

RESPONSE TO NYS COASTAL POLICIES

Policy 1 Foster a pattern of development in the coastal area that enhances community character, preserves open space, takes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development

Palisades Point is a 5.80 acres site, which will be transformed into a mixed-use development consisting of two residential towers 25 stories in height, and 3.13 acres of public and privately owned but publicly accessible space. The open space extends public access to the Hudson River waterfront by over 500 feet, and will include a public kayak and canoe launch and an extension of the existing Yonkers waterfront promenade which forms part of Westchester County's Riverwalk, and a riverfront overlook. The public space will connect with the existing Yonkers Sculpture Meadow. Fifty-seven (57) [??] on-site public parking spaces will be available. Improvements to existing infrastructure will upgrade service to the area. Additionally, the extension of Prospect Street over the Metro-North railroad tracks will provide increased public access to the waterfront, as presently there is only one vehicular crossing in this area.

1.1 Concentrate development and redevelopment in order to revitalize deteriorated and underutilized waterfronts and strengthen the traditional waterfront focus of a community.

The Palisades Point development is located on an urban renewal disposition parcel that has been acquired by the City's Community Redevelopment Agency. Existing structures were previously removed to make the land available for redevelopment. Currently, a portion of the site is utilized as at-grade parking for the adjacent Scrimshaw House development, and the remaining area is vacant. The proposed development would provide public access to the waterfront, as well as include residential development that would serve to transition the waterfront from vacant sites to a vibrant mixed-use development.

1.2 Ensure that development or use make beneficial use of their coastal location.

The Palisades Point development includes 3.13 acres of public and private but publicly accessible open space, which represents 54% of the total acreage of the site. Included in this space is a canoe/kayak launch, which is a water-dependent use that will provide public access to the Hudson River. The residential development, promenade and scenic overlook are water-enhanced uses, and serve to increase activity along the waterfront, provide access to scenic views.

a) Waterfront-dependent uses

As mentioned above, the proposed development for Palisades Point includes 3.13 acres of open space, providing opportunities for both passive and active recreation, including a

public kayak and canoe launch. The open space will connect with the Sculpture Meadow and add to Yonkers' waterfront promenade.

b) Water-enhanced uses

To the south of Palisades Point is the American Sugar Refinery plant, an existing industrial use. Landscaping and proposed parking are provided to buffer the residential development and public open space areas.

1.3 Maintain and enhance natural areas, recreation, open space, and agricultural lands.

To the north of Palisades Point is the Scrimshaw House, an existing condominium residential development. Providing multi-family residential development on the Palisades Point site is consistent with the established pattern of redevelopment of the waterfront. The proposed development is consistent with the existing neighborhood character in that it would provide additional publicly accessible space and reactivate the waterfront as a residential and recreation center for the City of Yonkers.

1.4 Minimize potential adverse land use, environmental, and economic impacts that would result from proposed development.

Proposed buildings at Palisades Point are sited perpendicular to the Hudson River, thereby preserving view corridors. The height of the two towers enables approximately 50% of the site are to be developed as publicly accessible open space.

1.5 Protect stable residential areas.

The proposed development incorporates parking for the adjacent Scrimshaw House into the Palisades Point parking garage, replacing surface parking for the neighboring development.

Policy 2 Protect water dependent uses, promote siting of new water dependent uses in suitable locations, and support efficient harbor operation.

There are no existing water dependent uses located on the Palisades Point site. As part of the proposed development, a public canoe and kayak launch will be provided at the southern portion of the site, adjacent to the public parking spaces.

2.1 Protect water-dependent uses.

There are no existing water dependent uses located on or adjacent to the Palisades Point site that will be affected by the proposed development.

2.2 Promote the siting of new water dependent uses at suitable locations and provide for their safe operation.

The public canoe and kayak launch will be located at the southern portion of the Palisades Point site, adjacent to public parking spaces. There is currently one boat launch in the City of Yonkers, located at the JFK Marina at Warburton Avenue and JFK Memorial Drive, approximately one mile to the north of the project site. Providing public access to the Hudson River at Palisades Point provides a connection between Yonkers' waterfront resources and its existing urban areas.

2.3 Improve the economic viability of water-dependent uses.

The public canoe and kayak launch will be served by public parking.

2.4 Allow water-enhanced uses which complement or improve the viability of water-dependent uses.

Water-enhanced uses at Palisades Point will increase public opportunities for enjoyment of the waterfront and will not preclude future expansion of water-dependent uses in other nearby areas. The water-enhanced uses located at Palisades Point, such as the residential development, extension of the waterfront promenade and the scenic overlook area will bring additional visitors and residents to the waterfront.

2.5 Promote the efficient management of surface waters and underwater lands.

Not applicable

Policy 3 Protect existing agricultural lands in the coastal area.

Not applicable

Policy 4 Promote sustainable use of living marine resources in coastal waters.

Not applicable

Policy 5 Protect and restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities.

The lower Hudson River estuary in the project area contains significant aquatic resources. These resources include birds, fish, benthic organisms, planktonic organisms and several threatened/endangered species. The proposed shoreline rehabilitation and upland development would not have an adverse effect on these aquatic resources as the

stormwater to be generated by the development will meet NYSDEC requirements, and the rehabilitated shoreline will continue to provide habitat and food resources for fish including juvenile striped bass. Most species within the Hudson River are tolerant of variations in salinity and the treated stormwater to be generated by the project are minute as compared to the existing river and tidal flows, and would not alter the levels of salinity to beyond the ranges that these species can tolerate. The proposed Project will not result in an adverse impact upon aquatic resources.

Policy 6 Protect and improve water resources.

Infrastructure will be upgraded to accommodate the proposed Project, including separation of portions of the City-owned combined wastewater and stormwater system. The minor increase in impervious area at River Park Center and Cacace Center and the diversion of runoff from those sites to the Saw Mill River will not increase the peak discharge to the river downstream of the Project and therefore overbank flood control and extreme flood criteria under the NYSDEC Design Manual are not applicable. Palisades Point will discharge directly to the Hudson River and therefore overbank flood control and extreme flood criteria are not applicable.

The Project includes the daylighting of approximately 1,200 linear feet of the Saw Mill River at River Park Center and, if the City elects to make the improvements, at Larkin Plaza, and landscaping and other related improvements to ± 8.4 acres of publicly accessible open space along the Hudson and Saw Mill Rivers.

6.1 Prohibit direct or indirect discharges, which would causes or contribute to contravention of water quality standards and targets.

On-site infrastructure will be upgraded to accommodate the proposed Project and City-owned combined wastewater and stormwater systems located immediately adjacent to the River Park Center site will be separated whenever possible. The City Engineering Department has indicated that the downtown wastewater system can begin to overflow to the County system during intense rainfall events. The removal of stormwater from the adjacent downtown areas would have a positive benefit by reducing the volume of stormwater into the wastewater system and thus reducing the extent of overflow to the County system. These improvements will decrease the likelihood of direct or indirect discharges into the Hudson River, as well as increase the treatment of stormwater and sanitary sewage by redirecting it into the County system during storm events.

6.2 Minimize non-point pollution of coastal waters and manage activities causing non-point pollution.

A significant portion of the Palisades Point site will be developed as public and privately owned but publicly accessible open space, which will allow absorption of rainfall during storm events, minimizing the amount of nonpoint runoff, which may enter the Hudson River. Additionally drainage devices will be utilized throughout the site on impervious

surfaces, which will minimize non-point pollution. Additional amenities on the rooftop of the proposed parking structure will be partially green, helping to minimize run-off.

6.3 Protect and enhance water quality of coastal waters.

As described above, improvements to the existing infrastructure will minimize stormwater runoff and sewage flows into the Saw Mill River and Hudson River, which will serve to maintain and improve coastal water quality in the vicinity of Palisades Point. Best management practices will be utilized during construction to minimize disturbance to coastal waters and coastline.

6.4 Limit the potential for cumulative and secondary impact of watershed development and other activities on water quality and quantity.

The City anticipated additional waterfront development to the north of Palisades Point in the Alexander Street area and is preparing an urban renewal plan that will address issues associated with additional riverfront development.

6.5 Protect and conserve quality and quantity of potable water.

The City of Yonkers obtains its water from the New York City Reservoir System, an unfiltered surface water supply that originates from the Catskill and Delaware watershed areas, located 100 miles northwest of Yonkers in upstate New York. Approximately 10.6 billion gallons of water were used by the City of Yonkers from the New York City water supply system during 2005. It is not anticipated that the proposed development will have an impact on the quality of potable water in the City of Yonkers. The increase in water demand from the Project will require the City of Yonkers to treat additional water and will utilize the City's water supply storage. According to the City Water Bureau¹, there is sufficient water supply available, to serve the Project.

Policy 7 Minimize loss of life, structures, and natural resources from flooding and erosion.

Not applicable

Policy 8 Protect and improve air quality in the coastal area.

Not applicable

Policy 9 Promote appropriate use and development of energy and mineral resources.

Not applicable

¹ According to John Speight, Superintendent, Water Bureau, October 3, 2006.

Policy 10 Minimize environmental degradation in the Coastal Area from solid waste and hazardous substances.

Not applicable

Policy 11 Provide for public access to, and recreation use of, coastal waters , public lands, and public resources of the coastal area.

The proposed Palisades Point development will include multiple opportunities for public enjoyment of the Hudson River, through the public canoe and kayak launch which will allow direct active recreation activity in the river, and through the public waterfront promenade, which will allow visitors to enjoy views of the River. The promenade provides a connection with existing public access sites to the north, and the Sculpture Meadow.

11.1 Promote appropriate physical public access and recreation throughout the coastal area.

Palisades Point is located adjacent to downtown Yonkers, which has a population of approximately 37,000 people, which is approximately 19% of the total population of the City of Yonkers. Providing public access to the waterfront will increase recreation opportunities for those residents and for visitors to Yonkers, who may be arriving via Metro-North, which is located to the north of the project site or visiting the commercial and retail area located in the downtown. As described above, the public component of Palisades Point includes the extension of the waterfront promenade, a kayak and canoe launch, a scenic overlook and privately owned but publicly accessible open space areas at the site. Increased access via the proposed Prospect Street bridge, which will also include a pedestrian pathway, and the provision of 57 public parking spaces will allow visitors using public transportation or traveling by vehicle access to the waterfront.

11.2 Provide public visual access to coastal lands and waters or open space at all sites where physically practical.

The public promenade and scenic overlook at Palisades Point will provide opportunities for visitors to enjoy unobstructed views of the Hudson River and its environs. The two 25-story residential towers will be sited perpendicular to the waterfront, which will minimally affect views to the waterfront from upland development.

11.3 Preserve public interest in and use of lands and waters held in public trust by the State and other governmental levels.

Not applicable

11.4 Assure public access along public trust lands above the line of mean low water

Not applicable

11.5 Provide access and recreation, which is compatible with natural resource volume.

Providing a public canoe and kayak launch will have a minimal affect on natural resources because both of these vessels are non-motorized and require no fuel or oil to operate. They both provide opportunity for intimate interaction with nature.

Policy 12 Enhance visual and protect outstanding scenic resources.

The redevelopment of the Palisades Point site will serve to revitalize Yonkers' waterfront, increasing the visual quality of, and public access to, the waterfront. The buildings will be sited perpendicular to the Hudson River thereby preserving view corridors..

12.1 Protect and improve visual quality throughout the coastal area.

Public access at the Palisades Point project site will allow visitors opportunities to experience and view the waterfront. Views to the Hudson River will be preserved by locating the two towers perpendicular to the river. Views from the Hudson River will be improved by the two modern and aesthetically pleasing residential towers, which will contribute to the continuing revitalization of the waterfront.

12.2

Not applicable.

Policy 13 Preserve historic resources of the Coastal Area.

Not applicable

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