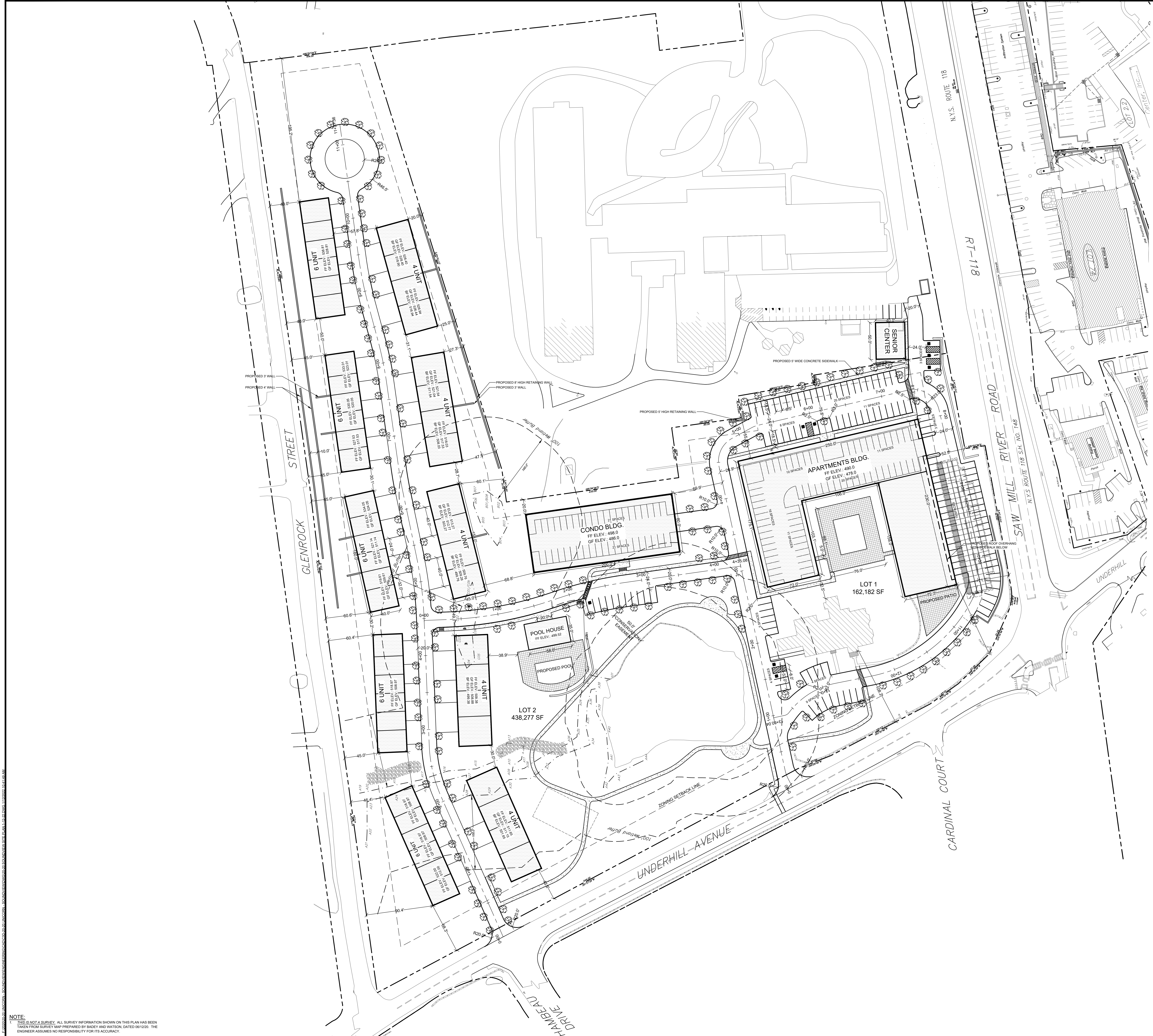
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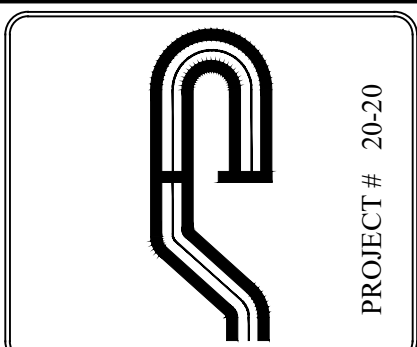
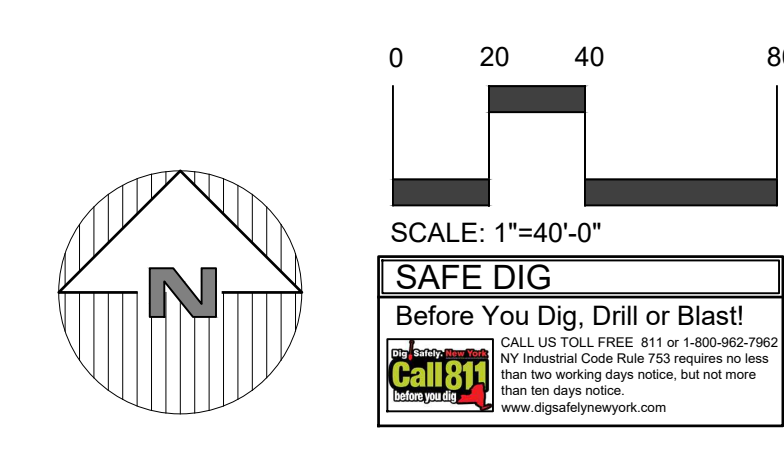
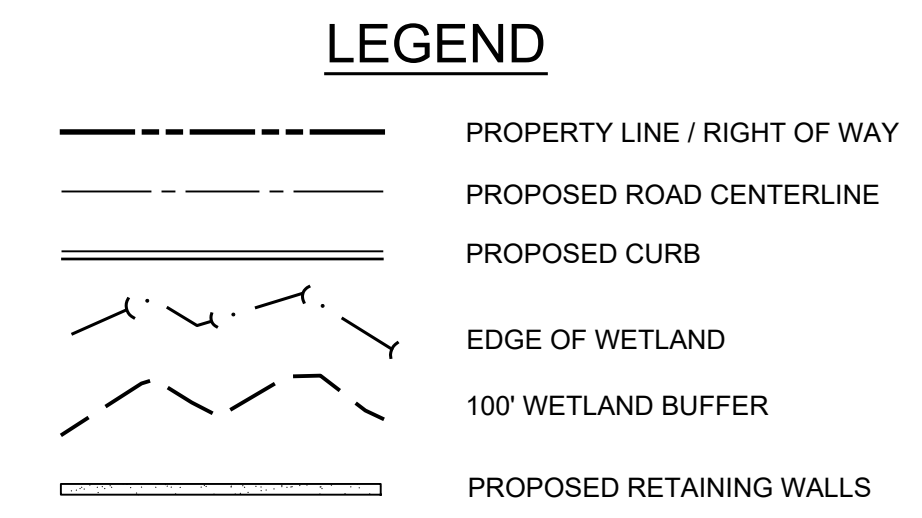
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**TITLE SHEET**

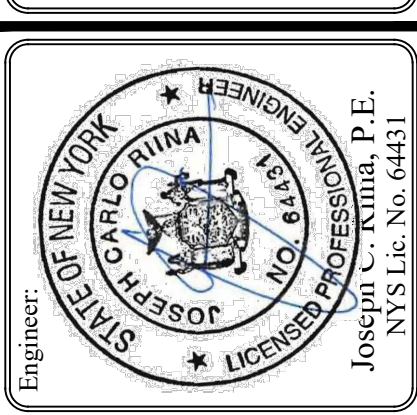
PRELIMINARY SITE PLAN  
PREPARED FOR  
**UNDERHILL FARM**  
UNDERHILL AVENUE  
Westchester County, New York  
Town of Yorktown



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REV.	DATE	DESCRIPTION
1	07/20/20	ISSUED FOR PERMIT
2	07/20/20	ISSUED FOR PERMIT
3	07/20/20	ISSUED FOR PERMIT
4	07/20/20	ISSUED FOR PERMIT
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SCALE: 1"=40'-0"  
 DRAWN BY: TK  
 DATE: 6-22-20

**SITE PLAN**

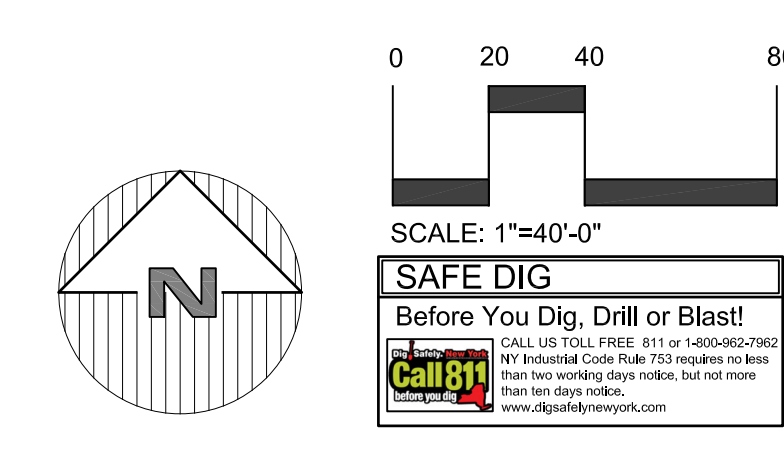
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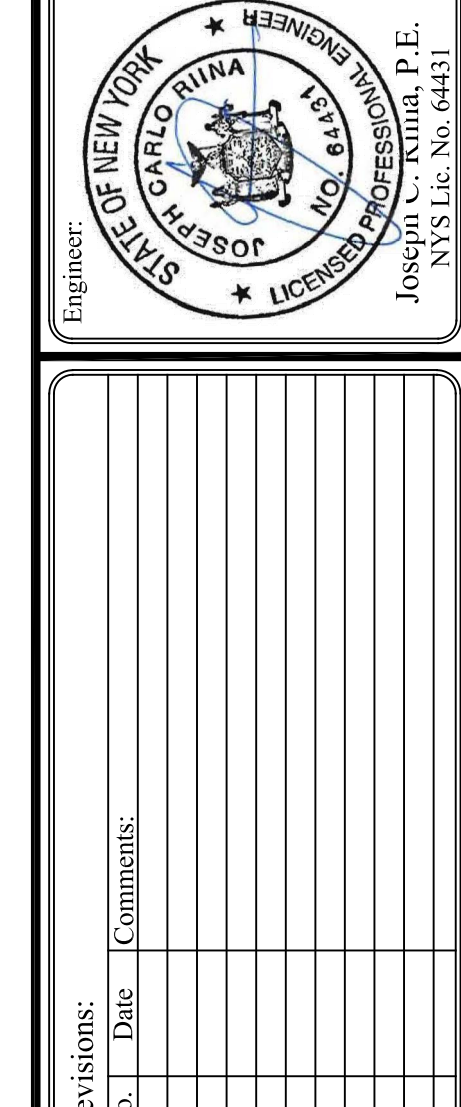
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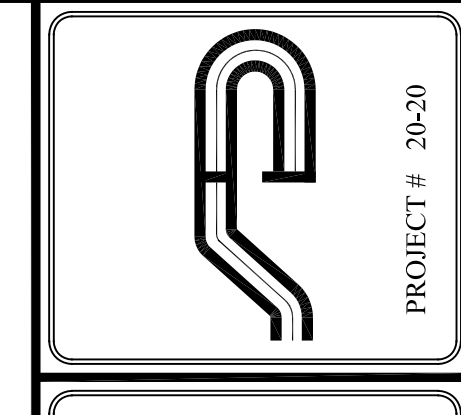
**EXISTING CONDITIONS**

SCALE: 1" = 40'  
 DRAWN BY: TK  
 DATE: 6-23-20

Revisions:	No.	Date	Comments
1.	6/23/20		Final Submittal - Final Plans
2.	6/23/20		Updated Landmarks and Utility Plans
3.	6/23/20		Updated Wetland and Utility Plans
4.	6/23/20		Updated Site Plan Annotations
5.	6/23/20		Site Plan Annotations



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Sheet 2 of 3

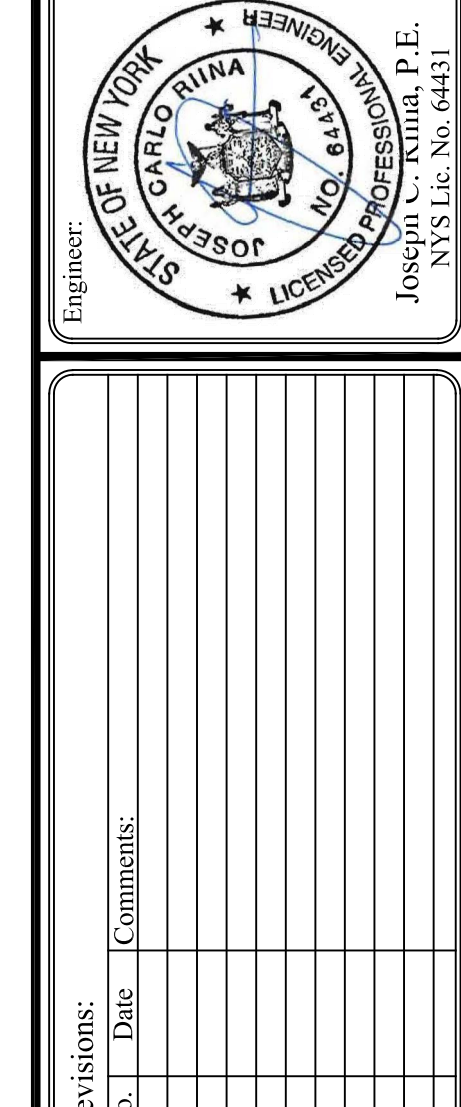
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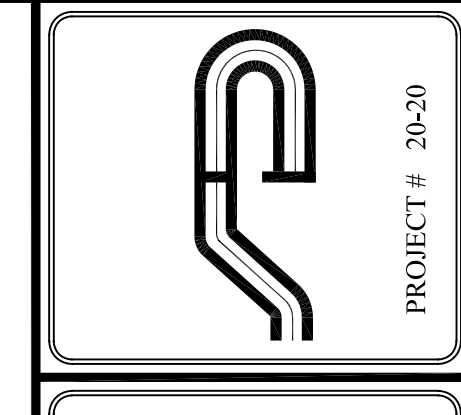
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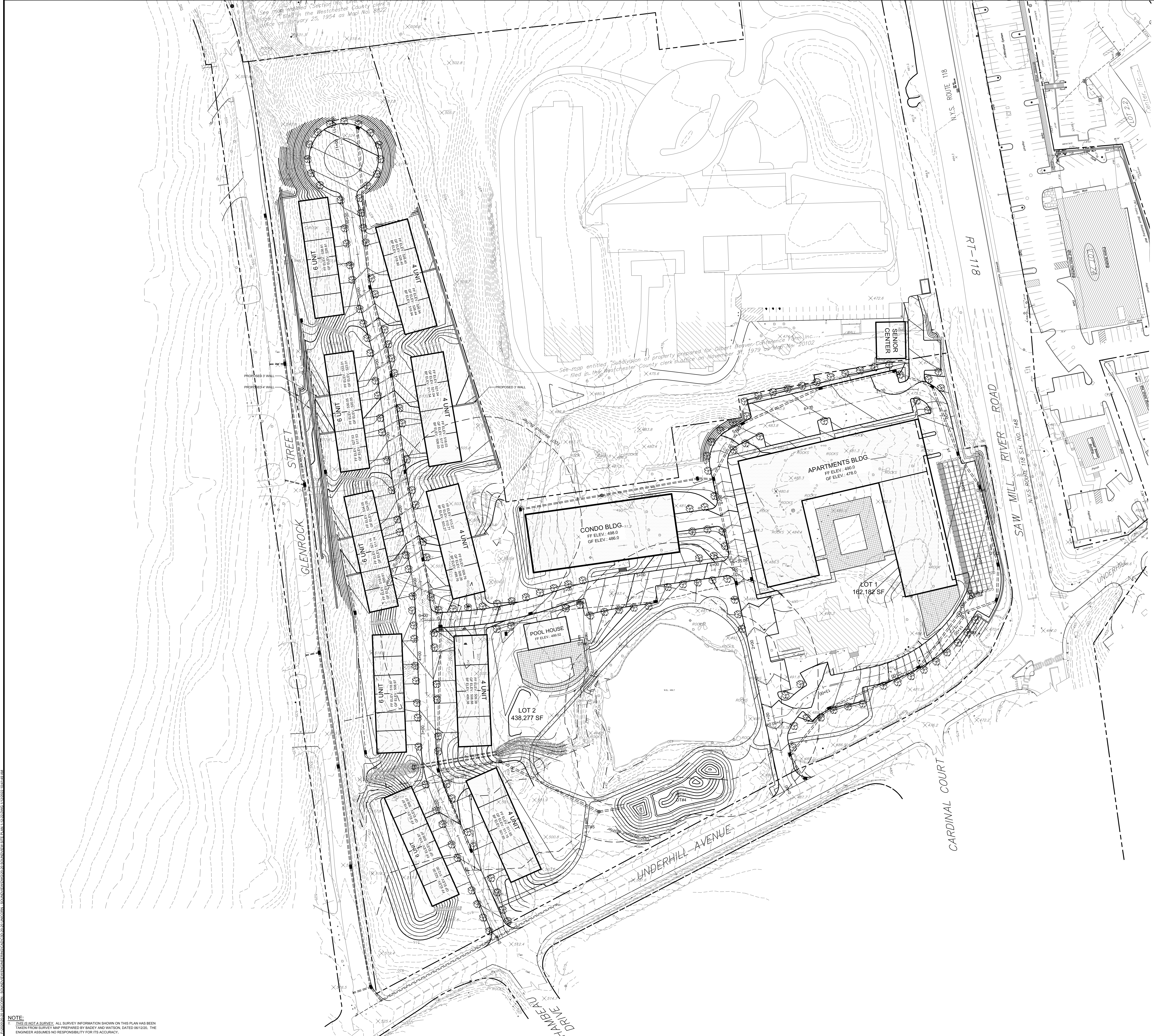
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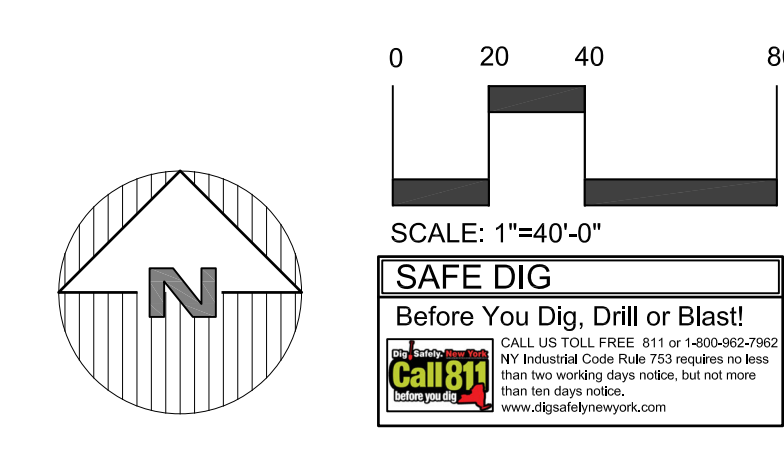
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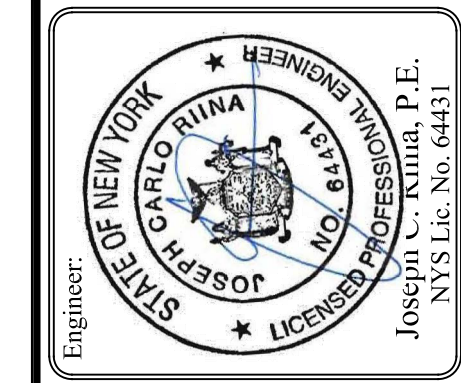


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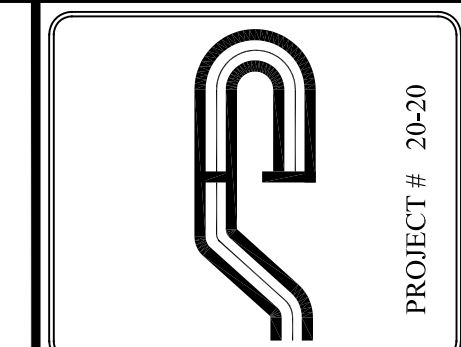
**IMPROVEMENT PLAN**

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6.	6/22/20	6/22/20	Final Design



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