

# Lead Agency Designation Coordinated Review October 26, 2006

The City Council of the City of Yonkers will assume Lead Agency status pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and Part 617 (6NYRR Part 617), the Statewide implementing regulations pertaining to SEQRA. The Yonkers City Council will assume lead agency 30 days after the issuance of this notice.

This notice has been prepared pursuant to Article 8 of the Environmental Conservation Law.

**Project name:** River Park Center, Palisades Point, Cacace Center and Larkin Plaza

**Location:** The proposed project affects four (4) separate areas in the City of Yonkers downtown and the adjacent waterfront area.

**River Park Center includes the following three (3) redevelopment sites:**

- The approximately 13-acre site bounded by Nepperhan Avenue to the south, Elm Street to the north and east, and New Main Street to the west.
- The approximately 2.4-acre site situated on the northwest corner of Nepperhan Avenue and New Main Street adjacent to City Hall.
- The approximately 1.4-acre site situated on the northeast corner of Elm Street and Palisades Avenue.

**Cacace Center**—an approximately 4.3-acre site bounded by New Main Street on the east, South Broadway on the west and Nepperhan Avenue on the north. The southern edge of the site adjoins adjacent City-owned properties that form the remainder of the block.

**Palisades Point**—an approximately 5.8-acre site bounded by the Hudson River to the west and the Metro North Railroad Hudson Line tracks to the east, and is situated nominally between Prospect Street to the north and Saint Mary Street to the south.

**Larkin Plaza**—an approximately 1.9-acre site bounded by Dock Street to the north, Main Street to the south, Buena Vista Avenue to the west and Riverdale Avenue to the east.

**SEQRA Type:** Type I

**Project description:** REFER TO PROJECT DESCRIPTION ATTACHED

**Contact Person:** Mr. Charles Lesnick, City Council President  
Office of Council President  
City Hall – 40 South Broadway  
City of Yonkers  
Yonkers, New York 10701  
(914) 377-6060

**Copies of the Notice and EAF have been sent to:**

**U.S. Army Corps of Engineers**

26 Federal Plaza Room 1937, New York NY 10278

**NY NYS DEC Region 3**

21 South Putt Corners Road, New Paltz, NY 12561

**New York State Department of State Division of Coastal Resources**

41 State Street, Albany, NY 12231

**NYS Department of Transportation**

4 Burnett Boulevard, Poughkeepsie, NY 12603

**NYS Office of Parks and Historic Preservation**

Peebles Island State Park

P.O. Box 189

Waterford, NY 12188

**Westchester County Planning Board**

County Office Building

148 Martine Avenue, White Plains, NY 10601

**Westchester County DPW, Attn: Traffic Engineer**

County Office Building, Room 400B

148 Martine Avenue, White Plains, NY 10601

**Westchester County DPW, Attn: Commissioner**

County Office Building

148 Martine Avenue, White Plains, NY 10601

**Westchester County Department of Health**

145 Huguenot St., 8th Fl.

New Rochelle, NY 10801

**Westchester County Department of Environmental Facilities**

County Office Building

148 Martine Avenue, White Plains, NY 10601

**Metropolitan Transportation Authority**

347 Madison Avenue, New York, NY 10017

**City of Yonkers, Mayor Philip Amicone**

**City of Yonkers, Traffic Engineer, Brian O'Rourke, PE**

**City of Yonkers, City Engineer, Andrew Api, PE**

**City of Yonkers Planning Board, Chairman Richard O'Neill**

**City of Yonkers Police Department, Commissioner Robert Taggart**

104 South Broadway, Yonkers, NY 10701

**City of Yonkers Fire Department, Commissioner Anthony Pagano**

5-7 New School Street, Yonkers, NY 10701

**City of Yonkers Department of Public Works, Commissioner John Liszewski**

City Hall – Suite 311, 40 South Broadway, Yonkers, NY 10701

**City of Yonkers Office of Downtown and Waterfront Development, Director James Pinto**

City Hall – Suite 414, 40 South Broadway, Yonkers, NY 10701

**City of Yonkers Parking Authority, Director Michael Dalton**

8 Buena Vista Avenue, Yonkers, NY 10701

**Yonkers Community Development Agency**

87 Nepperhan Avenue, Yonkers, New York

**City of Yonkers Industrial Development Agency**

40 South Broadway, Yonkers, New York

**Empire State Development Corporation, Attn: Fred Bartoli**

633 Third Avenue, New York, NY 10017

Attached: EAF Part 1  
Project Description

**PROJECT DESCRIPTION:****A. Palisades Point.**

Palisades Point is a mixed-use development having residential and “neighborhood” retail and/or professional office uses in two buildings, publicly accessible open space along the Hudson River, on-site structured and at-grade parking. More specifically, Palisades Point includes the following components:

- Two buildings each having a 25 story tower and a five (5) story low-rise buildings containing an aggregate total of approximately 436 dwelling units and approximately 8,700 square feet of retail and/or professional office space;
- Two on-site, five (5) level parking structures containing an aggregate total of approximately 630 private parking spaces;
- Approximately 56 on-street public parking spaces;
- Approximately 136,000 square feet of publicly accessible open space along the Hudson River with a pedestrian promenade and a kayak/canoe launch; and
- A new vehicular bridge over the Metro-North Railroad tracks from Prospect Street to Palisades Point.

**B. River Park Center (including Government Center and Elm Street Center).**

The components of River Park Center are as follows:

*River Park Center—Mixed-Use Development* will have residential and commercial uses, including office uses, retail uses, restaurant uses, a hotel and the proposed ballpark. More specifically, River Park Center includes the following components:

- A building having an 11 level “podium” and two (2) residential towers above the podium each approximately 500 feet high. The podium contains:
  - Approximately 465,000 square feet of retail space;
  - Approximately 75,000 square feet of restaurant space;
  - Approximately 80,000 square feet of movie theater space;
  - Approximately 175,000 of office space;
  - A 6,500 seat “rooftop” ballpark and related concession and service areas (approximately 42,000 square feet);
  - Approximately 2,144 public parking spaces to serve the commercial uses; and
  - Approximately 477 private parking spaces to serve the eastern residential tower.

The two (2) towers will contain an aggregate total of approximately 950 dwelling units. Private parking to serve the western tower will be located at the Government Center site.

A significant component of River Park Center is the daylighting of the Saw Mill River, from Elm Street to New Main Street, a distance of approximately 1,100 linear feet, and the

creation of a publicly accessible “Riverwalk.” The Riverwalk will be landscaped to include pedestrian pathways and bridges and an open-air amphitheater and plaza at the corner of Nepperhan Avenue and New Main Street with three (3) small (2,000 to 3,000 square foot) free-standing restaurants.

*Government Center* is a mixed-use development of the site on which the existing Government Center Garage and the building known as 87 Nepperhan Avenue are presently located. The proposal calls for the redevelopment of the site with approximately 15,000 square feet of retail space and approximately 15,000 square feet of restaurant space fronting on New Main Street, and a new eight (8) level parking garage containing approximately 1,556 parking spaces.

*Elm Street Center* is a proposed nine (9)-story office building at the northeast corner of Elm Street and Palisade Avenue. The building will contain approximately 150,000 square feet over a five (5) level public parking structure containing approximately 366 public parking spaces.

**C. Cacace Center.**

The Cacace Center will be a mixed-use development with office uses, a hotel, a new City of Yonkers Fire Department Headquarters building, and a new public parking garage. More specifically, the Cacace Justice Center will have the following components:

- An approximately 225,000 square foot building at the southeast corner of Nepperhan Avenue and South Broadway – the building will be approximately 190 feet high and contain approximately 150,000 of office space and a 75,000 square foot hotel having 150 guest rooms;
- A new public parking garage fronting on Nepperhan Avenue and containing approximately 1,347 parking spaces, of which approximately 500 spaces would be reserved for the office use and approximately 113 spaces for the hotel; and
- A new 40,000 square foot Fire Department Headquarters building at the southwest corner of New Main Street and Nepperhan Avenue having six (6) vehicle bays.

**D. Larkin Plaza.**

The improvements at Larkin Plaza, including the daylighting of the Saw Mill River and improvements associated with the creation of a new public park (expansion of the existing public park at Larkin Plaza) are to be made by the City as a public improvement project. Larkin Plaza includes:

- The daylighting of approximately 800 linear feet of the Saw Mill River; and
- The creation of new public park space made possible by the relocation by the City of the approximately 138 existing parking spaces at Larkin Plaza.