

617.20
EXHIBIT 9
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one, which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment; therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency

_____ Title of Responsible Officer

_____ Signature of Responsible Officer in Lead Agency

_____ Signature of Prepare (if different from responsible officer)

_____ Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

<p>Name of Action Application of Struever Fidelco Cappelli, LLC ("SFC") for: (i) approval of amendments to Zoning Ordinance of the City of Yonkers; (ii) amendments to Getty Square Urban Renewal Plan of City of Yonkers; (iii) discontinuance of certain public streets of City of Yonkers; (iv) adoption of a Home Rule Message to the New York State Legislature in support of alienation by the City of certain City of Yonkers parklands; and (v) approval of Redevelopment Plan under the new York State Municipal Redevelopment Law, and authorization to issue Tax Increment Financing Bonds in accordance with that Law, all in connection with the development by SFC of the proposed residential and mixed-use projects on parcels of real property identified below.</p>			
<p>Location of Action The proposed project consists of three (3) separate redevelopment areas in the City of Yonkers downtown and the adjacent waterfront area in Westchester County, NY.</p>			
<p>Site A1 (River Park Center—Mixed Use Development) is bounded by Nepperhan Avenue to the south, Elm Street to the north and east, and New Main Street to the west.</p>			
<p>Site A2 (Government Center) is situated on the northwest corner of Nepperhan Avenue and New Main Street adjacent to City Hall.</p>			
<p>Site A3 (Cacace Justice Center) is bounded by New Main Street on the east, Broadway Road on the west and Nepperhan Avenue on the north. The southern edge of the Site A3 adjoins adjacent City-owned properties that form the remainder of the block.</p>			
<p>Site A4 (Elm Street Center) is situated on the northeast corner of Elm Street and Palisades Avenue. The northern and eastern edges of the Site A4 adjoin adjacent properties that form the remainder of the urban block.</p>			
<p>Project Area B (Palisades Point) is bounded by the Hudson River to the west and the Metro North Railroad Hudson Line tracks to the east, and is situated nominally between Prospect Street to the north and Saint Mary Street to the south.</p>			
<p>Project Area C (Larkin Plaza) is bounded by Dock Street to the north, Main Street to the south, Buena Vista Avenue to the west and Riverdale Avenue to the east.</p>			
<p>REFER TO PROJECT DESCRIPTION ATTACHED</p>			
<p>Name of Applicant/Sponsor Struever Fidelco Cappelli, LLC</p>		<p>Business Telephone (914) 769-6500</p>	
<p>Address 115 Stevens Avenue</p>			
<p>City/PO Valhalla</p>		<p>State NY</p>	<p>Zip Code 10595</p>
<p>Name of Owner (if different) REFER TO LIST ATTACHED</p>		<p>Business Telephone ()</p>	
<p>Address REFER TO LIST ATTACHED</p>			
<p>City/PO REFER TO LIST ATTACHED</p>		<p>State</p>	<p>Zip Code</p>
<p>Description of Action REFER TO LIST ATTACHED</p>			

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 28.9 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>1.2</u> acres
Unvegetated (Rock, earth or fill)	<u>4.8</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>20.7</u> acres	<u>23.6</u> acres
Other (Indicate type) <u>Urban Greenscape (vegetated)</u>	<u>3.4</u> acres	<u>4.1</u> acres

3. What is predominant soil type(s) on project site?
a. Soil drainage: Well drained N/A % of site Moderately well drained 100 % of site Poorly drained N/A % of site
b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
a. What is depth to bedrock? varies (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% 97 % 10-15% 3 % 15% or greater N/A %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?
 Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No Other (Hudson River)
8. What is the depth of the water table? >2 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No (Hudson River Fishing)
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
According to N/A
Identify each species N/A
12. Are there any unique or unusual landforms on the project site? (i.e., cliffs, dunes, other geological formations) Yes No
Describe N/A
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
If yes, explain Larkin Plaza Park and Yonkers Sculpture Meadow
14. Does the present site include scenic views known to be important to the community? Yes No (Hudson River and Palisades)
15. Streams within or contiguous to project area: none
Stream and name of River to which it is tributary: Saw Mill River; Hudson River a. Name of
16. Lakes, ponds, wetland areas within or contiguous to project area: none
a. Name N/A b. Size (In acres) N/A
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
 Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No (HUDSON RIVER)
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No Other (Brownfield)

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor: The 28.8-acre project site includes lands owned by the City of Yonkers and privately owned lands in the process of being acquired by the applicant.
 - b. Project acreage to be developed: 28.9 acres initially; 28.9 acres ultimately.
 - c. Project acreage to remain undeveloped 9.05 acres.
 - d. Length of project, in miles: N/A (if appropriate).
 - e. If the project is an expansion, indicate percent of expansion proposed N/A %.
 - f. Number of off-street parking spaces existing 1,485; proposed 6,467.
 - g. Maximum vehicular trips generated per hour Weekday PM Peak: Entry = 984 Exit = 1,226 (upon completion of project).
 - h. If residential, Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>N/A</u>	<u>N/A</u>	<u>1,386</u>	<u>N/A</u>
Ultimately	<u>N/A</u>	<u>N/A</u>	<u>1,386</u>	<u>(TBD – all or a portion of the multi-family units may be condominiums)</u>
 - i. Dimensions (in feet) of largest proposed structure 525' height; 660' width; 900' length.
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 6,000 ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? TBD tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
 - a. If yes, for what intended purpose is the site being reclaimed? N/A
 - b. Will topsoil be stockpiled for reclamation? Yes No
 - c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 3.4 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single-phase project: Anticipated period of construction 24 months, (including demolition).
7. If multi-phased:
 - a. Total number of phases anticipated N/A (number).
 - b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition).
 - c. Approximate completion date of final phase N/A month N/A year.
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction? 13,060; after project is complete? 5,460.
10. Number of jobs eliminated by this project? 107.
11. Will project require relocation of any projects or facilities? Yes No If yes, explain City of Yonkers offices at 87 Nepperhan Ave., and Fire Dept. Headquarters at School Street will be relocated
12. Is surface liquid waste disposal involved? Yes No
 - a. If yes, indicate type of waste (sewage, industrial, etc.) and amount N/A
 - b. If yes, name of water body into which effluent will be discharged N/A
13. Is subsurface liquid waste disposal involved? Yes No Type N/A
14. Will surface area of an existing water body increase or decrease by proposal? Yes No Explain Daylighting of the Saw Mill River will increase its water surface by approx. 18,000 SF
15. Is project, or any portion of project, located in a 100-year flood plain? Yes No

16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month? 200 tons.
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Charles Point; location Peekskill, NY
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain (Recyclable Material)
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? N/A tons/month.
 b. If yes, what is the anticipated site life? N/A years.
18. Will project use herbicides or pesticides? Yes No (For landscaping)
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No Other (Ballpark noise to be studied)
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) typical for urban development
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 237,000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No If yes, explain: State Grants for daylighting of Saw Mill River; City Tax Increment Financing (TIF) Program

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Phase I: EAF and TIF Dist.</u>	<u>10/24/06</u>
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>See Appendix</u>	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>" "</u>	
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>" "</u>	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>" "</u>	
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>" "</u>	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>" "</u>	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>" "</u>	

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required: zoning amendment zoning variance special use permit subdivision
 site plan new/revision of master plan resource management plan other Urban Renewal Plan Amendments
2. What is the zoning classification(s) of the site? CB District, GC District, PRD District
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
For CB District, Max. FAR = 5.0; For GC District, Max. FAR = 9.0; For PRD District, no maximum
4. What is the proposed zoning of the site? CB District, GC District, and PDR District
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
For CB District, Max FAR = 6.0; For GC District, same as existing; For PRD District as determined by approving agency
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Land uses: Mixed Uses, Commercial, Residential, Governmental
Zoning Classifications: CM, BA, I, C, OL, A, M, BR, B, PDR, GC, CB
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? N/A
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No No (TBD)

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No (with improvements)

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Struever Fidelco Cappelli, LLC Date October 24, 2006

Signature _____ Title: Associate

By Jonathan Martin (Saccardi & Schiff, Inc.) for Joseph Apicella

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

