



CITY HALL
40 S. BROADWAY
YONKERS, NY 10701

OFFICE OF THE YONKERS CITY COUNCIL

**SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN A
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
FOR THE PROJECTS KNOWN AS:**

**Palisades Point
Cacace Center
River Park Center
And
Larkin Plaza**

Classification of Action: Type I Action
Lead Agency: City Council, City of Yonkers

This document is the Scope of Analysis ("Scope") for the proposed Palisades Point, Cacace Center, River Park Center, and Larkin Plaza Project's ("Proposed Project") Draft Environmental Impact Statement (DEIS). This Scope has been prepared to describe the Proposed Project, present the framework for the EIS analysis, and discuss the procedures to be followed in the preparation of the DEIS. This DEIS will be prepared pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations. The City Council of the City of Yonkers is lead agency under SEQRA.

This Scope was provided to involved and interested agencies, and to members of the public in advance of a public scoping meeting that was held on January 24, 2007. The circulation and public scoping meeting were intended to provide agencies, organizations, and members of the public an opportunity to comment on the range of topics to be analyzed in the DEIS, and the types and methodologies of analyses employed therein. Public and agency comments were accepted by the City Council until February 9, 2007. Additionally, the Council continued public discussion of the Scope and consideration of public comments until March 13, 2007. This Scope has been prepared by the City Council and reflects substantive comments received during and after the public comment period.

This Scope was adopted by the City Council of the City of Yonkers by resolution at its meeting of March 27, 2007.

The Table of Contents below provides an overview of the sections addressed in this scoping document.

Section	Page
A. Introduction.....	2
B. Required Related Actions and Environmental Review.....	5
C. Preparation of Environmental Impact Statement.....	7
1. Executive Summary.....	7
2. Description of the Proposed Project.....	8
3.A Land Use, Zoning, and Public Policy.....	9
3.B Visual and Community Character.....	10
3.C Natural Features.....	14
3.D Stormwater.....	15
3.E Traffic, Transportation, and Parking.....	16
3.F Noise.....	19
3.G Air Quality.....	21
3.H Utilities.....	23
3.I Socioeconomic Conditions.....	25
3.J Community Facilities and Services.....	30
3.K Historic and Archaeological Resources.....	32
3.L Hazardous Materials.....	34
3.M Construction Impacts.....	34
4. Significant Adverse impacts that cannot be avoided.....	36
5. Alternatives.....	36
6. Growth-inducement.....	37
7. Other SEQRA Chapters.....	37
8. Technical Appendices.....	37

A. INTRODUCTION

Struever Fidelco Cappelli, LLC (“SFC”) (the “project sponsors”) proposes to construct a major mixed-use development in downtown Yonkers, NY. The Proposed Project involves the redevelopment of several underutilized parcels in and around Downtown Yonkers and its Hudson River waterfront. As proposed, the project would create new residential, retail, office, recreational, and open space uses in the four development areas. The Proposed Project would also include associated development components, such as new parking structures, amenities associated with re-exposing the Saw Mill River, and various public improvements outside the immediate redevelopment sites associated with necessary transportation and infrastructure improvements. Integral to the Proposed Project is the adoption of a Municipal Redevelopment Plan in accordance with New York Municipal Redevelopment Law in relation to the potential issuance of tax increment bonds by the City of Yonkers proposed to finance certain aspects of the Proposed Project. The applicant proposes that these bonds be financed through the establishment of a tax increment finance (TIF) district.

The primary development components of the proposal (the “Proposed Project”) include the River Park Center, Cacace Center, Larkin Plaza, and Palisades Point. The application/petition of SFC as submitted to the Yonkers City Council on October 24, 2006 provides a detailed description of the location and build

program for each project component, as well as a description of the anticipated related actions. A general description of each project component to be analyzed in the DEIS is summarized below.

RIVER PARK CENTER

The proposed River Park Center is a mixed-use development on a 13 acre site currently consisting of a large surface parking lot and certain surrounding parcels commonly known as “Chicken Island.” Other components of River Park Center would include redevelopment of a 2.5 acre portion of the City Hall and Government Center Garage site, redevelopment of a site at the northeast corner of Elm Street and Palisade Avenue, and “daylighting” a stretch of the Saw Mill River, which presently runs beneath the ground.

The River Park Center component of the Proposed Project would include the following elements:

- A building having an 11-level “podium” and two residential towers above the podium, each approximately 500 feet high.¹ The podium would contain:
 - Approximately 450,000 square feet of retail space;
 - Approximately 75,000 square feet of restaurant space;
 - Approximately 80,000 square feet of movie theater space (number of seats to be provided in the DEIS);
 - Approximately 175,000 square feet of office space;
 - A 6,500 seat “rooftop” ballpark and related concession and service areas;
 - Approximately 2,144 public parking space to serve the commercial uses; and
 - Approximately 477 private parking spaces to serve an eastern residential tower.
- The two residential towers would be located above the podium, each reaching approximately 500 feet in height. The towers would contain 950 residential dwelling units. Private parking for the western residential tower would be located at the Government Center Site (see below).
- Demolition of the existing City of Yonkers Fire Department headquarters and the relocation of the headquarters from the River Park site to the proposed Cacace Center, as discussed below.
- The approximately 1,100 linear foot segment of the Saw Mill River between Elm Street and New Main Street, of which about 750 feet are currently exposed and about 350 linear feet run underground, would be fully exposed (“daylighted”) to create an open channel with accompanying landscaping, pedestrian pathways, overlooks, and bridges.
- The 2.5 acre Government Center site bounded by Nepperhan Avenue and New Main Streets currently consisting of the Health Center Building at 87 Nepperhan Avenue and Government Center Garage would be redeveloped to include:
 - Demolition of the 87 Nepperhan Avenue Building and the relocation of City offices to a new office building at the Cacace Center, as discussed below;
 - A new building containing approximately 15,000 square feet of retail space and 15,000 square feet of restaurant space fronting New Main Street; and
 - A new eight-level parking garage with approximately 1,084 public parking spaces and 472 private parking to serve the western tower at River Park Center (as noted above).

¹ As outlined in the applicant’s October 24, 2006 Application/Petition, and as will be described in the DEIS, the applicant proposes modifications to the Zoning Ordinance to permit buildings up to 525 feet in height (excluding permitted rooftop structures) on sites in the CB district having at least 10 acres, and buildings 250 feet high (excluding permitted rooftop structures) on sites in the GC district having at least 4 acres. The DEIS will include a detailed discussion of zoning and other land use regulations, as well as a description of heights for all proposed buildings and structures.

-
- Construction of a new building (Elm Street Center) at the northeast corner of Elm Street and Palisade Avenue consisting of approximately 150,000 square feet of office space in nine stories accompanied 366 public parking spaces in a nine-level garage.
 - Discontinuation of School Street, Henry Herz Street, Ann Street, and James Street.

CACACE CENTER

The proposed Cacace Center would be mixed-use development on an approximately 4.3 acre site bounded by South Broadway, Nepperhan Avenue, New Main Street, and the existing Cacace Justice Center. Elements of the Cacace Center development include:

- An approximately 225,000 square foot building at the southeast corner of Nepperhan Avenue and South Broadway which would be approximately 190 feet high. This building would contain:
 - Approximately 150,000 square feet of office space designated to accommodate City offices currently located at the 87 Nepperhan Building; and
 - A 150 room hotel.
- A new public parking garage fronting on Nepperhan Avenue with 1,347 parking spaces to be assigned to the proposed office, hotel, and existing uses; and
- A new 40,000 square foot building to house the City of Yonkers Fire Department Headquarters, including six vehicle bays at the southwest corner of New Main Street and Nepperhan Avenue.

LARKIN PLAZA

The Proposed Project would involve a number of improvements at Larkin Plaza. The DEIS will analyze the potential impacts of the proposed improvements to be undertaken at the Larkin Plaza location. These improvements which are expected to be funded through State, County, and Federal grants would include:

- Daylighting the Saw Mill River, which is currently underground in this area, for approximately 800 linear feet between Warburton Avenue and Buena Vista Avenue;
- Creation of a new public park with associated public amenities such as walkways and benches; and
- Relocation of 138 existing public parking spaces.

PALISADES POINT

Palisades Point would be a mixed-use riverfront development located west of the Hudson Line Metro-North railroad tracks on a site currently accessed by crossing under the tracks on Main Street. This development site is designated as Parcels H and I under the City's 1998 Waterfront Master Plan. The proposed development program for this site would include:

- Two residential buildings, each consisting of a 25 story tower and five story "wing" buildings;
- 436 dwelling units in the two 25 story towers;
- Approximately 8,700 square feet retail and/or professional office space in the 5 story "wing" buildings;
- Approximately 136,000 square feet (3.1 Acres) of publicly accessible open space with a pedestrian promenade, and kayak/canoe launch; and
- The extension of Prospect Street to the project site through the construction of a vehicular and pedestrian bridge over the Metro-North railroad tracks.

OTHER ACTIONS

In addition to the development actions described above, the Proposed Project would include a number of related actions that will be discussed and analyzed in the DEIS. These actions include zoning amendments, amendments to urban renewal plans that affect redevelopment of the area, discontinuation

of streets, alienation of city parkland, adoption of a Municipal Redevelopment Plan and Tax Increment Financing, and approvals from various City, county, state, and federal agencies. Anticipated related actions, reviews, and approvals are outlined in Section B, below.

B. REQUIRED RELATED ACTIONS AND ENVIRONMENTAL REVIEW

DISCRETIONARY APPROVALS

The Proposed Project would require a number of related actions, including governmental approvals and actions. The DEIS will identify and discuss the approvals, including amendments to existing ordinances and regulations. These anticipated actions, reviews, and approvals are anticipated to include, but not be limited to the following:

CITY COUNCIL

- Amendments to the Zoning Ordinance
- Amendments to the affected Urban Renewal Plan(s)
- Adoption of a Municipal Redevelopment Plan in accordance with New York Municipal Redevelopment Law in relation to the proposed issuance of tax increment bonds
- Land disposition agreements
- Disposition/discontinuance of City streets (official map amendments)
- Amendments to downtown Waterfront Master Plan
- Alienation of parkland

PLANNING BOARD

- Recommendations to the City Council on the amendments to the Zoning Ordinance, Urban Renewal Plan(s), and disposition of City streets
- Special Permit for the development of Palisades Point
- Approval of PUR Special Permit
- Site Plan Approvals

COMMUNITY DEVELOPMENT AGENCY (CDA)

- Amendments to the affected Urban Renewal Plan(s)
- Land disposition agreements
- Potential condemnation
- Amendments to downtown Waterfront Master Plan
- Designation of a qualified and eligible sponsor
- Disposition of CDA property

CITY DEPARTMENTS

- Recommendations on tax increment financing, utilities, road and intersection improvements, and parking, etc.
- Sewer and water improvements

-
- Road and intersection improvements
 - Public parking facilities

WESTCHESTER COUNTY BOARD OF LEGISLATORS AND DEPARTMENTS

- Review of the Proposed Project and DEIS under GML Section 239
- Review by the Department of Environmental Facilities; extension of sewer lines
- Review by the Department of Health; water and sewer improvements
- Review by the County Department of Transportation of route changes to the Bee-Line bus system and improvements to County Roads
- Permit approval by the County Department of Public Works to improve County Roads
- Review of proposed Tax Increment Financing, and request to become a participant in the program with the City of Yonkers

STATE AND FEDERAL GOVERNMENTS

- Special legislation from the NYS Legislature for alienation of City parkland (portions of Washington Park, Waring Park and a small former park at River Park Center)
- NYSDEC water quality certification/Section 404 of Clean Water Act; stormwater and protection of waters permits, and other actions pertaining to alterations to regulated portions of the Saw Mill and Hudson Rivers; acceptance to the Brownfield Cleanup Program; and SPDES permit (drainage)
- NYS Department of State, Division of Coastal Resources, for review of State Coastal Policy consistency
- New York State Office of Historic Preservation (“SHPO”) review of potential historic, archaeological, and cultural resource effects
- New York State Department of Transportation (DOT) for acquisition of right-of-way and highway work permits along Nepperhan Avenue
- Metro-North Railroad for the bridge crossing the tracks at Prospect Street
- Federal Aviation Administration (FAA) for review and permitting if required, of residential towers
- Army Corps of Engineers (ACOE) for alterations to the Saw Mill and Hudson Rivers (Nationwide permits)

Due to the potential need for the issuance of federal permits and approvals, in the event that it is determined that the Proposed Project must comply with any provisions of the National Environmental Policy Act of 1969, as amended (42 U.S.C. §4321 et seq.), this DEIS will be prepared to do so.

ANALYSIS FRAMEWORK FOR THE ENVIRONMENTAL REVIEW

The DEIS will cover all items in this Scoping Document. Each impact issue (e.g., land use and zoning, socioeconomics, traffic, etc.) shall be presented in a separate section or chapter which includes a discussion of existing conditions, future conditions without the project, future conditions with the project, and mitigation measures designed to minimize the identified significant adverse environmental impacts.

Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. All plans and maps showing the site shall include adjacent properties, as appropriate, neighboring uses and structures, roads, and water bodies. Information shall be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures shall clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the proposed action shall be discussed as to why the applicant considers them unnecessary or impractical.

The analysis of potential impacts will include a discussion of anticipated construction phasing and timing of various build elements, and would assume reasonable build years which takes completion of all project components into account. The DEIS will analyze the cumulative impacts of other projects that will affect conditions in any of the relevant study areas in the anticipated year of the Proposed Project or project component's completion. The future baseline in all technical chapters—the future without the Proposed Project—will assume that none of the discretionary approvals proposed as part of the Proposed Project are adopted. A comprehensive list of future baseline developments, including Phase II of the applicant's development program as reflected in the Master Developer Designation Agreement (MDDA) of May 17, 2006, will be presented in the DEIS. The analysis of traffic impacts will include additional developments in Yonkers (the "no build list") in predicting future baseline conditions.

In accordance with applicable City Charter Amendments, the environmental review process is to be completed within one year after the draft environmental impact statement is published for public comment. The time frame of this review process may be extended upon the mutual agreement of the Lead Agency and the Applicant.

C. PREPARATION OF ENVIRONMENTAL IMPACT STATEMENT

The EIS will contain:

- A detailed description of each component of the Proposed Project and their environmental settings;
- A statement of the environmental impacts of the Proposed Project, including its short- and long-term effects, and associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Project is completed;
- A discussion of alternatives to the Proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved if the Proposed Project is built; and
- A description of mitigation measures proposed to avoid or minimize any significant adverse environmental impacts.

The specific areas to be included in the EIS, as well as their respective tasks, are described below.

1. EXECUTIVE SUMMARY

The DEIS shall include a summary that will provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS. The summary shall include:

- brief but complete description of the action, including background leading to development of this Project and anticipated build year;
- list of Involved and Interested Agencies and required approvals/permits;
- list of the anticipated significant impacts and proposed mitigation measures for each significant impact issue discussed in the DEIS. The presentation format shall be simple and concise; and

-
- description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

2. DESCRIPTION OF THE PROPOSED PROJECT

This chapter is the key to understanding the Proposed Project and its impact, and gives the public and decision-makers a base from which to evaluate the Proposed Project and its alternatives.

This chapter of the DEIS will introduce the reader to the Proposed Project and set the context in which to assess impacts. The chapter will include contain an overview of the Proposed Project which will include a list of all actions and approvals associated with the project, identification of the applicant, a discussion of the regional setting for the Proposed Project, and a description of the development program for each project component and their locations. A description of the alternatives to the Proposed Project that will be assessed in the DEIS will be included in this section, and any anticipated impacts and proposed mitigation measures for each major impact will be summarized.

This chapter will also address the manner in which the applicant intends to maximize environmental sustainability objectives, such as site sustainability and “green architecture.” The DEIS will discuss and assess the impacts of “green measures” to achieve water conservation, use of energy-efficient and environmentally sensitive materials, including recycled materials, and energy conservation.

The description of the proposed action will include text, charts, and graphics, including but not limited to maps, site plans, and renderings, as appropriate. Tax map identification, land ownership, and existing uses of all parcels of land comprising the project sites will be identified and shown on maps and tables. The Proposed Project will be described in detail, and will include a description of each building or structure, including anticipated net square footages, space allocation (in square feet) among uses, overall building dimensions and height, number, type and size of residential units and commercial uses (including office and retail). Clear and legible site plans and renderings for each development site will be provided to enable the reader to fully understand the proposals, and will include building locations, vehicular and pedestrian circulation and access, public transit access, public space and amenities, parking access and areas, as well as schematic landscaping plans. The proposed ballpark and concession areas will be discussed, including a description of the anticipated programming of the ballpark for sports events and non-sport events, such as concerts.

The DEIS will discuss in detail the proposed relocation of City of Yonkers offices and facilities, as well as any anticipated road or street closings or impacts to other public facilities.

Other actions associated with the Proposed Project will be identified, including but not limited to approvals required, procedures to be followed in the EIS and SEQRA processes, zoning amendments, urban renewal plan amendments, disposition of land, discontinuance of streets, alienation of parkland, business, government, and residential relocations, if any, tax increment bond financing, and other significant components or actions associated with the Proposed Project will also be described in detail. Involved agencies will be identified in the DEIS.

The project description will also include a general discussion of the project phasing which will describe the project in the context of other planned redevelopment in the downtown area as well a discussion of timing and phasing for each individual component of the Proposed Project.

This section will also include a statement of purpose and need for the Proposed Project.

3.A LAND USE, ZONING, AND PUBLIC POLICY

The land use, zoning, and public policy analysis will assess the potential impacts of the expected changes in land uses resulting from the Proposed Project. The analysis will evaluate impacts within the land use study areas. For purposes of this analysis, the study area includes the area that falls within a ¼-mile radius

of the project site boundaries. The land use assessment will include a description of existing conditions at the time of the analysis, and evaluations of the future without the Proposed Project and the potential impacts of the Proposed Project in the year in which the impacts would be expected to occur.

The analyses will include:

EXISTING CONDITIONS

- A brief development history of the project sites will be provided. Based on field surveys, the chapter will identify, describe, and graphically present predominant land use patterns and site utilization on the project sites and in the study area. The chapter will also identify properties that have recently been vacated, or acquired by the Applicant in addition to properties that will need to be acquired to allow the project to move forward;
- Description and mapping of existing land uses in the study area;
- Description and mapping of existing applicable zoning and recent zoning actions in the study area;
- Description of other public policies that apply to the project sites and the study area, including specific development projects, plans for public improvements, comprehensive plan, urban renewal plans and regulations, and other local, county, and state land use planning documents;
- List of future development projects in the study area that could affect future land use patterns and trends by the project build year. Also, identification of pending zoning actions or other public policy actions that could affect land use patterns and trends as they relate to the Proposed Project. Based on these changes, future conditions in land use zoning without the Proposed Project will be assessed.

POTENTIAL IMPACTS

- The analysis will describe the Applicant's land use approval strategy, and identify and discuss the proposed governmental approvals and actions necessary for the Proposed Project, including amendments to existing ordinances, regulations, and plans. The analysis will describe how the proposed changes and uses vary from standards imposed by the underlying zoning regulations.
- The analysis will describe the Impacts of the Proposed Project on land use and land use trends, zoning, and public policy will be addressed.
- Consistency with existing and anticipated land uses and land use patterns.
- Consistency with zoning district regulations, Comprehensive Plan, and other applicable planning documents, including but not limited to the 1998 Yonkers Downtown Waterfront Master Plan and affected urban renewal plans.
- Consistency with County planning documents including *Patterns for Westchester*.
- New York State coastal consistency, including consistency with the City of Yonkers draft Local Waterfront Revitalization Plan (LWRP) and New York State Coastal Policies.
- Consistency with Scenic Hudson easement.
- Discussion of the alienation of parkland associated with the development at River Park Center and Cacace Center including the identification of affected parkland and uses thereon, a determination as to the use of state or federal funds in the acquisition and/or development of affected parklands, and a description of applicable legislative actions and steps necessary for parkland alienation; and
- In coordination with the socioeconomic task, the potential for the Proposed Project to influence land use trends and development will be addressed.

MITIGATION MEASURES

The DEIS will describe measures to mitigate any adverse impacts to land use or public policy objectives, including mitigation for project inconsistencies with public planning policies, if any.

3.B VISUAL AND COMMUNITY CHARACTER

The Proposed Project would result in new above-ground construction that could adversely impact publicly accessible views. In addition, the Proposed Project will have different bulk and/or setbacks than existing development. Therefore, an urban design/visual resources assessment will be conducted for the EIS. The assessment will follow the New York State Department of Environmental Conservation (NYSDEC) “Assessing and Mitigating Visual Impacts” guidelines, and will include a discussion of potential bulk configurations and urban design characteristics of the Proposed Project. In addition, the DEIS will include a discussion of any special designations such as “Scenic Areas of Statewide Significance” or “National Natural Landmarks” identified in the study area and procedures to be followed where such designations or resources are present. The discussion of the visual and contextual relationship of the proposed development to nearby historic resources will be coordinated with the Historic Resources analysis.

EXISTING CONDITIONS

- Describe in text and photographs the visual characteristics and significant visual resources in the study area. In consideration of both the scale of the Proposed Project and the surrounding urban fabric, this chapter will analyze an approximately ¼ mile study area from the boundaries of each development site (River Park Center, Cacace Center, Larkin Plaza, and Palisades Point). To account for areas where the project may have a visual presence in a larger area, this analysis also will consider more distant views along major view corridors and public and open space resources (see lists below).
- Provide a viewshed analysis that accounts for topography to identify areas in the City that can potentially have views of all or some of the buildings associated with the individual project components
- Provide a detailed analysis of the blocks facing the proposed development site and will include building configuration and materials, density, block form and street pattern, and streetscape elements.
- Identify and describe visual resources within the study area. The discussion of existing urban design and visual resources conditions will specify baseline lighting conditions on the project site and in the surrounding area
- Using the information gathered in the tasks above, describe ways in which the urban design characteristics and visual resources in the study area will change in the future without the Proposed Project.

POTENTIAL IMPACTS

The impact analyses will analyze the effects of the Proposed Project on the visual environment from several perspectives using renderings, photo-simulations, and other techniques. View corridors, views from public and open space sites, shadow impacts, community character, and lighting impacts will be considered, as discussed below.

Employing the analysis of existing urban design characteristics and visual resources outlined above, describe and assess whether and how the urban design characteristics and visual resources in the study area will change (potential impacts), as compared with those anticipated in the future without the Proposed Project.

The DEIS will analyze design elements of the Proposed Project, including building heights, materials, and streetscape. The analysis will include a description and illustrative renderings of the proposed lighting,

signage, and other building graphics for the Proposed Project and surrounding area, and will assess the proposed lighting and signage conditions against existing conditions;

The DEIS will incorporate photo-simulations of the Proposed Project from important locations during the leafless season and appropriate renderings will be included to accurately depict the context and the visual effect of the Proposed Project in the study area. Any photo-simulations prepared will incorporate all project components visible in a particular photograph in order to cumulatively analyze visual impacts of the various project components.

Photo-simulations will reflect building heights and dimensions, as well as landscape treatments, and site amenities. Photo-simulations will be prepared to represent views of the Proposed Project from at least the following locations:

- The Palisades (New Jersey side) looking toward downtown Yonkers;
- The Hudson River (approximate centerline) looking toward downtown Yonkers;
- Southerland Park looking toward downtown Yonkers;
- View from Prospect Street looking toward the Palisades Point development;
- View from Sullivan Oval Park looking toward downtown Yonkers;
- Dunwoodie Golf Course looking toward downtown Yonkers;
- Lincoln High School looking toward downtown Yonkers;
- Warburton Avenue, at the North Hudson Promenade;
- Palisade Avenue and Lafayette Place, looking toward downtown Yonkers; and
- Other locations identified during the DEIS process that are representative of larger areas where views may be adversely affected.

View Corridors

There are a number of existing view corridors that may be affected by the Proposed Project. Each view corridor found to be significant will be analyzed in the DEIS. The analysis will include a discussion of existing views in the view corridor and a discussion of potential impacts to the view corridor resulting from the Proposed Project. Based on preliminary analysis, the following view corridors have been identified based on their alignment and topographic relationship to various components of the Proposed Project. These view corridors are representative of views from various neighborhoods and will be discussed in the DEIS:

- The Hudson River (view north and south towards downtown Yonkers and the Palisades Point site);
- North Broadway, in the vicinity of Roberts Avenue (views towards River Park Center, Cacace Center and Palisades Point);
- Prospect Street at intersection of Riverdale Avenue (views towards River Park Center, Cacace Center and Palisades Point);
- Locust Hill Ave at Lafayette Place (view towards River Park Center and Cacace Center);
- Palisades Ave and Lafayette Place (view towards River Park Center and Cacace Center);
- Nepperhan Ave and Yonkers Ave (view towards River Park Center, Cacace Center, and Palisades Point);
- School Street (view towards River Park Center, Cacace Center, and Palisades Point);
- Poplar Street and Oak Street (view towards Cacace Center and Palisades Point); and
- Ash Street and Oak Street (view towards River Park Center);
- Spruce Street and Alder Avenue (view towards River Park Center, Cacace Center, and Palisades Point).

In addition, representative view corridors from Ludlow Street and Glenwood Avenue will be discussed in the DEIS. The analysis for the Ludlow Street and Glenwood Avenue neighborhoods will occur from a viewpoint or viewpoints from which each of the Proposed Project elements would be most visible to the public, including an analysis from 1 Glenwood Avenue.

Public and Open Space Resources

There are several public and open space resources in the study area that can potentially be affected by new construction that alters existing views from these resources. Existing views and views from these potentially affected sites that may result from construction of the various buildings will be described in the DEIS from each significant public and open space resource identified.

Based on preliminary analysis, the following public and open space resources have been identified:

- Beczak Environmental Education Center and Habirshaw Park
- Cerrato Park
- Esplanade Park
- Sullivan Oval Park
- Dunwoodie Golf Course
- Leslie Sutherland Park
- Sculpture Garden
- City Recreation Pier
- O'Boyle Park
- Philipse Manor Hall
- Pitkin Park
- Riverfront Branch of the Yonkers Public Library
- Yonkers City Hall and Washington Park
- War Memorial Park
- Lincoln High School
- Old Croton Aqueduct Trail
- JFK Marina/Trevor Parks
- Buena Vista Community Garden

The analysis from the above listed sites will occur from a viewpoint or viewpoints from which each of the Proposed Project elements would be most visible to site visitors. This analysis will also include consideration of effects on views from sites, districts, or structures listed on the State and/or National Registers of Historic Places not listed above.

Community Character

The character of a community is established by numerous factors, including land use patterns, patterns of population, the scale of development, the design of buildings, the presence of notable historic, physical, or natural landmarks, and a variety of other features, including traffic and pedestrian patterns, noise, and socioeconomic conditions. The Proposed Project could affect the character of these areas by introducing new commercial offices, housing, open space, a baseball stadium, retail, and other uses.

Community character analysis tasks include:

- Drawing on other EIS sections, describe the predominant factors that contribute to defining the character of the area;
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the neighborhood in the future without the Proposed Project; and
- Drawing on the analysis of impacts in various other EIS sections, assess and summarize the Proposed Project's impacts on community character.

Shadow Analysis

An adverse shadow impact may occur when the shadow caused by a Proposed Project is cast on a publicly accessible open space, an important natural feature, or a historic landscape or resource (if the features rendering the significance of the resource are dependent on sunlight), and if such shadows adversely affect its use and/or important landscaping and vegetation, or in the case of historic resources,

obscures the details that make the resource significant. Shadows falling on streets and sidewalks or other buildings generally are not considered significant, nor are shadows occurring within an hour and one-half of sunrise or sunset.

The Proposed Project envisions building forms of varied massing and heights. The proposed maximum heights range from the 500-foot mixed-use development River Park Center on the site commonly known as “Chicken Island” to an approximately 190-foot building at Cacace Center, on the south side of Nepperhan Avenue and across from the proposed River Park Center. Because the Proposed Project includes the construction of buildings or structures that are at least 50 feet tall, and the project is in proximity to significant natural features, historic resources, and neighborhood open spaces, the effects of project shadows on publicly accessible open spaces and historic resources with light-sensitive features will be assessed.

An analysis of shadows will be prepared focusing on the relation between the incremental shadows (the shadows attributable to the Proposed Project) created by the Proposed Project’s buildings on any historic resources or sun-sensitive landscape or activities in the open spaces near the project site. These analyses will be performed for the build year and will include the following tasks:

- Identify sun-sensitive landscapes and historic resources within the path of the Proposed Project’s shadows. In coordination with a survey of the open space and historic resources, map and describe any sun-sensitive areas. For open spaces, map active and passive recreation areas and features of the open spaces such as benches or play equipment.
- Prepare shadow diagrams for four time periods that incorporate each component of the Proposed Project on a single diagram. Shadow diagrams will be used to identify locations where shadows from the new buildings could fall onto publicly accessible open space as well as project-created open spaces. The analysis will also take into account any identified historic resources, public spaces, or natural features that may have significant sunlight-dependent features. These diagrams will be prepared for four representative analysis days if shadows from the proposed buildings would fall onto any of the open spaces on that day. A total of 12 diagrams will be prepared to include all development associated with the Proposed Project. The four analysis days are: March 21—the vernal equinox, which is the equivalent of September 21—the autumnal equinox; May 6—the midpoint between the equinox and the longest day of the year, which is the equivalent of August 6—the midpoint between the equinox and the shortest day of the year; June 21—the longest day of the year, and; December 21—the shortest day of the year. In addition, each analysis day will have a diagram for three (3) time periods: 9:00 AM, 12:00 PM (Noon) and 3:00 PM;
- Describe the effect of the incremental shadows on the publicly accessible open spaces as well as any historic resources with significant sunlight-dependent features based on the shadow diagrams for each of the analysis dates. Assess the effects of the project’s incremental shadow compared with shadows expected in the future without the Proposed Project; and
- If vegetation or sun-sensitive activity areas will be covered by the project’s incremental shadows for a significant amount of time, the duration of the project’s increment will be compared with the amount of sunlight on those areas in the future without the Proposed Project.

Lighting

The DEIS will assess the potential effects of lighting associated with Proposed Project on the various project sites and within the study area. The analysis will include a description of current lighting and proposed lighting conditions, as well as any potential impacts. The analysis will include the identification of anticipated locations and intensities of street, parking, and other lighting, including signage that would be visible from public places, and an identification of the impact such lighting may have on those places. In addition, the proposed ballpark’s lighting, including sports lighting for night games and/or events, will be identified and analyzed to determine potential impacts to visual resources of the surrounding area. The

analysis of the ballpark lighting will incorporate lighting plans demonstrating existing and proposed lighting conditions in addition to a discussion of anticipated lighting impacts.

In addition to visual impacts, the Proposed Project's outdoor lighting will be described and evaluated to assess potential impacts to natural resources. This analysis will consider but not be limited to the Proposed Project's potential impacts on the Hudson River, including aquatic resources.

MITIGATION MEASURES

The DEIS will describe measures to mitigate any potential adverse impacts on visual resources, including scenic views and view corridors, as well as impacts resulting from project-related shadows and lighting.

3.C NATURAL FEATURES

The DEIS will include a description of natural features located on the project and in the project study area that may be affected by the Proposed Project.

EXISTING CONDITIONS

The analysis of natural features inventory of existing conditions would include:

- Description of terrestrial and aquatic ecological resources (plants/animals) within and adjacent to each of the four project areas. This will include species known to occur (based on existing data, records and supplemented by site inspection) and those suspected to occur based on available habitat. Information on ecological resources will be obtained via field assessment by qualified ecologists and via published sources of ecological information, including past natural resource inventories, past environmental assessments, and New York State and Federal records of past occurrence of listed plants and animals;
- For the proposed Palisades Point project component, an Essential Fish Habitat (EFH) assessment will be conducted in accordance with federal regulations (50 CFR 600). The water quality and fisheries resources of the Hudson River will be identified and described based on records and resources maintained by the NYSDEC, the NYCDEP, the NYSDOS, and the U.S. Fish and Wildlife Service.
- For the River Park Center and Larkin Plaza project components (daylighting of the Saw Mill River), a biophysical stream assessment will be completed for the watercourses affected based on field assessment. This assessment will describe morphological (configuration, substrate, erosion conditions) and biological (identified and expected flora and fauna) resources.

POTENTIAL IMPACTS

The DEIS will include a discussion of potential impacts on natural resources resulting from the Proposed Project. The impacts of each individual project component will be evaluated and will include:

- Potential impacts to terrestrial and aquatic ecological resources will be described both qualitatively and quantitatively, including impacts resulting from new lighting;
- Increases and/or decreases in acreage of habitats (lawn, shrub, stream corridor, intertidal, subtidal, etc.) will be disclosed; and
- All modifications (re-alignment, embankment armoring, regrading, excavation/dredging, and daylighting of buried stream segments) to existing stream courses in the Proposed Project will be described and impacts to ecological resources assessed qualitatively and quantitatively. Details will be provided on square feet and linear feet of stream modification, construction methods used, and potential effects to aquatic and terrestrial flora and fauna during and after construction.

MITIGATION MEASURES

Develop measures to mitigate any potential adverse impacts on natural resources.

3.D STORMWATER MANAGEMENT

The Proposed Project will result in changes to the stormwater runoff patterns on and around the project site including daylighting of the Saw Mill river, changes to the amount of impervious surface area, construction of new buildings, and modifications to existing stormwater infrastructure.

EXISTING CONDITIONS AND POTENTIAL IMPACTS

The DEIS will analyze the impacts of the Proposed Project and will include the following specific tasks:

- Identification and mapping of existing drainage infrastructure within the four sites and in the adjoining roads and abutting properties;
- Analysis of existing project site conditions for the 2, 10, 25, and 100-year storm events utilizing Soil Conservation Service (SCS) TR-20 and T-55 methodology. Maps of the existing condition with delineated watersheds and identified design points will also be provided. Backup dates on time of concentration flow paths and calculations will also be included;
- Discuss applicability of NYSDEC-SPEDES General Permit for Stormwater Discharges from Construction Activity, No. GP-02-01;
- Analysis of the effects of stormwater runoff on existing City drainage infrastructure and the Saw Mill River;
- Identification and mapping of proposed drainage infrastructure within the project sites and in adjoining roads and abutting properties;
- Discuss and photo-document the condition of the open and covered sections of the Saw Mill (Nepperhan) River between the Hudson River and 100 feet upstream of Elm Street and identify any repair work that may be necessary;
- Interview City officials and research City records to identify existing known flooding conditions around the proposed sites;
- Provide an analysis of the 100-year flood flow within the Nepperhan River within the area of the project site. Document the prior ACOE and FEMA studies;
- Describe plans for daylighting the Saw Mill River (Nepperhan River) at River Park and Larkin Plaza;
- Provide an analysis describing the potential effects of additional stormwater flows resulting from the Proposed Project, if any, on downstream locations of the Saw Mill River flume;
- Provide analysis of the impact on flood elevations within the Saw Mill River, within the Project Sites, and within Larkin Plaza as a result of daylighting and other project elements;
- Assess the effects of any changes to the stormwater runoff due to the development of the Proposed Project and discuss the project's potential to result in increases in Combined Sewer Overflow (CSO) events, and the effect on water quality in the Saw Mill and Hudson Rivers.

MITIGATION MEASURES

Depending on the extent to which stormwater impacts are identified, certain mitigation measures may be incorporated into the Proposed Project. These mitigation measures will minimally include: (1) development and description of a Stormwater Management and Erosion and Sediment Control Plan; and (2) a discussion of maintenance of stormwater management measures, including daylighted portions of the Saw Mill River

3.E TRAFFIC, TRANSPORTATION, AND PARKING

The Proposed Project, which includes a ballpark, office, retail, hotel, parking, and residential uses, will exhibit a range of travel demand characteristics. The transportation facilities provided within the development and the circulation plan for movement to, from, and within the project sites will also affect transportation conditions for travel by all modes.

The project sites are located near existing retail and office buildings in downtown Yonkers and the ability of the transportation system to absorb the proposed new development will be analyzed.

The various project components will have a mix of travel demand characteristics. The project's office component generates travel demands in the typical commuter periods, while most baseball games at the arena would start after the PM commuter peak; retail activity peaks on weekends; and residential uses are lower-demand generators with their heaviest flows in the weekday commuter periods. The transportation analyses will focus on the ballpark use as a worst-case condition because of its frequency, concentrated peak hour, and higher auto use.

Each of the proposed uses generates public parking requirements. The study area has a limited parking supply, a portion of which will be utilized by the Proposed Project for other uses. The Proposed Project anticipates providing a substantial number of new parking spaces. The EIS will analyze parking supply and demand for different time periods on both weekdays and weekends, and demonstrate that it is providing sufficient parking capacity to adequately accommodate the project-generated parking demand at or adjacent to each of the four project sites after completion of the Proposed Project.

EXISTING CONDITIONS

- Describe existing roadway volumes and road system, including road and right-of-way widths, on-street and off-street parking (e.g., lots at Larkin Plaza and Chicken Island, and Government Center garage), one way designations and traffic controls (including the City's computerized traffic system).
- Undertake weekday AM, PM and Saturday afternoon traffic counts.
- Conduct one week of Automatic Traffic Recorder (ATR) counts at three locations in the study area.
- Undertake capacity analysis for the following intersections in the primary traffic survey area:
 - 1) Nepperhan Avenue/Elm Street (signalized)
 - 2) Nepperhan Avenue/New School Street (signalized)
 - 3) Nepperhan Avenue/New Main Street (signalized)
 - 4) Nepperhan Avenue/South Broadway (signalized)
 - 5) South Broadway/Hudson Street (all-way stop)
 - 6) South Broadway/Main Street (signalized)
 - 7) Main Street/Palisade Avenue (signalized)
 - 8) Palisade Avenue/Locust Hill Avenue (all-way stop)
 - 9) Palisade Avenue/Elm Street/New School Street (signalized)
 - 10) Ashburton Avenue/Warburton Avenue (signalized)
 - 11) Ashburton Avenue/North Broadway (signalized)
 - 12) Ashburton Avenue/Locust Hill Avenue (unsignalized)
 - 13) Ashburton Avenue/Palisade Avenue (signalized)
 - 14) Ashburton Avenue/Nepperhan Avenue (signalized)
 - 15) Ashburton Avenue/Walnut Street (signalized)
 - 16) Yonkers Avenue/Walnut Street (signalized)

-
- 17) Yonkers Avenue/Prescott Street (signalized)
 - 18) Yonkers Avenue/Ashburton Avenue (signalized)
 - 19) Yonkers Avenue/Saw Mill River Parkway SB Ramp (unsignalized)
 - 20) Yonkers Avenue/Saw Mill River Parkway NB Ramp (signalized)
 - 21) Buena Vista Avenue and Prospect Street
 - 22) Buena Vista Avenue/Dock Street (all-way stop)
 - 23) Buena Vista Avenue/Main Street (signalized)
 - 24) Buena Vista Avenue/Hudson Street (unsignalized)
 - 25) Prospect Street and Hawthorne Street
 - 26) Warburton Avenue/Dock Street/Nepperhan Street (signalized)
 - 27) Warburton Avenue/Riverdale Avenue/Main Street (signalized)
 - 28) Riverdale Avenue/Hudson Street (signalized)
 - 29) Riverdale Avenue/Prospect Street (signalized)
 - 30) Riverdale Avenue/Vark Street (signalized)
 - 31) Riverdale Avenue/Herriot Street (signalized)
 - 32) Riverdale Avenue/Ludlow Street (signalized)
 - 33) Riverdale Avenue/Radford Street (signalized)
 - 34) Riverdale Avenue/Valentine Lane (signalized)
 - 35) South Broadway/Vark Street (signalized)
 - 36) South Broadway/Herriot Street (signalized)
 - 37) South Broadway/Bright Place (signalized)
 - 38) South Broadway/Ludlow Street (signalized)
 - 39) South Broadway/McLean Avenue (signalized)
 - 40) South Broadway/Radford Street (signalized)
 - 41) South Broadway/Valentine Lane (signalized)
 - 42) Yonkers Avenue/Midland Avenue West/Cross County Ramps (signalized)
 - 43) Yonkers Avenue/Midland Avenue East/Cross County Ramps (signalized)
 - 44) Yonkers Avenue/Seminary Avenue (signalized)
 - 45) Yonkers Avenue/Central Park Avenue SB (signalized)
 - 46) Yonkers Avenue/Central Park Avenue NB (signalized)
 - 47) Walnut Street/Ashburton Avenue (signalized)
 - 48) North Broadway/Lamartine Avenue (signalized)
 - 49) North Broadway/Glenwood Avenue (signalized)
 - 50) Warburton Avenue/Lamartine Avenue (signalized)
 - 51) Warburton Avenue/Glenwood Avenue (signalized)
 - 52) Nepperhan Avenue/Lake Avenue (signalized)
 - 53) Nepperhan Avenue/Executive Boulevard (signalized)
 - 54) Rumsey Road/Saw Mill River Parkway/Cross County Parkway Ramps (signalized)
 - 55) Rumsey Road/Spruce Street (signalized)
 - 56) Spruce Street/Van Cortlandt Park Avenue (all-way stop)
 - 57) Van Cortlandt Park Avenue/Elm Street (unsignalized)

-
- 58) Elm Street/Walnut Street (signalized)
 - 59) Elm Street/Linden Place (all-way stop)
 - 60) Saw Mill River Parkway/Palmer Road (unsignalized)
 - 61) Saw Mill River Parkway/Manning Avenue-Lockwood Avenue (unsignalized)
 - 62) All Project Site Driveways (Build Conditions Assessment)
- Conduct pedestrian counts and analysis at key Getty Square locations, the train station, post office, and recreation pier, and other locations where significant increases in pedestrian volumes may occur (e.g. Yonkers Avenue at Ashburton Avenue, locations along South Broadway).
 - Assess public transit (bus and train) existing operating conditions in the study area. This should include an assessment of the existing parking usage at the Yonkers train station.
 - Assess existing on-street and off-street public parking conditions in the study area and identify any areas where on-street parking may be significantly affected by the Proposed Project.
 - A detailed description of the City's computerized traffic system should be included in Existing Conditions.
 - All count information shall be submitted to the City and its consultants for review.

POTENTIAL IMPACTS

- Estimate the project-generated peak-hour traffic (with appropriate credit for mass transit) for all project site uses based on information contained in the Seventh Edition of Trip Generation prepared by the Institute of Transportation Engineers;
- Prepare an anticipated distribution (arrival/departure) patterns of project-generated traffic for each proposed use on area roads;
- Prepare an analysis of traffic associated with events at the ballpark including baseball games and any other potential events such as concerts or shows;
- Calculate background growth factor in consultation with the Westchester County Department of Planning);
- A complete list of No Build projects and incorporated No Build improve measures should be included in the DEIS in consultation with City of Yonkers Planning Department;
- Provide a detailed list and backup material for all No-Build projects (including proposed No-Build roadway improvements and project, e.g., Con Ed M29 Project) included in the traffic analysis;
- Perform capacity analysis for the anticipated No-Build traffic conditions for the intersections defined above;
- Perform capacity analysis for the anticipated Build traffic conditions for the identified intersections defined above and for the project driveway(s);
- Determine, on a quantified basis, potential impacts on pedestrian activity and movements in the Getty Square and train station/post office/recreation pier areas. The remaining pedestrian locations in the study area can be qualitatively assessed;
- Assess No-Build and Build transit (bus and train) operating conditions in the study area including project accessible bus routes in the area;
- Provide an analysis of the accident experience (existing, No-Build and Build) at study area intersections and roadways. Include an assessment related to school traffic (pedestrian, bus, and auto) and safety;

-
- Perform a Synchro analysis and queue analysis for the Existing, No Build, Build, and Build (including with the Ballpark scenario) with mitigation conditions. The Synchro analysis will include the Yonkers Avenue/Nepperhan Avenue corridor from Midland Avenue to Buena Vista Avenue, Getty Square and Broadway just north and south of Getty Square. A hardcopy and disk copy of all analyses should be provided to the City and its consultants for review;
 - Assess No-Build and Build conditions relating to the City's computerized system and the impact the Proposed Project would have on the system. Clearly identify the need for expansion and upgrades in the system as it relates to the Proposed Project;
 - A parking accumulation table should be prepared that clearly demonstrates that the parking to be supplied for the Proposed Project is adequate to satisfy the demand. The DEIS should describe parking space allocation and relationship between different uses, including the ballpark. A description of the type of parking (e.g., public, city hall employee parking, private, garage, lots, valet, etc.) should be included in the report as well as a graphic that shows the locations of all the parking facilities. An analysis of all parking facility driveways should be included in the study;
 - An assessment of all on-street parking regulation and usage changes due to the Proposed Project will be assessed in the study;
 - The DEIS should include a description of the traffic and parking management plan for the project site (including the ballpark);
 - The DEIS should include an assessment of the Proposed Project's traffic impact on emergency services (e.g., fire station ingress and egress);
 - An assessment of truck loading/unloading, garage circulation patterns, truck maneuvers, taxi queuing (taxi stand), snow removal and curbside drop-off/pickup activity will be included in the study;
 - A discussion of holiday traffic and parking conditions at the project site and for the study area roadways and intersections will be included in the study.

MITIGATION MEASURES

Based on results of analysis, provide recommendations for improvements to roads and intersections. Perform capacity and Synchro (queue) analysis for the anticipated traffic conditions to determine the extent of the mitigation measures. The DEIS will also discuss the potential use of a shuttle bus system (trolley service), and discuss and show graphically the proposed shuttle service, as well as assess the impact of the Proposed Project on public transit (bus and train). The DEIS will provide a table that clearly identifies project-related significant impacts and applicant- and/or city-sponsored improvement measures to offset the impacts. The DEIS will graphically show all project-related impacts and improvement measures, as well as all circulation changes proposed in the area, and will explain in detail using text and graphics the proposed traffic management plan for ballpark games and other events. The estimated cost of all project related traffic, transit and parking improvements should be identified in the DEIS.

The study should discuss Traffic Demand Management (TDM) techniques as potential mitigation measures in order to encourage alternate modes of transportation. The TDM discussion should include the installation and improvement of bicycle facilities (bike racks, etc) within the city, possible price incentives to encourage transit use, etc.

3.F NOISE

The Proposed Project would have the potential to result in significant noise impacts from three primary sources:

- 1) mechanical equipment or stationary sources, such as HVAC equipment and generators associated with new project buildings and/or facilities; and

-
- 2) from the construction of the proposed buildings and other improvements associated with the Proposed Project.

The noise analysis will incorporate several tasks to identify and quantify potential impacts associated with the Proposed Project and, if necessary, will identify mitigation measures to reduce or eliminate any potential significant adverse impact. In addition, the analysis will identify measures that would be included within the building construction to ensure that noise levels within residences are at acceptable levels.

The specific work tasks would include the following:

METHODOLOGY

Noise descriptors and noise Standards:

- Select appropriate noise descriptors. Appropriate noise descriptors for impact analysis purposes would be selected. It is anticipated that noise analysis would use the 1-hour equivalent ($L_{eq(1)}$) noise level as the primary noise descriptor to determine potential noise impacts.
- Determine project impact criteria. Noise impacts will be determined by comparing project noise levels with the levels recommended in New York State Department of Environmental Conservation (NYSDEC) guidance document—Assessing and Mitigation Noise Impacts, (October 6, 2000)—and with the guidance levels provided in the City of Yonkers Noise ordinance as recently amended on March 22, 2005 by G.O. # 4-2005.

EXISTING CONDITIONS

- Provide a general description of the existing noise environment. A description of the existing noise environment and discussion of existing noise generators including existing roadway traffic, Metro-North Railroad, and other uses that currently generate high levels of noise in the study area will be provided;
- Identify sensitive receptor sites. Sensitive receptors, land uses, and neighborhoods in the study area will be identified. These would include residences, hospitals, schools, houses of worship, community facilities, etc.;
- Determine noise levels at sensitive receptor locations. At a representative number of the receptor sites identified above, existing noise levels will be determined. Measurements will be made using a Type 1 instrument, and L_{eq} , L_1 , L_{10} , L_{50} , and L_{90} values will be recorded;

POTENTIAL IMPACTS

- Perform a screening analysis to determine locations where there is the potential for significant impacts due to the project. A screening analysis will be performed using proportional modeling techniques to determine if there are any locations where project-generated traffic would have the potential for resulting in significant increases in noise levels. Using proportional modeling, future No Build and future Build noise levels will be estimated based upon the change in traffic volumes. The change in passenger car equivalents (PCEs) due to project-generated traffic is used to determine whether any locations require a detailed analysis using TNM modeling techniques as described below;
- If necessary, perform detailed mobile source analysis. If the screening analysis indicates the potential for significant noise impacts due to project-generated traffic, the following procedure will be followed for the detailed mobile source analysis:

Calculate existing noise levels. Existing noise levels will be calculated at each receptor site which has the potential for significant noise impacts using the TNM model. Calculated values will be compared with measured noise levels. Where necessary, adjustment factors will be calculated to account for noise from sources other than modeled nearby roadways;

Determine future noise levels without the Proposed Project. At each of the impact receptor locations, noise levels without the Proposed Project will be determined using the TNM model and predicted Build traffic (i.e., volumes, vehicle mixes, and speeds) for the analysis year determined to be appropriate;

Determine future noise levels with the Proposed Project. At each of the impact receptor locations, noise levels with the Proposed Project will be determined using the TNM model and predicted No Build traffic (i.e., volumes, vehicle mixes, and speeds);

Determine potential noise impacts by comparing Build and No Build noise levels.

- Determine the effects of noise generated events in the ballpark. The effects of noise generated by events in the ballpark (e.g. ballpark crowds, ballpark concert events, etc.) that may result in impacts to sensitive receptors identified in previous tasks, as well as new residences of the project's buildings will be determined;
- Determine whether noise from mechanical equipment will satisfy the City of Yonkers noise Code and not result in any significant adverse noise impacts;
- Determine the levels of building attenuation necessary to provide acceptable interior noise levels within new residences. New residences will be subject to ambient noise levels due to traffic and in some cases, rail noise, and other sources. At some locations, the noise generated by events in the proposed ballpark (e.g., noise generated by ballgames and concerts) could potentially affect new residences. Analyses will be prepared to describe the level of building attenuation necessary, and the measures that will be incorporated as part of the building design to ensure that acceptable interior noise levels will be achieved at all residences; and
- Discussion of noise generated by construction activities. The analysis will also include a discussion of anticipated construction period noise generation associated with construction equipment and construction traffic that will result from construction of each individual project component. This analysis will be accompanied by a general discussion of timing and phasing of the various required construction activities. The analysis of noise related to construction activity will also incorporate any construction activity other than that occurring on the project sites that is related to traffic and infrastructure improvements related to the Proposed Project.

MITIGATION MEASURES

- The discussion of noise and potential impacts of the Proposed Project will also include, if necessary, a discussion and analysis of mitigation measures identified to mitigate any significant adverse noise impacts resulting from construction activity, traffic, or the various project components.

3.G AIR QUALITY

EXISTING CONDITIONS AND POTENTIAL IMPACTS: MOBILE SOURCE ANALYSES

The mobile source analyses will focus on ambient concentrations of particulate matter (PM_{2.5}) and carbon monoxide (CO) microscale pollutants mostly attributable to vehicular traffic. The specific tasks that shall be completed as part of the localized mobile source impact analyses are the following:

- In coordination with the traffic impact study, select the air quality sites for microscale CO and PM_{2.5} analysis. The candidate intersections will be based on guidance recommended in the New York State

Department of Transportation (NYSDOT) Environmental Procedures Manual (EPM) for CO, and NYSDOT EPM guidance for analysis of particulate matter from transportation level projects. A review of the project's incremental traffic, existing on-street traffic volumes, and level of service will be performed to aid in the determination of the analysis sites. The analysis sites shall be the intersections where conditions meet NYSDOT screening criteria as established in the EPM. For PM_{2.5}, the three highest volume intersections will be identified and analyzed, as per the EPM guidance for analysis of NYSDOT transportation level projects.

- For the “worst-case” analysis at screening locations, conservative meteorological conditions to be assumed are 1 meter/sec wind speed, Class D stability (depending on the surrounding land use), and 43° F temperature. For CO, an 8-hour persistence factor of 0.7 will be assumed. For PM_{2.5}, a 24-hour persistence factor of 0.4 and an annual persistence factor of 0.08 will be assumed. The parameters will conform with the latest guidance from NYSDEC and NYSDOT.
- Select appropriate background levels. For the microscale CO analysis, appropriate background levels will be obtained. Background concentrations for Westchester County will be obtained from NYSDOT's EPM.
- Calculate vehicular CO and PM_{2.5} emissions using the mobile emissions factor tables reported in NYSDOT's EPM. Emission estimates based on the latest inspection and maintenance program will be employed. Base operating modes for various vehicle types and roadway functional classes on data contained in NYSDOT's EPM.
- Based on the results of the screening analysis, a detailed microscale analysis, using EPA's CAL3QHC model (or CAL3QHCR where significant impacts and/or National Ambient Air quality Standards [NAAQS] or threshold level exceedances are predicted), will be conducted for each of the selected intersections. For each of the analysis sites selected for detailed study, determine maximum predicted 1- and 8-hour average CO concentrations for the future analysis year for the peak hour traffic periods. No field monitoring will be included as part of these analyses.
- Compare future CO levels with the Proposed Project as well as the No Build alternative with NAAQS. Compare predicted PM_{2.5} levels with the project to No Build levels to determine compliance with 24-hour and annual average significant impact thresholds.
- Evaluate the Proposed Project to determine its consistency with the applicable portion of the SIP. Discuss the project's consistency with the SIP.
- Propose measures to mitigate potential significant adverse air quality impacts, if any. Examine the possibility of attaining ambient air quality standards at any site where an exceedance is predicted by incorporating mitigation measures. Quantify the effectiveness of the traffic mitigation measures using the same methodology discussed above for the microscale analysis.

EXISTING CONDITIONS AND POTENTIAL IMPACTS: STATIONARY SOURCE ANALYSES

The stationary source analyses will include the following tasks:

- Estimate criteria pollutant emissions from the Proposed Project.
- If projected annual emissions from any of the project sites exceed a major source threshold as defined in NYSDEC NYCRR Part 201, perform a stationary source analysis to estimate the potential impacts from the Proposed Project. Modeling shall be performed using a screening model, either the EPA SCREEN3 model or NYSDEC AG-1 model. Concentrations of the air contaminants of concern (i.e., particulate matter, sulfur dioxide, nitrogen dioxide, and CO) will be determined at ground level receptors as well as elevated receptors representing nearby building floors. Predicted values will be compared with National Ambient Air Quality Standards and other relevant criteria. In event that

concentrations of criteria pollutants are predicted to result in a significant adverse impact, perform a refined dispersion modeling analysis using the EPA AERMOD model.

- Perform a search to identify if there are any manufacturing or processing facilities with permitted sources of emissions within 1,000 feet of the project sites (e.g., the sugar plant). If major sources of emissions are identified within 1,000 feet, or minor sources are identified within 400 feet of the project sites, an analysis of the potential impacts on the projects sites will be conducted using a screening model. Predicted worst-case impacts on the Proposed Project will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in the NYSDEC's DAR-1 AGC/SGC Tables (December 2003) to determine the potential for significant impacts. In the event that violations of standards are predicted, refined dispersion modeling analysis will be performed using the AERMOD model.

3.H UTILITIES

This chapter of the EIS will assess the additional demands the Proposed Project would place on the infrastructure systems serving the area, including water supply, sanitary sewage, stormwater management, solid waste disposal services, and energy supply (e.g., electric and gas service). Internal infrastructure systems, including any "green measures" to reduce water and energy consumption and sewage generation, will also be described.

Utility improvements necessary to support the Proposed Project, which include utility relocations, upgrades, and connections, will be identified and described. Any utilities that lie in the roadbeds of streets proposed for discontinuance will also be identified and described, and plans for utility relocation, replacement, or discontinuance will be described.

The analyses will include the following:

EXISTING CONDITIONS: WATER SUPPLY

- Based on information obtained from the City of Yonkers, describe the existing water supply network including condition and capacity of the distribution system that currently serves the areas proposed for development;
- Identify and map existing water lines and hydrants within the four sites and in adjoining roads;
- Identify existing flow and pressure of water lines surrounding the sites including issues related to water pressure during the summer months, or similar type conditions as determined by the City of Yonkers.

POTENTIAL IMPACTS: WATER SUPPLY

- Using water usage rates for Proposed Project land uses provided in available literature sources, determine the incremental increase in water demand resulting from each of the individual components of the Proposed Project;
- Using water usage rates for Proposed Project land uses provided in available literature sources, as well as water usage estimates from similar ballpark facilities, provide an estimate of the total average and peak water demand for the Proposed Project;
- Based on information provided by the City of Yonkers, assess the effects of the incremental demand of the Proposed Project on the water supply system to determine whether there would be adequate water supply and pressure to the service area;
- In consultation with the City of Yonkers, assess potential impacts of incremental demand of the Proposed Project on the water supply system on existing water supply agreements between the City of Yonkers and the New York City Department of Environmental Protection.

-
- Assess the capacity of the water supply system to adequately accommodate the different components of the Proposed Project in combination with other planned development projects slated for completion by the Proposed Project's anticipated build year;
 - Identify the fire demand for the proposed uses in gallons per minute and time duration in hours;
 - Analyze the adequacy of the existing system to supply the proposed domestic fire flow.

EXISTING CONDITIONS: SANITARY SEWAGE SERVICE

- Based on information obtained from the Westchester County Department of Environmental Facilities and the City of Yonkers, describe the existing sewer and stormwater system that services the development area;
- Identify and map sanitary sewer lines that would serve the project sites;
- Existing flows to the Yonkers Sewage Treatment Plant, which serves the development site, will be presented and will include discussion of average and maximum flow; other general conditions at the Yonkers treatment plant and any capacity issues at the plant will also be described;
- Provide a discussion of the existing combined sewer system and identify problem areas generally within a two block radius and between the project sites and discharge points.

POTENTIAL IMPACTS: SANITARY SEWAGE SERVICE

- Using the water demand determined in the task above, estimate sanitary sewage generation for the Proposed Project for the anticipated project build year and evaluate the capacity of the sanitary sewage system to convey flows to the sewage treatment plant;
- Determine if the Proposed Project will affect the existing combined sewer system, and describe potential increases in or reductions of inflow and infiltration. The DEIS will describe any improvements that will be made to the system as part of the Proposed Project, as well as any that should be undertaken to correct problems that may result from the Proposed Project;
- Based on information provided by the Westchester County Department of Environmental Facilities (DEF), assess the effects of the incremental average and peak demand of the Proposed Project on the sewage treatment system to determine whether there would be significant adverse impacts on operations at the Yonkers Sewage Treatment Plant; and
- The analysis in the above two steps will also identify other planned development projects in Yonkers slated for completion by the project build year, and based on information provided by the Westchester County DEF, determine the adequacy of the sewage treatment plant and sewage infrastructure to handle to combined sanitary sewage flows.

EXISTING CONDITIONS: ENERGY

- Based on information obtained from Consolidated Edison and other providers, as necessary, describe the existing energy distribution system and estimated energy usage for existing conditions.

POTENTIAL IMPACTS: ENERGY

- Using energy usage rates for typical land uses provided in available literature sources and energy usage estimates for similar facilities, determine future energy demands in the future without the Proposed Project and potential impacts of the Proposed Project;
- Assess the effects of the incremental energy demand of the Proposed Project to determine whether the distribution system can adequately supply the energy needs to the Proposed Project and the service area and any necessary upgrades or reinforcements; and

-
- Describe any proposed alternative sources of energy or energy conservation measures (i.e., incorporation of sustainable design elements) that are being considered for the Proposed Project.

EXISTING CONDITIONS: TELECOMUNICATIONS

- Based on information provided by the City of Yonkers MIS Department and telecommunications providers, describe existing telecommunications infrastructure that currently serves the project site and City of Yonkers offices located on the project sites.

POTENTIAL IMPACTS: TELECOMUNICATIONS

- Describe how the Proposed Project would impact existing telecommunications infrastructure described above, and provide an assessment of any new infrastructure that may be needed to support the Proposed Project, including a description of how connections will be made between Proposed Project and existing infrastructure;
- Describe potential telecommunications-related impacts to Fire Headquarters and City operations located at 87 Nepperhan during the relocation process.

MITIGATION MEASURES

Mitigation measures, including separation of storm and sanitary sewer systems and flows, water system improvements, conservation measures, and other means to minimize impacts to infrastructure and utilities will be identified and discussed.

3I. SOCIOECONOMIC CONDITIONS

Socioeconomic impacts can occur when a Proposed Project directly or indirectly changes the economic or socioeconomic characteristics of an area, including demographics, housing, employment, racial composition, and other factors. The purpose of the socioeconomic assessment is to identify changes that would be created by the Proposed Project and to evaluate the effect of these changes on Yonkers' socioeconomic environment, including demographic and fiscal conditions, particularly the Proposed Project's effects on existing residents and the potential for displacement of businesses and low-income and/or minority residents. Except as discussed below under Environmental Justice, the study area for these analyses will include the area within approximately ¼-mile of the project site boundaries.

The analysis will include an evaluation of the potential effects of the Proposed Project on City of Yonkers fiscal conditions. This analysis will consider the existing real property and sales taxes and other municipal revenues generated from the project sites, and will project the future revenues upon project completion. In conjunction with analyses performed in Chapter 3.J, "Community Facilities and Services" the fiscal analysis will include an assessment of the effects of the proposed tax increment finance plan on the City's fiscal conditions and budget. The analyses undertaken herein shall be performed in conformance with the requirements of §970-f of the Municipal Redevelopment Law.

EXISTING CONDITIONS

The analysis will provide a baseline analysis of the City's demographic conditions. Based the most recent U.S. Census data, provide a demographic profile of the study area. Key factors will include total population, income and poverty status, density, and housing units, and household characteristics. The DEIS will contain supplemental data from the census with other data sources that help to define the area's population and potential displacement pressures. These data will include the presence of publicly subsidized housing and new development activity. Based on economic census data and field observation, the DEIS will provide a summary of the businesses and employers in the study area, including estimated number and type of employees.

POTENTIAL IMPACTS

The DEIS will examine the effects of the Proposed Project on socioeconomic conditions in the study area, including changes to the population and housing profiles, increases in economic activity, displacement of businesses, employment and residences from the project site, and potential indirect displacement within the study area. Based on the Proposed Project's development programs, including housing unit size, type, and price, the DEIS will describe the likely characteristics of residents of the Proposed Project, and will assess project effects on total study area population, density, and population characteristics, as further discussed below. This analysis will include an estimate of changes to the population of school-age children resulting from the completion of the proposed residential units.

Environmental Justice

The DEIS will analyze the potential for any groups of people, particularly minority and/or low-income populations, to bear a disproportionate share of any adverse effects of the Proposed Project. This analysis is to be guided by the New York State Department of Environmental Conservation (NYSDEC), Policy CP-29 Environmental Justice and Permitting, as issued by the NYSDEC on March 19, 2003. The purpose of this policy is to promote environmental justice and incorporate measures for achieving environmental justice into NYSDEC's permit reviews, as well as its programs, policies, regulations, legislative proposals and activities.

NYSDEC defines environmental justice as "the fair treatment and meaningful involvement of all people regardless of race, color, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies."

Under Policy CP-29, Environmental Justice and Permitting ("the Policy"), the first step in the DEIS in performing this environmental justice analysis will be to delineate an initial study area, identify and characterize any minority and/or low-income populations within the study area and determine whether it constitutes an "environmental justice area," and determine whether any potential adverse impacts related to the proposed action are likely to affect a potential environmental justice area.

The DEIS will initially identify a study area encompassing the residential neighborhoods potentially affected by the Proposed Project. When assessing the potential for significant adverse impacts, study areas are variable depending on the particular impact category being evaluated. Furthermore, for some impact categories (e.g., noise, air quality), the point of maximum increase is identified regardless of the size of the extent of the initial study area. Therefore, potential significant adverse impacts are identified regardless of the size of the initial study area. This is especially important due to the extensive area covered by the Proposed Project, and its adjacency to residential neighborhoods.

A potential environmental justice area is a minority or low-income community, based on specific thresholds defined by NYSDEC. In order to determine whether a particular area is a potential environmental justice area, U.S. Census Bureau ("U.S. Census") data is collected to characterize the study area. The U.S. Census collects information using various geographic units such as census tracts, block groups, and blocks; for purposes of this analysis, data is collected at the block group level. Often, a study area only includes a portion of a census block group. Therefore, estimates are developed for such study areas based on the portion of each block group within the study area. For example, if the entire block group is ten square miles, but only one square mile is within the study area, then it is estimated that ten percent of the block group population falls within the study area. The area of the portion of a block group located within a study area is obtained using a Geographic Information System (GIS) analysis or direct map measurements.

Using U.S. Census data, the study area is characterized by racial categories (e.g., White, African-American or Black, American Indian and Alaska Native, Asian, Native Hawaiian and other Pacific Islander, and Other). In addition, census data also provide information on Hispanic origin, which is considered to be an ethnic rather than racial characteristic. People of this ethnic category can be of any race. The DEC Policy defines a minority community and minority population as, respectively: “a census block group, or contiguous area with multiple census block groups, having a minority population equal to or greater than 51.1 percent in an urban area of a total population,” and “a population that is identified or recognized by the U.S. Census Bureau as Hispanic, African-American or Black, Asian and Pacific Islander or American Indian.”

U.S. Census data are also used to identify persons living below the poverty line and median household income for the census block groups to estimate the median income within the study area. The Policy defines a low-income community and low-income population as, respectively: “a census block group, or contiguous area with multiple census block groups, having a low-income population equal to or greater than 23.59 percent of the total population,” and “a population having an annual income that is less than the poverty threshold.” The U.S. Census establishes poverty thresholds.

Next, the analysis will determine and the DEIS will discuss whether any adverse environmental impacts resulting from the Proposed Project identified elsewhere in the DEIS analyses may affect an environmental justice area. The analysis will discuss the mitigated condition of each relevant impact category (e.g., traffic, noise, air quality) and provide an evaluation of any adverse effects resulting from the Proposed Project would create a disproportionate burden on the minority residents living in the identified environmental justice areas. The analysis will evaluate the direct and indirect effects of the Proposed Project, including indirect residential displacement, as discussed below. Measures to mitigate any adverse impacts to environmental justice areas will be identified and described.

Potential Displacement

Because the sites proposed for redevelopment include active businesses and government offices, and due to its proximity to residential neighborhoods, the analysis will assess whether the Proposed Project would result in significant impacts due to: (1) direct residential displacement; (2) indirect residential displacement; (3) direct business and institutional displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry.

The assessment of these five areas of concern will include a preliminary screening assessment. Detailed analyses will be conducted for those areas in which the preliminary assessment cannot rule out the potential for significant adverse impacts. Detailed analyses will be framed in the context of existing conditions and evaluations of the future without the Proposed Project and the future with the Proposed Project.

The analysis tasks for each of the five areas of socioeconomic concern are outlined below, followed by analysis tasks for analyzing economic and fiscal benefits of the Proposed Project.

Direct Residential Displacement

Direct displacement is the involuntary displacement of residents from the site of a proposed action. The analysis of direct residential displacement will identify the number of households that would be displaced by the Proposed Project and describe the type of relocation benefits that would be available to displaced homeowners and residential tenants.

Indirect Residential Displacement

The will determine whether the Proposed Project, by making the surrounding area more attractive as a residential neighborhood, would increase residential property values and subsequently rents in the study area, making it difficult for some existing residents to afford their homes. The analysis will include:

-
- Provide current and trend information on population, households, household size, and income based on Census data from 1980, 1990, and 2000;
 - Discuss housing characteristics, including trends in rents, sales prices, vacancy, and tenure, based on Census data and discussions with local real estate firms;
 - Identify populations at risk of displacement by comparing household incomes for renters living in the study area to household incomes for renters in Yonkers;
 - Determine whether the Proposed Project would add substantial new population with different socioeconomic characteristics compared with the size and character of the existing population, or a substantial amount of more costly housing than the housing mix in the study area;
 - Determine whether the Proposed Project would displace uses that have had a blighting effect on residential property values in the area;
 - Determine whether the Proposed Project would introduce a critical mass of non-residential uses such that the surrounding area becomes more attractive as a residential neighborhood; and
 - Determine whether the Proposed Project would cause a significant indirect residential displacement impact.

Generally, if a project would introduce or accelerate a trend of changing socioeconomic conditions and if the study area contains populations at risk, then the Proposed Project may have an indirect residential displacement impact.

This analysis will take into consideration the affordable housing that would be included in the Proposed Project.

Direct Business and Institutional Displacement

There are a number of businesses and/or institutional uses located on the project sites, including businesses on New Main Street and the City of Yonkers offices housed in 87 Nepperhan Avenue and the City's Fire Department Headquarters. The DEIS will conservatively treat all of the businesses currently located on the project sites, as well as businesses that have left the project sites already due to property acquisition by the project sponsors, as directly displaced. The Yonkers Fire Department and other City of Yonkers offices will also be considered as directly displaced uses.

The analysis will generally describe the following:

- Identify the number of existing employees, and number and types of businesses and institutions that would be affected by the Proposed Project, and describe the type of relocation benefits that would be available to the displaced property owners and commercial tenants;
- Determine whether affected businesses are of substantial economic value to the City of Yonkers or region and can only be relocated with great difficulty or not at all;
- Determine whether any of affected businesses are subject to regulations or publicly adopted plans to preserve, enhance, or protect them, or are a defining element of the character of the study area; and
- Determine whether the affected businesses or institutions define or contribute substantially to a defining element of neighborhood character.
- Discuss opportunities for displaced businesses and/or institutions to be accommodated within the Proposed Project, including the relocation of City of Yonkers offices to the Cacace Center, and the construction of a new Fire Department headquarters. The DEIS will also describe the potential impacts of relocating these City of Yonkers offices and services in respect to potential temporary interruptions of city services.

Indirect Business and Institutional Displacement

The DEIS will evaluate whether the Proposed Project would ultimately lead to higher property values and rents in commercial or institutional buildings in the study area, causing existing businesses to relocate from the study area, or from Yonkers as a whole. The analysis of indirect business displacement will:

- Identify and characterize conditions and trends in employment and businesses within the study area based on field surveys, discussions with real estate brokers, and employment data from the New York State Department of Labor. This analysis will include identification of local and destination retail corridors or concentrations, including but not limited to major Yonkers retail areas, such as the Cross County Center and the Central Park Avenue corridor.
- Present the number of businesses/institutions and employment by key industry sectors; include data, as available, on the number of arts-related businesses located within the study area;
- Identify major employers in the study area;
- Describe the physical conditions and characteristics of the commercial and industrial buildings in the study area;
- Identify potentially vulnerable categories of business; and
- Characterize the potential effect of the Proposed Project, including changes in the value of commercial properties that may result from: 1) the introduction of new commercial office, retail, and arena space; 2) the introduction of a new residential population; 3) the introduction of new vehicular and pedestrian trips in the study area due to the Proposed Project.

Adverse Effects on Specific Industries

An analysis of the Proposed Project's potential effects on specific industries will be performed to analyze whether the Proposed Project would significantly affect business conditions in any industry or category of businesses within or outside the study area; and whether the Proposed Project would substantially reduce employment or impair viability in a specific industry or category of business.

The analysis will draw on the economic and real estate data compiled in assessing direct and indirect displacement impacts.

ECONOMIC IMPACTS AND BENEFITS

The development of the ballpark, offices, hotel, retail, and residential spaces would generate significant economic and fiscal benefits to Yonkers, Westchester County, and New York State during both the construction and operating periods. These benefits typically are measured in direct (on-site) and indirect (off-site) jobs and payroll, as well as taxes that would accrue to both the City and the State. The socioeconomic analysis will assess the fiscal and economic benefits of the Proposed Project to the Yonkers, County, and State economies. The analysis will be based on an econometric model, such as the Regional Input-Output Modeling System (RIMS II) developed by the U.S. Department of Commerce, Bureau of Economic Analysis. Additionally, the analysis will disclose, to the extent known, the public funding for the project.

Construction Period Impacts and Benefits

The following potential impacts and benefits, which may occur during the overall construction period in Yonkers, Westchester County, and the State, will be estimated:

- Direct employment created by the capital investment, and indirect employment created by purchases of other goods and services during the construction period;
- Wages and salaries generated by the direct and indirect employment;

-
- Taxes generated during the construction period, including payroll taxes, corporate and business taxes, mortgage recording fees (if any), and miscellaneous taxes; and
 - The total economic activity, or the total economic output created by construction of the Proposed Project.

Operating Period Impacts and Benefits

The DEIS will discuss the following potential impacts and benefits that may occur annually in Yonkers, Westchester County, and the State after the Proposed Project is fully developed will be estimated:

- Direct or permanent employment and indirect employment, based on economic multipliers specific to the type of development;
- Wages and salaries generated by the direct and indirect employment;
- Direct taxes generated by the annual operation of commercial, institutional, and/or residential development, including retail sales tax, hotel occupancy tax (if any), payroll taxes, corporate and business taxes, and miscellaneous taxes;
- Taxes generated by indirect economic activity;
- The total economic activity, or the total economic output created by the annual operation of the Proposed Project; and
- Discuss the potential effects of the commercial components of the Proposed Project on other Yonkers local and destination retail corridors or concentrations, including but not limited to major Yonkers retail areas, such as the Cross County Center and the Central Park Avenue corridor.

FISCAL IMPACTS AND BENEFITS

Existing Conditions

Existing real property taxes and sales taxes from the Proposed Project sites will be identified and described for all affected taxing jurisdictions. In addition, the DEIS will include a discussion of the property tax revenues for all affected jurisdictions for all property comprising the proposed tax increment finance district (TIF district), encompassing approximately all of the Yonkers central business district. The DEIS analysis will use the same “base year” as used for any TIF analyses being separately conducted in compliance with the Municipal Redevelopment Law (“the TIF analysis”).

Potential Impacts

The DEIS analysis will present an estimate and description of projected future property taxes that are expected to be generated from the Proposed Project sites upon completion. In addition, the DEIS will present and describe estimated annual future property tax revenues expected to be generated from the TIF district, as a whole. The DEIS will further estimate and describe the annual amount of tax revenues generated from the TIF district that are necessary to allocate to pay down the TIF bonds, and identify the affected taxing jurisdictions or tax source. Finally, the DEIS will describe the estimated future property taxes generated from the TIF district (including the Proposed Project sites) that are expected to be available to the affected City of Yonkers jurisdictions. The DEIS will identify and show in table formats the anticipated future tax revenues for each taxing or assessing jurisdiction, including special districts, and indicate the amounts of anticipated tax revenues to be allocated for TIF purposes and the amounts remaining for other public purposes for all affected taxing and assessing jurisdictions.

In addition to anticipated property taxes, as discussed above, the DEIS will describe projected sales taxes resulting from increased retail and commercial activities resulting from the Proposed Project. The DEIS will estimate the share of sales taxes benefiting each affected jurisdiction, including the City of Yonkers. Sales taxes indirectly generated by the overall economic activity will be estimated as discussed above.

3.J COMMUNITY FACILITIES AND SERVICES

This chapter of the DEIS will evaluate the effects of the Proposed Project on community services due to the development of the Proposed Project. This assessment will include a description of existing conditions and evaluations of the future with the Proposed Project and the future without the Proposed Project.

EXISTING CONDITIONS

The DEIS will identify the community services and facilities likely to be affected by the Proposed Project. Service levels and capacities of relevant services will be identified and described. The assessment will identify and consider but not be limited to the following:

- The Yonkers police and fire departments;
- Emergency services (e.g., ambulance services);
- Public and parochial schools;
- Outpatient and emergency health care facilities;
- Parks and recreation facilities;
- Cultural institutions (e.g. YMCA, YWCA, Hudson River Museum, Beczak Center);
- Libraries;
- The Department of Public Works;
- The Downtown Waterfront Business Improvement District;
- Other organizations and services, including day care facilities, after school programs, Saturday services, and services for the elderly.

The individual catchment areas for each service provider will serve as the study area boundaries for these analyses (e.g., fire department districts, police precincts, etc.).

The DEIS will include an inventory of existing public schools, libraries, outpatient and emergency health care service facilities, police precincts, and fire stations (including emergency medical services) located in the study area. The analysis will include descriptions of capacity, staff or equipment associated with each facility or service. This will be accomplished through a review of departmental capital and operating plans, phone interviews and/or written communication with department representatives, school officials, and local medical service providers. Additionally, field checks will be performed and a map of all community facilities will be created.

Particular attention will be given to existing and projected Yonkers public school capacity due to potential effects on the school system resulting from any projected increase in the numbers of school-age children residing in the Yonkers School District as a consequence of the Proposed Project. The chapter will identify public schools serving the Proposed Project's study area and assess conditions in terms of enrollment and utilization during the current school year, noting any specific problems with school capacity. Conditions that will exist in the future without the Proposed Project will be identified, taking into consideration projected increases in future enrollment and plans to increase school capacity.

The Proposed Project will also generate increased demand for solid waste and sanitation services. The Yonkers Department of Public Works (DPW) is responsible for the collection and disposal of municipal waste and recyclables; private carters are responsible for the collection and disposal of commercial waste and recyclables. The DEIS will describe the existing solid waste collection system, including hauling and disposal capacities and recycling programs.

POTENTIAL IMPACTS

The DEIS will identify any direct or indirect impacts to the above-referenced community facilities and services and the ability for each to accommodate the Proposed Project as appropriate. The DEIS will

identify the incremental increase in service demands resulting from the Proposed Project, and compare this increase in service demand to the capacity of each service provider or facility to meet the additional demand.

The analysis will include an assessment of potential impacts of the relocation of the Yonkers Fire Department Headquarters, and the future capability of the Yonkers Fire Department to adequately protect newly created high-rise buildings and the ballpark with existing personnel and equipment. The analysis will describe features of the Proposed Project that are designed to lessen demands on municipal services, including features such as use of fire-retardant materials, sprinkler and fire suppression systems, and private security personnel.

To the extent that there are increased service demands, the analysis will include a reasonable estimate of any incremental additional costs to the City of Yonkers and to each affected department providing services or facilities resulting from the Proposed Project.

The analysis will assess potential effects on City of Yonkers departments, including the City Engineer, fire and police, and the Department of Housing and Buildings, resulting from increased staffing and resource needs during the application and construction stages of the Proposed Project. The DEIS will discuss the stages at which additional City services would potentially be necessary.

The analysis will include a discussion of how the Proposed Project may affect City solid waste and sanitation services, including the need for additional trash receptacles and pick-ups in public areas. Components of the project that will utilize the services of private haulers will be identified as such and described in the DEIS. A discussion of new facilities and amenities (e.g. bridges, sidewalks, landscaping) and the maintenance they would require by the City of Yonkers will also be provided.

In conjunction with the demographic analysis, the increased population of school-age children resulting from the Proposed Project will be estimated. The DEIS will estimate the number of these school-age children would be likely to attend Yonkers public schools, and will estimate the effects on the school systems' capacity to accommodate these additional enrollees, and the associated incremental cost to do so. In addition, based on information provided by the City of Yonkers and with reference to park and open space guidelines published by the National Recreation and Park Association, the DEIS will assess potential effects of increased population resulting from the Proposed Project on the Yonkers City Park system.

The DEIS will compare the estimated real property tax revenues generated from the project sites and from the TIF district as a whole, minus the tax revenue amounts dedicated to TIF bond services, against the anticipated total costs to provide municipal services to the project sites and to the TIF district, as well as any increases in school district costs resulting from the Proposed Project. Positive or negative tax revenues above or below the amounts necessary for service and facility provision will be estimated and described.

Using solid waste generation rates for typical land uses provided in available literature sources, the DEIS will determine solid waste demands for the Proposed Project, and assess the effects of the incremental demand of the Proposed Project for municipal and private sanitation services to determine whether these services can adequately handle the future solid waste disposal needs for the Proposed Project and their service areas.

MITIGATION MEASURES

Mitigation measures will be described in instances where impacts to community service providers or facilities are identified. Measures to cover any additional costs to departments or agencies not provided by direct tax revenue generation will be described.

3.K HISTORIC AND ARHAEOLOGICAL RESOURCES

The four Proposed Project sites are located within the city of Yonkers and in the vicinity of a number of known historic resources including the Philipse Manor Hall, a National Historic Landmark (NHL) which is also listed on the State and National Registers (S/NRs). Other known historic resources in the general vicinity of the Proposed Project locations include the US Post Office at 79-81 Main Street (S/NR), the Yonkers Trolley Barn at 92 Main Street (S/NR), St. John's Protestant Episcopal Church at 1 Hudson Street (S/NR), the John Copcutt Mansion/Saint Casimir's Rectory at 239 Nepperhan Avenue (S/NR) and the Yonkers Railroad Station (NR-eligible). In addition, there are also a number of known archaeological sites within one mile of the Proposed Project sites.

The proximity of the Proposed Project sites to these known and to other potential historic and cultural sites, including the Saw Mill River channel that is proposed for re-opening (daylighting), necessitate a careful and deliberate consideration of the potential effects of the Proposed Project.

EXISTING CONDITIONS

The DEIS will present an analysis of archaeological and historic resources that will include a summary of the Phase 1A archaeological and historic resource investigation that has been conducted for the project sites. The conclusions of the Phase 1A Study will be summarized in the DEIS, and the Phase 1A study will be submitted the Office of Parks, Recreation and Historic Preservation (OPRHP) for review.

The DEIS will map and briefly describe designated historic resources, including properties and districts identified as Yonkers Local Landmarks (YLL), properties and districts listed or determined eligible for listing on the State and National Registers of Historic Places (S/NRs) including National Historic Landmarks (NHLs) on the project sites and a study area encompassing approximately 500 feet of the Proposed Project boundaries. OPRHP and the Yonkers Landmarks Preservation Board (YLPB) should be contacted for information pertaining to any resources found eligible but not listed on the State and National Registers or have local designation. The DEIS analysis will focus on resources closest to the development sites and those resources that have views of or visual relationships to the Proposed Project locations. In addition, the DEIS will address potential industrial archaeological resources associated with the Saw Mill River.

The DEIS will present a field survey of the project sites and study areas, as defined above, to identify any potential historic resources that could be affected by the Proposed Project. Potential historic resources comprise properties that may be eligible for listing on the State and National Registers and/or designation as YLLs. Identification of potential historic resources will be based on criteria for listing on the National Register as found in the Code of Federal Regulations. The DEIS will include maps and descriptions of any identified architectural resources. Historic Resource Inventory Forms ("blue forms") should be prepared for properties on the project site that appear to meet State and National Register (S/NR) and Yonkers Local Landmark eligibility criteria for submission to OPRHP and the YLPB for determinations of eligibility. In addition, information on potential resources in the study area should be submitted to OPRHP for determination of eligibility.

POTENTIAL IMPACTS

The DEIS will describe the potential for the Proposed Project to impact the study area and its architectural and archaeological resources. Any direct physical impacts of the Proposed Projects on architectural and archaeological resources will be identified and assessed, including demolition, disturbance, and impacts potentially resulting from vibration and blasting, if any. The DEIS will assess the project's potential to result in any visual and contextual impacts on cultural or architectural resources.

If the proposed actions require any federal actions, such as federal permitting (e.g., Corps of Engineers permitting) or funding, then the Section 106 process will be undertaken. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects of their

actions on any district, site, building, structure or object included in, or eligible for inclusion in, the National Register of Historic Places. Implementing regulations for Section 106 established by the Advisory Council on Historic Preservation (ACHP) are contained in 36 CFR Part 800; Protection of Historic Properties, as amended in 2000. These regulations provide specific criteria for identifying effects on historic properties. Effects to cultural resources listed in, or eligible for listing in, the National Register of Historic Places are evaluated with regard to the Criteria of Adverse Effect set forth in 36 CFR 800.5(a)(1). In the event that it is determined that the Proposed Project must comply with any provisions of the National Environmental Policy Act of 1969, as amended (42 U.S.C. §4321 et seq.), this DEIS will be written to do so.

MITIGATION MEASURES

Develop measures to mitigate any potential adverse impacts on archaeological and architectural resources in consultation with OPRHP.

3.L HAZARDOUS MATERIALS

The Proposed Project would require demolition and excavation over much of the parcels comprising the project sites. Portions of the sites, including the area of Chicken Island now occupied by existing surface parking area and current or former building sites may have hazardous material contamination.

EXISTING CONDITIONS

The DEIS will include a summary of research indicating whether the potential exists for hazardous materials conditions based on Phase 1 Environmental Site Assessments (ESA). The DEIS will include a discussion of known and potential environmental contamination for each project site. In addition, the DEIS will describe any activities pertaining to investigation or remediation of the project sites, including activities that may be underway pursuant to the New York State Brownfield Cleanup Program.

Where further investigations are required, the investigations will be performed in accord with ASTM standards, New York State Department of Environmental Conservation's DER-10 Technical Guidance Memorandum, and all relevant law and regulations. Sites requiring additional investigation will be identified, and to results of investigations, to the extent they are available, will be disclosed in the DEIS. If there are sites included in the project area to which the project applicant does not have access, the DEIS will include a general site history and description of potential hazardous material conditions suggested by the site history. Additionally, a short narrative history will be written for all project parcels, highlighting environmental conditions on the project site and, if appropriate, noting potential impacts from properties adjacent to the project site and the potential for these uses to result in public health concerns either during or following development.

POTENTIAL IMPACTS

The DEIS will evaluate the potential health effects of the classes of chemicals potentially present at each site and the associated potential pathways for human exposure to occur either during or following development. If available at the time of DEIS completion, DEC remedial programs will be discussed.

MITIGATION MEASURES

The DEIS will describe any proposed measures to address any recognized conditions discovered during the Phase 1 or Phase 2 ESA investigations. These potential measures would include: remediation of hazardous materials; development of procedures to avoid releases or exposure during construction; and an overall environmental health and safety plan (HASP) that would detail procedures to avoid impacts to the community and site workers, and describe monitoring protocols that will be employed to ensure that these procedures will be followed; and, if necessary, the use of institutional and engineering controls.

For those properties where access is not currently possible within the DEIS review timeframe, the DEIS will specify the types of measures (including any necessary testing and remediation) that would be

undertaken to ensure that no significant adverse hazardous material impacts would occur. Such measures will include adherence to a HASP and the other elements detailed in the immediately preceding paragraph.

3.M CONSTRUCTION IMPACTS

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The Proposed Project, because of its size and multiple-location configuration would have the potential for substantial and extended effects on downtown Yonkers, the surrounding neighborhoods, and roadway network.

The DEIS will describe the likely construction schedule for development of the individual project components and will provide an estimate of the types of and duration of demolition and construction activities on the individual project sites. The construction assessment for the Proposed Project will focus on areas where construction activities may pose specific environmental problems. Technical areas to be analyzed include, but are not limited to:

- **Transportation Systems.** Project-related construction may require the closure or partial closure of streets on, and surrounding, the project site. The EIS will analyze quantitatively potential temporary impacts to the area's transportation systems from these losses and increases in vehicle traffic from construction vehicles, staging areas, deliveries, and construction worker parking.
- **Parking.** The DEIS will address existing parking facilities, their capacities, and the extent to which existing facilities will and are able to accommodate displaced parking spaces during construction. The DEIS will also provide details regarding parking spaces that are lost during the construction process and the locations where temporary parking will be provided.
- **Construction Parking and Staging.** The DEIS will provide a discussion of locations and facilities that will be used for construction worker parking and describe the adequacy of those facilities to accommodate parking for construction workers. A discussion of staging areas for construction vehicles will also be provided.
- **Construction Traffic.** The DEIS will provide a discussion of truck route and truck traffic volumes associated with the construction activities at each of the Proposed Project sites.
- **Erosion/Sediment Control.** The DEIS will identify potential impacts associated with daylighting of the Saw Mill River. Discussion will include potential impacts to the Hudson River and methods intended to protect the Hudson from turbidity, siltation, and other potential downstream effects associated with this project component. Mitigation measures for potential impacts of daylighting the Saw Mill River will be identified.
- **Blasting.** The Proposed Project will likely require blasting. Potential impacts of the blasting (e.g. on Philpse Manor hall) will be discussed and a detailed blasting protocol will be provided.
- **Air Quality.** Describe mobile source emissions from construction equipment and worker and delivery vehicles, and fugitive dust emissions. Analyze potential CO and particulate matter mobile source air quality impacts during construction based on information on traffic and truck volumes and on-site activities. Assess impacts of criteria pollutants from on-site construction activities, including particulate matter emissions from sources of fugitive dust. Discuss measures to reduce impacts.
- **Noise.** Estimate construction noise levels from various pieces of construction equipment used at each project site and discuss potential effects on adjacent land uses. Measures to minimize construction noise impacts will be presented, as necessary.
- **Hazardous Materials.** Construction of the Proposed Project would involve a variety of earthmoving and excavating activities and construction activities in these areas could encounter contaminated

building materials, soil or groundwater. The DEIS will describe the range potential impacts based on site investigation research summarized in Chapter 3.L, “Hazardous Materials.” The DEIS will also describe remedial and health and safety measures that would be employed prior to and/or during construction.

- **Infrastructure.** The Proposed Project would need to relocate public infrastructure or make improvements to infrastructure, particularly water and sewer connections, as well as electric, gas, and telephone lines. The potential to impact infrastructure services to downtown Yonkers and adjacent neighborhoods during the construction period will be addressed for each project component.
- **Cultural Resources.** The integrity of nearby historic resources within and adjacent to the project site could be adversely affected by construction vibrations. The DEIS will identify the potential to impact nearby resources, and the means to maintain the integrity of such resources would need to be assessed and described.
- **Socioeconomic.** The relocation of City of Yonkers offices housed in 87 and the relocation of the Fire Department headquarters may result in disruptions to City services. In addition, construction activities, including infrastructure improvements and traffic effects, could result in temporary impacts to businesses and institutions in downtown Yonkers. The DEIS will assess and describe the potential construction-related impacts to these services and business activities, and means to mitigate potential impacts will be described.
- **Other Technical Areas.** As appropriate, this section will discuss the other areas of environmental assessment for potential construction-related impacts, including tree loss and on-site rodent control.

MITIGATION MEASURES

Develop measures to mitigate any potential adverse impacts resulting from construction-period activities.

4. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

The DEIS will identify those adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Project is implemented. These impacts will be identified and described based both short and long term effects.

5. ALTERNATIVES

The DEIS will provide a narrative description of each impact issue for each alternative identified below. The discussion may be a qualitative comparison of impacts except where quantitative analysis is possible (e.g., traffic, air quality, and noise, etc.). The DEIS will summarize the comparative analysis in tabular format.

ALTERNATIVES

- a) **No-Build** – The no build alternative, required under SEQRA, evaluates future conditions if no action takes place and if the Proposed Project is not implemented.
- b) **Development in accordance with existing zoning** – This alternative considers development of the four project sites under existing zoning regulations.
- c) **Previous proposal for ballpark** – This alternative considers construction of a ballpark according to a design proposal submitted in 2003.
- d) **No ballpark alternative** – This alternative considers development at River Park Center that does not incorporate plans for a ballpark.
- e) **Development with hotel use relocated to River Park Center** – This alternative considers locating the hotel use proposed at the Cacace Center to River Park Center.

-
- f) Alternative Designs for Palisades Point – This alternative considers three alternate designs for Palisades point. The first alternate design is development that incorporates two (2) 30 story towers. The second alternate design incorporates three (3) 14 story towers. The third alternate design incorporates development consistent with the guidelines set forth in the 1998 Downtown Waterfront Master Plan.
 - g) Alternative parking plans for Larkin Plaza – This alternative considers two alternatives to relocate existing parking at Larkin Plaza. The first alternative would consider construction of a 3 story garage at Wells Avenue at the Metro-North railroad tracks. The second alternative would consider construction of a 3 story parking structure at Nepperhan Street and Market Place.
 - h) Alternative financing – This alternative would consider potential fiscal impacts resulting from construction at the four project sites without incorporating the Tax Increment Financing (TIF) program. Another analysis will evaluate development with the absence of government funding for the Larkin Plaza daylighting component of the Proposed Project.
 - i) Adaptive Reuse – This alternative considers adaptive reuse of historic buildings on the project sites. The alternative would create, at a minimum, an alternate site plan that adaptively reuses the City of Yonkers building at 87 Nepperhan Avenue (the Health Center Building) and other historic resources as identified in Chapter 3.K, “Historic and Archaeological Resources.” This alternative will also consider an approach that retains the façade of the 87 Nepperhan building for incorporation into the design of a new building on that site.
 - j) Affordable Housing Alternative – This alternative would consider the inclusion of affordable housing at the levels of 13.5 percent and 20 percent of the total number of residential housing units included in the Proposed Project.

6. GROWTH-INDUCEMENT

This chapter will identify the potential growth-inducing aspects of the Proposed Project. The analysis will include a discussion of new residential and commercial development that may result as a consequence of the Proposed Project.

7. OTHER SEQRA CHAPTERS

The EIS will identify any irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project should it be implemented. Effects on energy usage will also be documented. This chapter will also examine the cumulative impacts of the Proposed Project.

8. TECHNICAL APPENDICES

A technical appendix to the DEIS will be provided that includes necessary SEQRA documentation, including the Environmental Assessment Form (EAF) and DEIS scoping document, all official correspondence related to issues discussed in the DEIS, and technical studies, in their entirety, including preliminary site plans, proposed zoning amendment text, and other materials related to the actions or related actions.