

URBAN RENEWAL PLAN
FOR THE
GETTY SQUARE URBAN RENEWAL AREA
YONKERS, NEW YORK

September 19, 1975

Amended July 10, 1978

Proposed Revisions June 2007

Note: Proposed new text indicated by underlining; proposed deletions in [brackets].

A. DESCRIPTION OF URBAN RENEWAL AREA

1. Boundary Description

The boundaries of this Urban Renewal Area, located in the City of Yonkers, County of Westchester, State of New York, as last amended on July 10, 1978 and shown on Exhibit 1, are generally as follows:

Starting at a point which is formed by the intersection of the North right-of-way line of Elm Street and the East right-of-way line of Nepperhan Avenue Arterial proceed westerly to a point formed by the North right-of-way line of Elm Street, and West right-of-way line of Nepperhan Avenue Arterial; thence westerly along the said northern right-of-way line of Elm Street to its intersection with the East right-of-way line of Palisade Avenue; thence Northerly along the eastern right-of-way line of Palisade Avenue to its intersection formed by the East right-of-way line of Palisade Avenue and the eastern extension of the North property line of Lot 40, Block 2027; thence westerly along the said eastern extension to a point formed by the intersection of the West right-of-way line of Palisade Avenue and the North property line of Lot 40, Block 2027; thence westerly along the said northern property line to its intersection with the East property line of Lot 78, Block 2027; thence southerly along the said eastern property line its intersection with the South property line of Lot 78; Block 2027; thence westerly along the said southern property line to its intersection with the West property line of Lot 48, Block 2027; thence southerly along the said western property line to its intersection with the North property line common to Lots 50, 51, 52, 54, and 56, Block 2027; thence West/Southwest along said common northern property lines to its intersection with the West property line of Lot 56, Block 2027; thence southerly along the said western property line to its intersection with the North property line of Lot 58, Block 2027; thence West/Southwest along the said northern property line to its intersection with the West property lines of Lot 58, Block 2027; thence West/Southwest through Lot 58, 60 and 62 along a straight line to a point formed by the intersection of the East property line and North property line of Lot 63, Block 2027; thence West/Southwest along the northern property line of Lot 63, Block 2027 to its intersection with the East right-of-way line of

Locust Hill Avenue; thence southerly along the said eastern right-of-way line for 60 feet; thence West/Southwesterly to a point formed by the intersection of the West right-of-way line of Locust Hill Avenue and the North property line common to Lots 35 and 36, Lot 2018; thence westerly along the said northern property line to its intersection with the West property line of Lot 36, Block 2018; thence North/Westerly through Lot 48, Block 2018 along a straight line to a point formed by the intersection of East property lines common to Lots 50, 51, 52, 53, 54, 55, and 56 and the South property line of Lot 50, Block 2018; thence northerly along the common eastern property line of Lot 50 through 56 to its intersection with the East property line of Lot 57, Block 2018; thence northerly along the said eastern property line to its intersection with the South right-of-way line of Overlook Terrace; thence westerly along the said southern right-of-way line to its intersection with the South property line of Lot 18, Block 2018; thence westerly along the said southern property line to its intersection with the East property line of Lot 62, Block 2018; thence northerly along the said eastern property line to its intersection with the North property line of Lot 62, Block 2018; thence westerly along the said northern property line to its intersection with the East right-of-way of North Broadway; thence westerly along the path formed by the western extension of the North property line of Lot 62, Block 2018 to its intersection with the West right-of-way line of North Broadway; thence southerly along the said western right-of-way line to its intersection with the North right-of-way of Manor House Square; thence easterly along the line formed by the extension of the North right-of-way line of Manor House Square to its intersection with the East right-of-way line of North Broadway; thence southeasterly along the said eastern right-of-way line to a point formed by the southern extension of the East right-of-way line of North Broadway and the northern extension of the West right-of-way line of New Main Street; thence southerly along the line formed by the northern extension of the West right-of-way line of New Main Street to its intersection with the South right-of-way line of South Broadway; thence southwestly along the said southern right-of-way line to its intersection with the West property line of Lot 5, Block 487; thence southeasterly along the said western property line to its intersection with the southeast property line of Lot 5, Block 487; thence northeasterly along the said southeastern property line to its intersection with the southwestern property line of Lot 7,

Block 487; thence southeasterly along the southwestern property line of Lot 7, Block 487; thence southeasterly along the said southwestern property line to its intersection with the Northwest property line of Lot 11, Block 487; thence southwesterly along the northwestern property line of Lots 11 and 21 to its intersection with the southwestern property line of 21; thence northwesterly along the southwestern property line of Lot 20 in Block 488 to its intersection with the southeastern property line of Lot 6 in Block 488; thence southwesterly along said southeastern property line to its intersection with the southwestern property line of Lot 2; thence northwesterly along said southwestern property line to its intersection with the East right-of-way line of South Broadway; thence southwesterly along said East right-of-way line to its intersection with the North right-of-way line of Nepperhan Avenue; thence southwesterly along a straight line to a point which is the intersection of the south right-of-way line of Prospect Street and the west right-of-way line of South Broadway; thence Southeasterly along the West right-of-way line of South Broadway; thence southeasterly along the West right-of-way line of South Broadway to its intersection with the southeastern property line of Lot 24 in Block 493; thence northwesterly along a straight line to a point which is the intersection of the East right-of-way line of South Broadway and the southeastern property line of Lot 66 in Block 490; thence northeasterly along the southeastern property line of Lot 66 to its intersection with the North right-of-way of Guion Street; thence easterly along a straight line to a point which is the intersection of the South right-of-way line of Guion Street and the southern property line of Lot 9 in Block 492; thence northeasterly along the South right-of-way line of Guion Street to its intersection with the West right-of-way line of New Main Street; thence easterly along a straight line to a point which is the intersection of the southern property line of Lot 22 in Block 481 and the East right-of-way of New Main Street; thence northerly along the East right-of-way of New Main Street to its intersection with the South right-of-way line of Nepperhan Avenue to its intersection with a point formed by the North right-of-way of Elm Street and the right-of-way of Nepperhan Avenue which is the point or place of beginning.

2. General Conditions

The general land use pattern in the Getty Square Central Business District today includes offices (finance, insurance, real estate, and related business services) in local government offices and services, banking, personal and repair services, churches and other institutions, a few warehouses and small factories, and retail (general merchandising, apparel, specialty shops, food and drug stores, and furniture and appliance stores, etc.). There are some occupied dwelling units on the floors above several of the retail establishments. Large office buildings of up to twelve stories cluster on South Broadway.

City Hall and the adjacent Health Center Building are located on a prominent knoll in the C.B.D. Building heights in the rest of the Central Business District range from one to four stories.

Activities are distributed along the streets radiating out from the Square, with purely retail and office uses clustering close to Getty Square proper, in most cases within one block of this center point. Dock Street, Nepperhan Street (Larkin Plaza), and Main Street west of Riverdale Avenue contain more of a mixture of uses, including some wholesaling and industrial, and other non-downtown uses. Government uses are clustered along Nepperhan Avenue.

Various types of downtown activities are lacking in the Getty Square area, limiting its ability to attract a full cross-section of the shopping population. These include cultural facilities, shopping-oriented recreation, and appropriate number of quality of restaurants, and a diversification of merchandising within its many shops. For most merchants, advertising, sales, and other business promotional activity is extremely rare.

Getty Square's 300 retail establishments drew a daily population of approximately 40,000 persons, as of 1972. The existing street pattern in the Square converges at Getty Square, and as a result, traffic flows through the Square are often difficult. This has been the subject of many studies.

Most of Getty Square's buildings are deteriorated or deteriorating, and most are obsolete in construction. The general appearance of retail establishment in the Square is fair to poor, with both shops and buildings poorly maintained. Surveys have outlined a need for extensive rehabilitation of redevelopment for the area (See Appendix A. Structural Condition Survey) City Hall, the Health Center Building and the Government Center Garage are all in good condition. In addition to City government offices at this location, however, there are also some County offices in the Health Center Building, which has caused overcrowding. Because of a lack of adequate space here, many other County service offices are situated in buildings in other areas of Yonkers.

The adjoining residential neighborhoods have undergone considerable redevelopment in the recent past. Approximately 1800 units of housing have been built in these neighborhoods since Phillipse Towers was completed in 1964, many of them in Neighborhood Development Areas. This new housing provides a substantially increased shopping market from the surrounding neighborhoods to augment Getty Square's other major market - the workers who come to the Square daily.

Today it is the service and commercial portions of the Central Business District that badly need improvement, both physically and economically.

This Urban Renewal Area, therefore, has been defined to include most of the Central Business District not already contained in the Riverview Urban Renewal Areas (NDP Areas 1 and 2). It is an area, which is characterized by blight and various stages of deterioration, both physically and economically.

B. STATEMENT OF PLAN OBJECTIVES

This Urban Renewal Plan has been designed to achieve the development goals outlined in the City's [Comprehensive Plan \("Connections, The Yonkers Comprehensive Plan"\)](#), and other studies prepared for the City. Specifically, those will include:

1. The elimination of substandard, deteriorating and functionally obsolete residential and commercial structures that exert a blighting influence on the area.
2. The elimination of environmental deficiencies by providing land area for a balanced and integrated arrangement of commercial and public uses consistent with the downtown character of the area and the City's planning and design objectives.
3. The acquisition of other property in order to provide sites with appropriate configurations so that proper and meaningful development can take place.
4. The rehabilitation of those commercial and residential areas that are evidencing signs of deterioration but are suitable for retention as part of the community's retail and housing supply.
5. The reestablishment and revitalization of the Getty Square Area as a viable Central Business District through the development of a major retail center, expandable to include office residential, entertainment and hotel use.
6. The development of an improved throughfare system and adequate public facilities, in order to properly serve the existing and proposed commercial areas.
7. The acquisition and development of commercial areas that would add to the City's tax base as well as provide increased job opportunities and advancement for Yonkers' residents.
8. The development of adequate off-street parking and public spaces to service the needs of downtown commercial uses.
9. The improvement of streets, sidewalks, curbs, and storm and sanitary sewers, when necessary, with the ultimate goal of the placement of all utility lines underground.
10. The integration of the new development with existing, viable development and anticipated construction projects for the Central Business District.
11. The characteristics of the Saw Mill (or Nepperhan) River, shall be open and maintained in those areas in which new construction is to take place.
12. The creation of an urban design for the area which will reflect the characteristics of topography, terrain, location, and site configuration in the design of new structures, circulation systems, and the spatial environment created by the placement of buildings, streets and roadways, and other forms of urban space and promotion of a high standard of design of buildings, signs, items of street furniture, and landscaping of open space.

13. The maintenance of the downtown area as a center for government functions and services.
14. To open the Saw Mill River, where possible and if financing is available, to provide for a “daylighting” or riverwalk project.

C. STATEMENT OF PROPOSED LAND USE

The framework for this Urban Renewal Plan rests with the development of a planned regional retail center and an expanded government center, as well as the rehabilitation of the remaining downtown buildings and uses. The Proposed Land Use Map, attached as Exhibit 2, shows the locations of proposed “Mixed Use”, “Predominately Commercial” and “Commercial, Parking and Governmental Uses” for the area. These proposed uses are described as follows (See Exhibit 2):

1. Mixed Use

The Urban Renewal Plan anticipates the development of a planned regional, mixed use retail center in the block bounded by Nepperhan Avenue, New Main Street and Palisades Avenue/Elm Street, including major retailing and comparison shopping activities, office, sports entertainment facilities, including but not limited to a ballpark, residential buildings [housing] and structured off-street parking, predominately to serve these new uses. The center will range in size between a minimum of 350,000 square feet to a maximum of 1.2 million square feet, depending on redeveloper market studies.

2. Predominately Commercial

Existing commercial (retail and office), residential-commercial, or residential uses will also be included among the proposed land uses, as indicated in Exhibit 2. These are buildings close by the commercial-public parking sites and are primarily buildings-to-remain in the Getty Square area, with shops in the first floor and shops, offices, storage, etc. or apartments on the upper floors, if any. This Plan includes most “Central Business District Core” properties not included in the Riverview

Neighborhood Development Program Area (See General Description) in order to assure that the rehabilitation of the entire area downtown is carried out in a comprehensive manner.

3. Commercial, Parking and Governmental Uses

The area shown in Exhibit 2 is proposed for blocks on either side of Nepperhan Avenue. Uses include replacement of the existing with new and larger facilities, including ground level retail stores and shops. It also includes the replacement of the Fire Station and the development of a hotel and additional office space. Existing governmental uses (e.g., City Hall, Cacace Justice Center) will remain; a new detention facility built adjacent to the Justice Center.

D. PROPOSED LAND ACQUISITION, DEMOLITION AND REMOVAL OF STRUCTURES

1. Land Acquisition, Demolition and Removal of Structures

All real properties to be acquired are shown on Exhibit 3 as “Redevelopment (Properties to be Acquired)”. All improvements on properties to be acquired will be demolished and removed to permit the proper redevelopment for the uses proposed above.

All properties so identified on Exhibit 3 will be acquired and cleared, unless future investigation indicate that they are not needed to achieve specific project objectives.

When originally approved, approximately 75 families were to be relocated from this project area (See Appendix A. Structural Condition Survey). Approximately 85 non-residential establishments were to be displaced and accorded financial assistance, as required.

Property information and final engineering design to be obtained during the execution stage may indicate the need for minor revisions in taking lines.

2. Streets Closed

Streets to be eliminated from the Official City Map are shown on Exhibit 1.

E. PROPOSED ACQUISITION OF AIR RIGHTS AND CONCOMITANT EASEMENTS, ETC.

Air rights may be acquired in the area designated as Mixed Use.

F. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

The effectuation of this Urban Renewal Plan will be accomplished through a combination of public and private actions. The type of actions proposed and the criteria under which each of these actions will be undertaken are as follows (See Exhibit 3, Proposed Renewal Action):

1. Redevelopment

Clearance and redevelopment will be undertaken in this Urban Renewal Area to eliminate environmental deficiencies and substandard, deteriorating, blighted, and functionally obsolete residential and commercial structures that exert a blighting influence on the area, and to accomplish the other applicable goals set forth in Section B, by the development of a regional retail and commercial center and an expanded government center complex.

(Standards and Controls for Redevelopment are found as the last item in this section.)

2. Rehabilitation and Conservation

The effectuation of the Urban Renewal Plan will provide a rehabilitation program for the existing-to-remain commercial, residential-commercial, and all other uses-to-remain (except the Government Center Garage, City Hall, The Health Center Building), and this program will consist of:

- a. Housing and Building Code Enforcement
- b. Municipal Incentives
- c. Financing Assistance
 - (i) Financing Methods (Agency Staff)
 - (ii) Improved mortgage terms (financial institutions)
- d. Design and merchandising assistance, by Agency staff
- e. Façade Improvement Program implemented by the Agency, which will rehabilitate and conserve buildings by a voluntary façade easement process. When an owner and/or tenant refuses to comply voluntarily with recommended improvements, the Agency may acquire building or façade easement rights by means of condemnation proceedings.
- f. Assistance in dealing with other problems, where feasible

3. Street Widening

No street widenings are contemplated.

4. Standards and Controls for Redevelopment

a. Building Regulations

The building regulations for this Urban Renewal Area are as follows (Parking Garages excluded):

Maximum Permitted floor area ratio 6.0

Maximum permitted coverage

(However, open space may be roofed over) 100%

Any enclosed promenades and landscaped public spaces will be excluded in the FAR and coverage figures.

b. Off-Street Parking

Structured off-street parking shall be provided in accordance with the following ratios:

<u>Residential</u>	<u>1 space for each dwelling unit</u>
<u>Office</u>	<u>1 space for each 500 s.f.</u>
<u>Hotel</u>	<u>0.75 space for each key</u>
<u>Retail</u>	<u>1 space for each 350 s.f</u>
<u>Restaurant</u>	<u>1 space for each 150 s.f</u>
<u>Movie Theatre</u>	<u>1 for each 4 seats</u>
<u>Ballpark</u>	<u>1 space for each 4 seats</u>
<u>Commercial outdoor recreational use</u>	<u>1 space for each 4 seats</u>

c. Truck Loading and Unloading

Off-street loading berths will be provided for the commercial development within the project area. This off-street loading is to be provided in accordance with the requirements of the redeveloper(s) reflecting department store requirements and specialty shop requirements.

d. Site Planning and Architectural Expression

Site plans shall reflect the goals listed in Section B, above. While redeveloper(s) will be given freedom in concept, design, and layout within the standards specified in this Plan, all structures, facilities, and public areas must reflect distinguished architectural expression and techniques (including landscaping) in order to signify attractiveness, quality and permanence.

e. Site Plan and Design Review

Redeveloper(s) shall submit plans for review by the staff of the Yonkers Community Development Agency and the Planning Board. Said site plans shall include, among others, specific documentation outlining: (1) grading, (2) drainage, (3) circulation, (4) parking area (5) street tree planting along street

frontages, fences, and walls if any, (6) landscaping and public art and (7) exterior design of buildings, structures, and signs. Said site plan may be amended from time to time through the same process as the original review. The specific proposals for the development of the site will be evaluated by the Yonkers Community Development Agency and the Planning Board as to the manner in which they achieve plan objectives and controls.

f. Redeveloper(s) Obligations

The land acquired by the Yonkers Community Development Agency will be disposed of subject to an agreement or agreements between the Agency and the redeveloper(s). The redeveloper(s) will be bound by the contractual agreements to observe the Urban Renewal Plan controls and development objectives as contained in the Urban Renewal Plan. The redeveloper(s) will further be required to submit a redevelopment schedule satisfactory to the Agency. The agreements with the redeveloper(s) will include requirements for adherence to all applicable local, state and federal laws. In addition, the following provisions or provisions of similar intent will be included in the disposition agreement:

- (i) The purchase of the land by the redeveloper(s) is for the purpose of redevelopment in accordance with the Urban Renewal Plan and not for speculation.
- (ii) The building of improvements will be commenced and completed within a reasonable time.

G. PROPOSED PUBLIC, SEMI-PUBLIC, OR COMMUNITY FACILITIES

The City will install the necessary public parking, and close the streets shown in Exhibit 1 and 2 and described above. Streetbeds of closed streets shall be donated by the City to the Agency.

H. PROPOSED NEW OR AMENDED CODES OR ORDINANCES AND PROGRAM OF ENFORCEMENT

Revisions or amendments will be necessary to the City's Zoning Ordinance in order to effectuate the Urban Renewal Plan.

Enforcement procedures will continue as they exist today.

I. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE AND LOCAL LAWS

Pursuant to Section 502, Subdivision 7 or Article 15 of the New York State General Municipal Law, the following statements are made:

1. Duration of Controls

The land use restrictions and controls of the Urban Renewal Plan and any modification thereof for this Urban Renewal shall run with the land and shall be binding on all parties and all persons claiming under them until 2047 [for a period of not less than forty (40) years from the date of approval of the Urban Renewal Plan by the City Council of Yonkers].

2. Procedures for Changes in the Urban Renewal Plan as Approved

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the City Council of Yonkers, provided that any such changes amendments, or additions made subsequent to the sale or lease of land in this Urban Renewal Area by the Yonkers Community Development Agency, shall be concurred in by the Agency and which land is directly affected by such changes, amendments or additions.

3. Provisions to Preserve Integrity of Plan

In order to preserve the integrity of this Urban Renewal Plan, the Superintendent of Buildings of the City of Yonkers shall notify the Yonkers Community Development Agency upon receipt of any applications for a permit for building construction or

alteration or for a certificate of occupancy for a structure or use within this Urban Renewal Area. Pursuant to Section 503 (h) of the General Municipal Law, for a period of three years from the approval of this Plan by the City Council, or of any amendments hereto, the Superintendent of Buildings shall not issue a building construction or alteration permit or a certificate of occupancy for a structure or use within this Urban Renewal Area without having first obtained the consent of the construction, alteration or use is necessary for the immediate protection of the public health and safety. The Director of the Community Development Agency shall consent to the issuance of certificates and permits upon determination that the proposed construction, alteration or use is not inconsistent with this Urban Renewal Plan or amendments hereto.

APPENDIX A

STRUCTURAL CONDITION SURVEY

On August 6, 1975, the Yonkers Community Development Agency staff completed a structural conditions survey report for the Getty Square urban renewal area. The structures that were surveyed are those that are within the acquisition area as outlined by this Agency's Urban Renewal Plan.

The survey was completed by qualified personnel of both the Yonkers Community Development Agency and the City of Yonkers Building Department to ascertain the overall condition of the area. A point rating system as outlined by HUD was utilized for the survey.

The following scale was used:

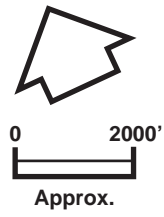
0 to 9 points	Sound condition
10 to 28 points	Minor defects
29 to 49 points	Major defects
50 or more points	Substandard

33 buildings were surveyed. This is approximately 96 percent of the structures to be acquired. The buildings that were not surveyed are those that were not available for entry at this time.

The survey proves that 75.7% of the structures are substandard. 15.3% of the structures surveyed have major defects. Only 6% of the buildings surveyed have minor defects with 3% being considered sound structures.

The figure to note here is that of the substandard structures 36% should be considered for demolition immediately.

The actual survey, data and reports will be retained by the Yonkers Community Development Agency for future reference.



- Original Street Closings
- Proposed Street Closings
- ✱ Discontinued by City Council in 1993
- Original Boundary Line
- Previously Amended Boundary Line

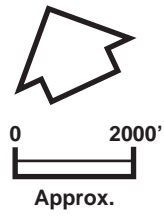
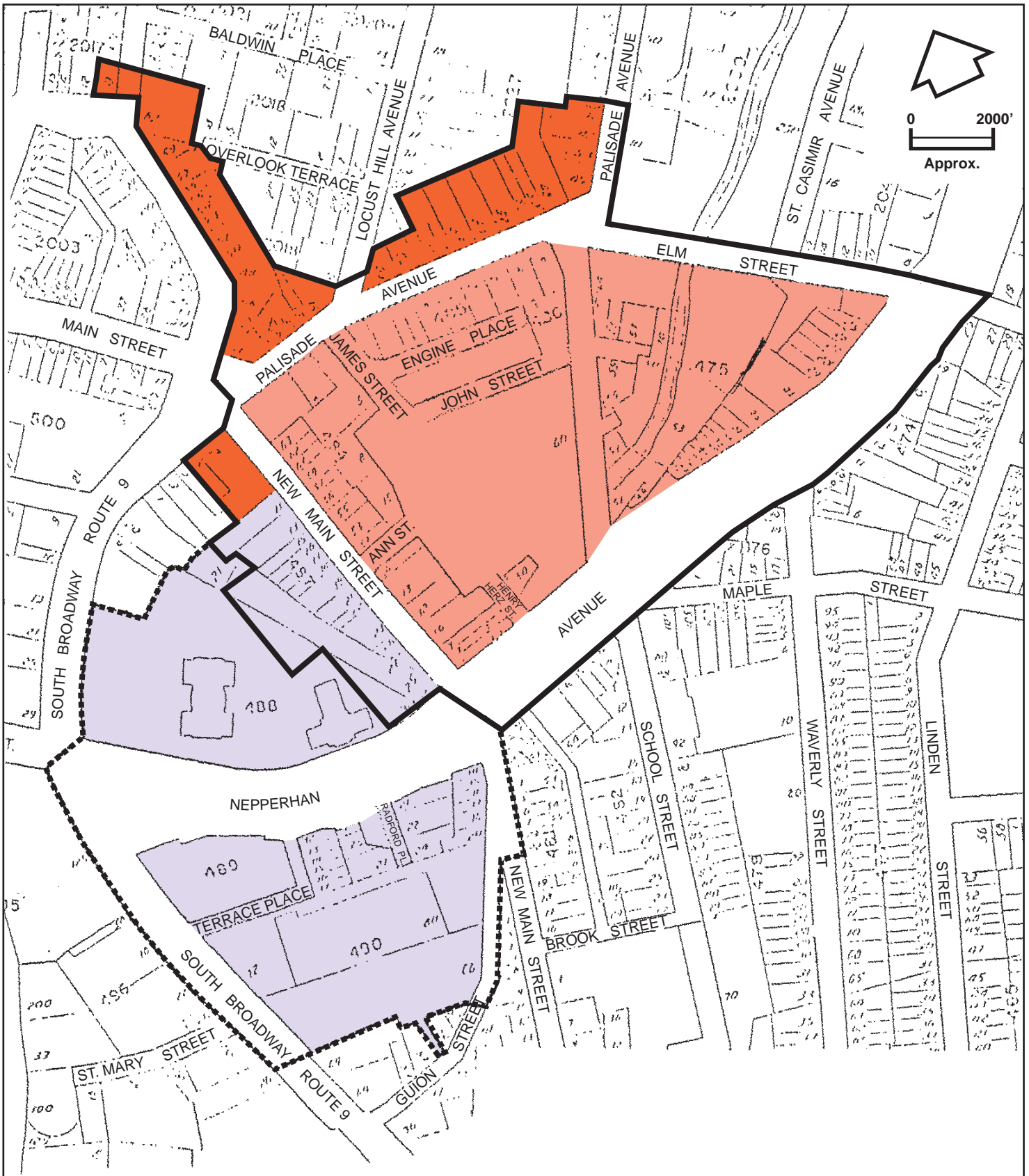
NOTE: Street widenings deleted

BASE MAP SOURCE: Getty Square Urban Renewal Plan

Exhibit 1
**RENEWAL AREA BOUNDARY AND
 PROPOSED STREET CLOSINGS**

URBAN RENEWAL PLAN
 STRUEVER FIDELCO CAPPELLI - YONKERS, NY

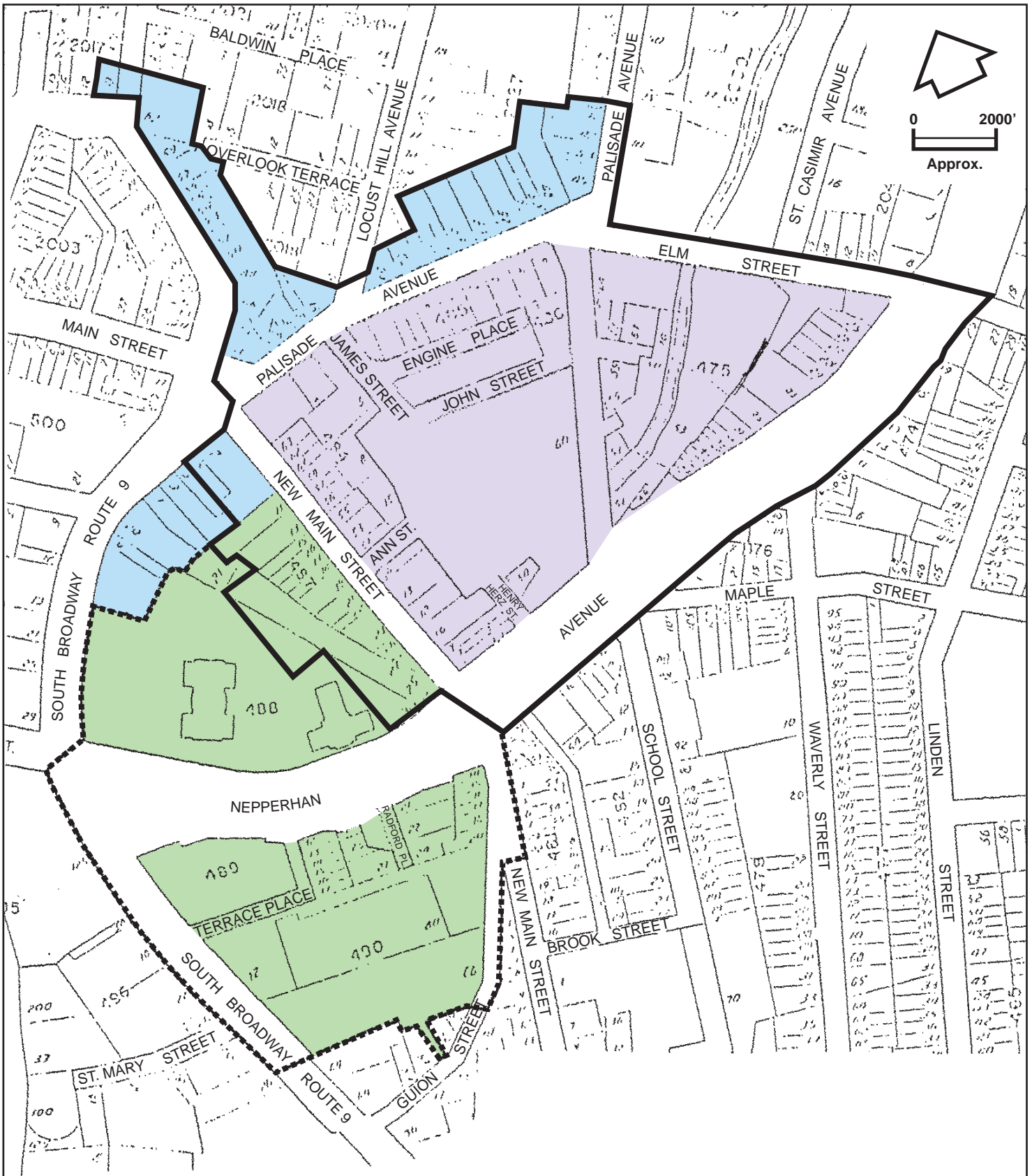
Saccardi & Schiff, Inc. - Planning and Development Consultants



- Predominantly Commercial
- Mixed Use
- Commercial Parking and Governmental Uses
- Original Boundary Line
- Previously Amended Boundary Line

Exhibit 2
PROPOSED AMENDED LAND USE

URBAN RENEWAL PLAN
 STRUEVER FIDELCO CAPPELLI - YONKERS, NY



- Rehabilitation and Conservation
- Redevelopment
- Redevelopment and Conservation
- Original Boundary Line
- Previously Amended Boundary Line

Exhibit 3
**PROPOSED AMENDED
 RENEWAL ACTION**

URBAN RENEWAL PLAN
 STRUEVER FIDELCO CAPPELLI - YONKERS, NY