

III.B: Visual and Community Character

B. Visual and Community Character

1. Existing Conditions

a. General Description of Existing Built Conditions in and around Each Site

The overall project setting of the proposed development sites is within a densely urban setting with topography that ranges from elevation 5 feet along the Hudson River shoreline to approximately 113 feet as part of the inner-city area adjacent to River Park Center along the intersection of Nepperhan Avenue and Elm Street. As indicated in greater detail in Section III.A. Land Use and Zoning, the land use pattern in the Overall Land Use Study Area is comprised of numerous multi-story mostly mixed use buildings of various heights along with commercial, institutional and parking uses. Many of the buildings in the area are in deteriorated condition and are located within previously designated urban renewal areas. The deteriorated condition of buildings was confirmed by a “blight study” which was conducted pursuant to an authorization granted by the City Council in connection with the Applicant’s request that a program of tax increment financing be implemented to fund costs of public infrastructure and improvements (see Appendix 1F, *TIF Feasibility Study*). The blight study indicates that portions of the area are seriously underutilized, e.g., the Chicken Island parking lot at the River Park Center site. In contrast there are important signs of revitalization in the area, particularly along Main Street near the railroad station and City Pier where mixed-use buildings have recently been constructed. Exhibits III.B-1a through III.B-1p provide a visual depiction of existing conditions at Palisades Point, Cacace Center, River Park Center and Larkin Plaza. These photographs are key-referenced in Exhibit III.B-1a for the blocks surrounding the River Park Center and Cacace Center project sites and in Exhibit III.B-1j for the blocks surrounding the Palisades Point and Larkin Plaza project sites. The Project sites and surrounding urban context as shown in these exhibits are described below.

River Park Center and Cacace Center:

River Park Center consists of primarily low-rise commercial and mixed use parcels located along New Main Street, Elm Street and Palisade Avenue. The topography rises from a low point elevation of approximately 50 feet in the vicinity of New Main Street and Palisade Avenue to a high point of approximately 113 feet at Nepperhan Avenue and Elm Street. The Chicken Island parking area, a ±386 space at grade parking lot serving the Getty Square retail district, is located within the River Park Center site. River Park Center also includes the Government Center site with the existing municipal parking garage and the Health Center Building at 87 Nepperhan Avenue. The Palisade Avenue Office Building site, also part of the overall River Park Center development, presently contains mixed-use and multi-family residential units.

The Cacace Center site is characterized by the topographic grade change as the site rises and falls as it moves from east to west. Further, the upper elevations are occupied by the existing Cacace Justice Center facility (to remain) and its attendant ±250 space at grade parking lot.

The block pattern surrounding River Park Center and the Cacace Center varies in size and is oriented in an approximately north-south and east-west direction. The order of this pattern is disrupted by Nepperhan Avenue which curves its way west-southwest from Yonkers Avenue approximately 800 feet east of the intersection of Elm Street and Nepperhan Avenue to where it intersects South Broadway near City Hall. This change in block pattern is a result of the old alluvial flow of the Saw Mill River that used to wind its way to the Hudson River around the Chicken Island (River Park Center) site. The blocks surrounding River Park Center and Government Center vary in size. Those directly to the north are as large as 360 feet wide (east to west) to 1,300 feet long (north to south). These larger blocks appear to have formed in response to the steep topography that lies north of the River Park Center site and as a result of former urban renewal and public housing projects that appear to have agglomerated smaller blocks to develop project sites. Several smaller blocks (220 feet by 300 feet) exist directly north of River Park Center. Blocks to the west of the River Park Center site, in and around Getty Square, are approximately 400 feet by 450 feet, smaller than those to the north. Blocks to the east and south of River Park Center, in the Nodine Hill area, are of a smaller scale, approximately 220 feet by 550 feet. Blocks to the south of the River Park Center site average approximately 220 feet by 1,200 feet.

The River Park Center and Cacace Center project sites are located in Census Tract 300, which has a 2000 population density of 31,917 persons per square mile. Census Tracts 1101 and 1200 are directly to the east of Census Tract 300 and have a 2000 population density of 56,798 and 28,505 persons per square mile respectively. Census Tract 101 is directly south of Census Tract 300 and has a 2000 population density of 54,037 persons per square mile. Census Tract 103 is directly west of River Park Center and Cacace Center project sites and directly east of Palisades Point project site and has a 2000 population density of 41,632 persons per square mile. (Population density data acquired from the US Census Bureau, 2000 decennial census.)

Exhibit III.B-1b (photographs 1 through 6) shows existing conditions/context along the northern perimeter of River Park Center site, along Palisade Avenue and New Main Street, and in and around Getty Square. The building stock in this area is predominantly two- to four-story, brick construction with retail on the first floor and either offices or residential uses above. On the north side of Palisade Avenue, the mix of buildings includes occupied and underutilized lots with buildings in poor, fair and sound condition. Underutilization is especially evident in the mid-block section between North Broadway and Locust Hill Avenue and on the northeastern corner of Locust Hill Avenue and Palisade Avenue. The ten (10) lots on the south side of Palisade Avenue between James Street and New School Avenue are presently vacant. In the area of Getty Square (at the intersection of Palisade Avenue and New Main Street), the buildings are predominantly one- and two-story occupied retail/office structures in sound condition. The C. H. Martin store, located on the southeast corner of Palisade Avenue and New Main Street, is faced with what appears to be local stone, while other structures in the area are faced with synthetic stucco. Although the C. H. Martin store is located on the Chicken Island block where River Park Center is proposed, redevelopment of that site is not part of the Project.

Exhibit III.B-1c (photographs 7 through 12) shows existing conditions/context along the northern perimeter of the River Park Center site, along Elm Street from the intersection of Palisade Avenue and New School Avenue and Nepperhan Avenue. The buildings on the north side of Elm Street include a two story painted white brick auto repair facility on the corner of Elm Street and Palisade Avenue that has significant vehicle storage at the rear of the lot. The remainder of the block has brick three and four-story multifamily buildings, some with retail uses on the ground floor. The south side of Elm Street between Palisade Avenue and Nepperhan Avenue includes a gas station on the southeast corner of Elm Street and New School Street and vacant lots along Elm Street (currently being used for vehicle storage). The corner of Elm Street and Nepperhan has two- and three-story wood frame buildings some of which are partially vacant and in disrepair.

Exhibits III.B-1d and III.B-1e (photographs 13 through 23) show existing conditions/context along the southern perimeter of River Park Center project site, along Nepperhan Avenue between Elm Street and New Main Street. The north side of Nepperhan Avenue is part of the River Park Center project site and consists primarily of the ±386 space at grade Chicken Island parking lot, serving the Getty Square retail district. Closer to Elm Street the context consists of Mount Carmel Church which is to remain and two multifamily residential buildings in poor condition. The south side of Nepperhan Avenue between Elm Street and School Street consists of predominantly vacant or underutilized lots used for parking. Nepperhan Avenue between School Street and New Main Street consists predominantly of a mix of single-story, architecturally non-descript buildings occupied by restaurants and auto-supply retailers. These include a drive through Kentucky Fried Chicken fast food outlet. New Main Street (photos 21 and 23) consists of the existing Government Center garage and some retail at the street level, although much of this space is vacant, and the Salvation Army building, a three-story modernist styled building located north of the garage. Photo 22 shows the context along New Main Street south of Nepperhan Avenue, which consists of an uncoordinated mix of one-, two- and three-story buildings, some of which are vacant and/or underutilized.

Exhibit III.B-1f (photographs 24 through 26) shows the existing conditions/context of Chicken Island and 87 Nepperhan Avenue on the proposed River Park Center project site.

Exhibit III.B-1g (photographs 27 through 32) shows the existing conditions/context along the perimeter of the Cacace Center project site, specifically along Nepperhan Avenue between New Main Street and South Broadway. The south side of Nepperhan Avenue is characterized by an approximate topographic grade change of ±18 feet from the street level to the existing parking lot on the site. This stretch of Nepperhan is fronted by a series of New York State Department of Transportation right-of-way and vacant City of Yonkers owned lots. The north side of Nepperhan Avenue also has a significant grade change and is occupied by City Hall and Washington Park. Both of these frontages along Nepperhan have sidewalks. The east side of South Broadway from the intersection of Nepperhan Avenue to Terrace Place, which provides access

to the existing surface parking lot on the Cacace Center project site, consists of a City owned vacant commercial lot. South of Terrace Place on the east side of South Broadway to Park Hill Avenue consists of Waring Park, government buildings (the Cacace Justice Center) and multi-story (±6-story) senior apartment buildings. The west side of South Broadway from Nepperhan Avenue to Vark Street is occupied by property owned by Saint Joseph's Medical Center, and Saint Mary's Church. These buildings are primarily constructed of brick and/or stone, and are in sound condition. Saint Mary's Church includes a visibly prominent steeple.

Exhibit III.B-1h (photographs 33 through 37) shows the existing conditions/context along Guion Street and its intersections with South Broadway and New Main Street. South Broadway south of Guion Street consists of three-story brick buildings with metal roofing on the east side of the street. The west side of South Broadway south of Guion Street consists of a surface parking lot for Saint Joseph's Medical Center. Guion Street runs east-west between New Main Street and South Broadway. The north side of the street consists primarily of the rear façade of the Cacace Justice Center and Police Station, which is mostly blank. The south side of Guion Street consists of two converted single-family homes to apartments, a four-story painted brick apartment building, a small parking/vehicle storage facility and City-owned vacant commercial lots. Guion Street has topographic grade changes, rising from South Broadway to approximately mid-block and then falling as it slopes downward to New Main Street. The slope down to New Main Street runs approximately north-south direction and consists on the east side of City-owned vacant commercial lots that are too small to build on. These lots are presently poorly maintained and are littered.

Exhibit III.B-1i (photograph 38) shows the existing conditions/context of Cacace Justice Center parking lot on the proposed Cacace Center project site.

Palisades Point and Larkin Plaza:

Palisades Point is presently vacant. It is located due south of the existing 10-story Scrimshaw House residential complex and just north of the American Sugar Refinery. This site is set against an urban backdrop of mixed low, mid and high-rise buildings. Larkin Plaza is presently an open surface parking lot primarily serving commuters on the Metro-North railroad with two small City park parcels on either end (east and west).

The block and street pattern surrounding Palisades Point and Larkin Plaza is oriented in an approximately north-south and east-west direction along the riverfront and Metro-North railroad tracks. Two rows of blocks run in a north-south direction directly east of Palisades Point and the Metro-North railroad tracks between Buena Vista Avenue and Riverdale Avenue following the Hudson riverfront. The first row of blocks east of the tracks, that fall between Buena Vista Avenue and Hawthorne Avenue, are approximately 200 feet wide (east-west). The second row, those between Hawthorne Avenue and Broadway, are approximately 450 feet wide (east-west). The north-south (or long) dimension of these rows of blocks varies from larger blocks of

approximately 1,100 feet to smaller blocks of approximately 400 feet long. This variation in block dimension is the result in part of former urban renewal projects that agglomerated multiple blocks to create larger subsidized housing project sites. This is evident on the very large block that is bounded by Prospect Street to the north, Vark Street to the South, and Hawthorne Avenue and Riverdale Avenue to the west and east, respectively. Further north of this block, the block pattern become finer until it is disrupted by Larkin Plaza, which creates a triangular urban space in the pattern of blocks. North of Larkin Plaza, the block and street pattern returns to its finer grained pattern.

Exhibits III.B-1k through III.B-1m (photographs 1 through 12) show the existing context surrounding the Palisades Point project site. The majority of the site is presently vacant and is being partially used as a ±184 space surface parking lot serving residents of the Scrimshaw House residential condominium complex, located directly north of the site. The Yonkers “sculpture park” also partially occupies the site (see photographs 11 and 12). To the south of Palisades Point, the existing land use is industrial with the American Sugar Refinery, at a height of 60 feet excluding stacks, located directly adjacent to the proposed development. There are structures to the south of the refinery with heights of 120 and 160 feet. The Hudson Line of the Metro-North railroad runs along the eastern perimeter of the site. Further east, beyond the tracks, the topography rises to Buena Vista Avenue, which is comprised adjacent to the site of three- and four-story single family homes, many of which have been converted to two and three family housing units. The buildings to the east of the tracks typically range between 30 to 45 feet. The western perimeter of the site consists of the Hudson River. North of the site along the River is the public esplanade, which will be extended south on to the Palisades Point site. The esplanade is fronted from the Palisades Point project site north to Main Street by multi-story (between four- and ten-story) residential apartment buildings, including Hudson Park rental apartments, Station Plaza and the Trolley Barn Lofts. Several of these buildings are constructed of brick, but other buildings also include stucco, metal and other building materials. A number of these buildings include ground level retail and restaurant space. The esplanade connects the Palisades Point site with the restaurant/retail uses at the waterfront terminus of Main Street. Photographs 8, 9 and 10 show the intersection of Buena Vista Avenue and Prospect Street. Prospect Street is divided with a median in this area. The south side of Prospect Street between Buena Vista and Broadway consists of vacant urban renewal lots on the block between Buena Vista and Hawthorne and public/subsidized housing thereafter. The north side of Prospect Street consists of two- and three-family homes on the block between Buena Vista and Hawthorne, and a three-story parking garage for Shop-Rite supermarket thereafter. The west side of Buena Vista Avenue at the intersection of Prospect Street consists of a playground for the Queen’s Daughter Daycare Center. The playground will be relocated to accommodate the proposed pedestrian and traffic bridge that will connect Prospect Street to the Hudson River waterfront and the Palisades Point project site. The houses along Buena Vista Avenue in this area consist predominantly of three- and four-story single family homes, many of which have been converted to two and three family housing units. Buena Vista Avenue has a

wider variety of building types, including single- and two-story light industrial buildings and taller residential buildings closer to Main Street, including the Trolley Barn Apartments and the six-story Station Plaza (see photograph 13a on Exhibit III.B-1n).

Exhibits III.B-1n through III.B-1p (photographs 13a through 29) show existing context surrounding the Larkin Plaza project site on Dock and Nepperhan Streets between Buena Vista Avenue to the west and Broadway to the east. With the exception of two small green areas (City park land) located at the east and west ends of the Plaza, the site is presently vacant and is being used as a surface parking lot. The blocks surrounding the Plaza consist of a variety of buildings, including some that are architecturally and historically significant, such as the US Post Office, the Yonkers Metro-North train station, the Riverfront Branch of the Yonkers Public Library and Philipse Manor Hall. Other buildings facing Larkin Plaza consist of two- and four-story mixed use brick buildings, generally with services such as printing shops on the street level and storage above. The frontage along Nepperhan Street includes several retail oriented businesses and several underutilized buildings including on large vacant lot in the middle of the block. The north frontage of Dock Street between River and Bashford Streets consists of taller (five- to six-story) buildings including the Riverfront Branch of the Yonkers Public Library and the Statesman building, both of which are modernist-style buildings. There is a vacant lot on the northeast corner of Dock Street and Atherton Street. The frontage along Dock Street between Bashford Street and Woodworth Avenue consists of single-story buildings including a pizza shop and a vacant storefront. To the rear of this block are taller (four- to six-story) industrial buildings. The frontage along Dock Street between Woodworth Avenue and Broadway is occupied by the Philipse Manor Hall, a state historic site.

2. Future Without the Proposed Project

The future without the Project will likely include the development of both residential and commercial projects. There are 30 projects currently planned or under construction in and around the Overall Land Use Study Area examined in Section III.A that could add 1,546 dwelling units and 380,000 square feet of commercial space to Yonkers. See Table III.H-3. Although this additional development is significant, completion of these projects would not materially affect the urban character of Yonkers.

As indicated on Exhibit III.A-5 and Table III.A-5, the list of anticipated projects provided by the City¹, there are 15 developments within the Yonkers downtown area in and around the proposed Project sites. Of these, there are six residential developments with a total of over 700 units. The largest of these is Hudson Park North, with 312 units located at a site on the Hudson Riverfront near the Yonkers Metro-North Railroad Station. This project, already in partial completion, will include an approximately twelve-story residential tower. Other projects in this general vicinity represent the greatest concentration of anticipated future residential development.

¹ For DEIS analyses, anticipated projects are part of the “no-build” condition.

Spatially, the anticipated projects are concentrated in an area surrounding the Yonkers Metro-North Railroad Station and along Main Street. Palisades Point and Larkin Plaza would contribute to the pattern of new development in this area. Similarly, new restaurant and entertainment space is also concentrated in the area along Main Street and the Yonkers Metro-North Railroad Station, near the waterfront. In contrast, there is no substantial development planned in the immediate vicinity of around Getty Square, Yonkers’ traditional downtown shopping and commercial area. River Park Center and Cacace Center would balance the uneven pattern of development that is emerging in the downtown area by drawing retail, commercial, residential and entertainment activities east towards the Getty Square area, Yonkers’ traditional downtown.

Additionally, it should be noted that only two of the six planned residential developments in and around the station include components of affordable/workforce housing. The affordable housing to be built or funded by the Applicant in the area surrounding the proposed Project would not happen without the Project.

The overall effects of these planned projects on the character of Yonkers’ downtown area will be a continuation of its mixed-use development pattern, with residential and commercial uses combined in a downtown setting. The projects already planned in and around the Yonkers Metro-North Railroad Station could create an uneven concentration of development that would create a less attractive and vibrant downtown without the proposed Project, which would help balance the emerging pattern of development by providing activity beyond the station area. The area in and around the station would be less attractive without the proposed improvements to Larkin Plaza, including the daylighting of the Saw Mill River and creation of public open space throughout the Plaza, should the City elect to make those improvements.

**Table III.B-1
Anticipated Projects**

Land Use	Name	Units/Square Feet/Seats
Residential	Buena Vista Phase II	60 units (market rate)
	San Lou Building	15 units (market rate)
	Main Street Lofts	171 units (market rate)
	Hudson Park North	312 units (market rate)
	Greystone	100 units (affordable)
	179 Riverdale	83 units (affordable)
		741 units
Retail	Buena Vista	7,500 sq ft
	Homes for America	12,000 sq ft
	Old Furniture Storage	4,400 sq ft
	Main Street Lofts	12,000 sq ft
	1 Park Phase II	20,000 sq ft*
		91,800 sq ft
Office	None	-
Other	Proctor Theater	1,200 seats
	Hudson Park Phase II	153 berths
	31 Dock Street Restaurant	80 seats
	X20	240 seats

* Net increase

Source: AKRF

Given the emerging concentration of development in and around the Yonkers' Metro-North Station, the Yonkers downtown would be less vibrant and visually appealing without the proposed Project. As described in further detail below, River Park Center and Cacace Center would create a visual sense of arrival in the downtown and become a formal gateway into the downtown waterfront area by providing a direct pedestrian and vehicular route to the Hudson River waterfront. These improvements would not occur without the proposed Project, including the proposed bridge across the Metro-North Railroad tracks at the end of Prospect Street.

Without the proposed Project, it is likely that the overall community character of the downtown built environment would remain unchanged. This would mean that all four proposed Project sites would likely continue to be used as they are currently, primarily as mostly surface parking lots. While development is occurring in the area in and around the Yonkers Metro-North Railroad Station, areas east of Riverdale Avenue and North Broadway in the vicinity of River Park Center and Cacace Center, would remain unchanged. Therefore, it is likely that the high incidence of vacant and unimproved buildings that populate the downtown area (as documented in the TIF Feasibility Study in this DEIS, see Appendix 1F) would remain.

Functionally, the downtown would be less pedestrian friendly without the proposed Project. The previously discussed concentration of planned development in and around the train station will improve the walkability of this limited area of downtown. Palisades Point would extend the Yonkers' waterfront esplanade farther southward and Larkin Plaza would provide further a public amenity to this area. These improvements would likely not occur without the proposed Project. River Park Center and Cacace Center, however, would strengthen the urban fabric of the downtown by providing street level uses along primary pedestrian thoroughfares from the train station area towards City Hall and Getty Square. The landscape design of the Project will also enhance the downtown pedestrian environment through the introduction of new street trees, ornamental light fixtures and decorative paving. Additionally, there will be special plazas and nodes for gatherings and pedestrian activities. These improvements would not occur without the proposed Project.

The anticipated development in and around the Yonkers Metro-North Railroad Station is predominantly low-rise with the exception of Hudson Park North (312 residential units), which is a 12-story building. Therefore, the visual character of Yonkers' downtown and waterfront area, including views from distant locations within Yonkers and from the Hudson Palisades in New Jersey would remain largely unchanged without the proposed Project. Elements of the proposed Project—the taller buildings at River Park Center, Cacace Center and Palisades Point—that will be seen from higher elevations in Yonkers north and east of the proposed Project sites such as Nodine Hill and Bronxville Heights would therefore not be visible in the Yonkers' skyline.

3. Anticipated Impacts

The Project is anticipated to create a unique and iconic statement for the City of Yonkers along its waterfront and redefine its downtown skyline. The maximum height at Palisades

Point would be 25 stories, or 250 feet. For River Park Center, the maximum height for the proposed residential towers would be 500 feet for Residential Tower East and Residential Tower West (exclusive of the mechanical equipment penthouse.). The Cacace Center site would have a maximum building height of approximately 190 feet associated with the proposed office building/hotel.

Based on discussion with the City's Planning Department certain areas in and around the Project site were selected for evaluation of potential visual impacts. Further, areas along the major north-south ridgelines located to the east of the downtown sites were selected for potential viewshed impact simulations. It was recommended that long distance shots from selected publicly accessible locations be analyzed. To this extent, photo images from Sutherland Park and Sullivan Oval define locations along the first major ridgeline to the east. Within the second ridgeline area photo simulations from Dunwoodie Golf Course and Lincoln High School were prepared. In addition, photo simulations were prepared for other locations identified during DEIS scoping that are representative of the larger area where views may be adversely affected. See Exhibits III.B-2a through k. These are described below:

Exhibit III.B-2b: View from the Hudson River from West of Project Sites

This exhibit shows an existing and proposed view of the Yonkers waterfront from approximately midpoint across the Hudson River, approximately 0.5 miles directly west of the Palisades Point project site. In the proposed view, Palisades Point residential buildings and esplanade frontage are visible in the foreground. The residential towers of River Park Center and the Cacace Center are visible in the background.

Exhibit III.B-2c: View from the Hudson River from South of Project Sites

This exhibit shows an existing and proposed view of the Yonkers waterfront from approximately midpoint across the Hudson River, approximately 0.75 miles southwest of the Palisades Point project site. In the proposed view, Palisades Point residential buildings and esplanade frontage are visible in the foreground. The residential towers of River Park Center and the Cacace Center are visible in the background.

Exhibit III.B-2d: View from Sutherland Park

This exhibit shows an existing and proposed view of downtown Yonkers from Sutherland Park approximately 0.75 miles south-southeast of City Hall at an elevation of approximately 216 feet above sea level. In the proposed view, Palisades Point residential buildings are visible in the left-center background and the residential towers of River Park Center and the Cacace Center are visible in the right-center background of the view.

Exhibit III.B-2e: View from the Prospect Street at Hawthorne Avenue

This exhibit shows an existing and proposed view looking west along Prospect Street from the intersection of Hawthorne Avenue to the Hudson River, approximately 0.25 miles east of the Palisades Point project site. The Hudson River Palisades in New Jersey are visible approximately 1.75 miles in the background. In the proposed view, Palisades Point residential buildings are visible in the left background. From this location, the north building at Palisades Point is visible in its entirety while the south building and the five-

story building wings that front along the Hudson River Esplanade are blocked by existing buildings. From this vantage point, only a very small additional portion of the Palisades in New Jersey beyond what is already blocked by existing buildings will be blocked by Palisades Point.

Exhibit III.B-2f: View from Palisade Avenue

This exhibit shows an existing and proposed view looking south along Palisade Avenue from the intersection of Lafayette Place/Walsh Road to the River Park Center project site, approximately 0.25 miles north of River Park Center site at an approximate elevation of 135 feet above sea level. In the proposed view, the east residential tower at River Park Center is prominently visible in the center background. The ballpark/retail podium and Palisade Avenue Office Building on the corner of Palisade and Elm Street are visible. View of the west tower is mostly obscured by the homes along the west side of Palisade Avenue. Cacace Center and Palisades Point are not visible from this vantage point.

Exhibit III.B-2g: View from Lincoln High School

This exhibit shows an existing and proposed view towards the Project sites and downtown Yonkers from Lincoln High School approximately 1.4 miles east-southeast of City Hall at an elevation of approximately 230 feet above sea level. In the proposed view, only the two residential towers are visible in the center background. Cacace Center and Palisades Point are not visible from this vantage point. The Yonkers water tower located at Prescott and Elm Streets is visible in the near-right foreground.

Exhibit III.B-2h: View from Sullivan Oval

This exhibit shows an existing and proposed view of downtown Yonkers from Sutherland Park approximately 0.6 miles east-southeast of City Hall at an elevation of approximately 300 feet above sea level. In the proposed view, Palisades Point residential buildings are visible in the left-center background and the residential towers of River Park Center and the Cacace Center building are visible in the right-center background of the view.

Exhibit III.B-2i: View from Dunwoodie Golf Course

This exhibit shows an existing and proposed view of downtown Yonkers from Sutherland Park approximately 1.1 miles east of City Hall at an approximate elevation of 205 feet above sea level. In the proposed view, only the two residential towers are visible in the center background. Cacace Center and Palisades Point are not visible from this vantage point. The Yonkers water tower located at Prescott and Elm Streets is visible in the left-center background.

Exhibit III.B-2j: View from the Hudson River from West of Project Sites

This exhibit shows an existing and proposed view of the Yonkers downtown and waterfront from the Hudson Palisades in New Jersey across the Hudson River directly west of the Palisades Point project site. This view is approximately 1.5 miles west of City Hall at an approximate elevation of 426 feet above sea level. In the proposed view, Palisades Point residential buildings and promenade frontage are visible in the foreground. The residential towers of River Park Center and the Cacace Center are visible in the background.

Exhibit III.B-2k: View from the North Hudson Promenade

This exhibit shows an existing view towards downtown Yonkers from the North Hudson Promenade approximately 3.1 miles north of City Hall at an approximate elevation of 80 feet above sea level. None of the proposed Project elements are visible in the proposed view due to topographic interference. Two line-of-sight diagrams developed in Global Mapper (v8.0 software) using United States Geological Survey 30m resolution elevation grid data show that topography interferes with a clear line of sight to the Yonkers downtown.

4. Shadow Studies

A series of shadow studies have also been prepared for Palisades Point, River Park Center and Cacace Center for four analysis days: March 21—the vernal equinox, which is equivalent to September 21—the autumnal equinox, May 6—the midpoint between the equinox and the longest day of the year, June 21, and December 21—the shortest day of the year (refer to Exhibits III.B-3a through d). These studies illustrate potential shadow impacts at three points in time during the day: 9:00 AM, Noon and 3:00 PM—as well as the solar path from west to east on which the shadows are expected to travel through the day. (Please note that the aerial photograph used as a base for the studies also includes some shadows from existing buildings. In addition, the studies do not include the effect from neighboring buildings, which would block a portion of the shadow from the proposed buildings.) Table III. B-3.1 below provides shadow azimuth and altitude angles for the projects site for the specified dates and times of day.

**Table III. B-3.1
Sun and Shadow Angles for Project Area**

Date	9:00 AM		12:00 PM (Noon)		3:00 PM	
	Sun Altitude	Shadow Angle (E of N)	Sun Altitude	Shadow Angle (E of N)	Sun Altitude	Shadow Angle (E of N)
March 21	32.1°	302.4°	49.3°	359°	33.0°	56.4°
June 21	49.2°	281.4°	72.5°	2.1°	48.2°	79.7°
December 21	14.1°	319.5°	25.6°	1.7°	12.5°	43.1°
May 6	45.7°	290.5°	65.6°	4.6°	42.9°	73.1°

Source: US Naval Observatory

Generally the shadows projecting from the proposed buildings at Palisades Point, Cacace Center and River Park Center would move from northwest at 9:00 AM, to the north by Noon, and northeast by 3:00 PM. The distance the shadows would project on the summer solstice is relatively short and shadows would fall only on buildings in close proximity to the development sites. During the winter solstice (December 21), the shadows would be longer than at any other time of the year, and portions of the River Park Center shadows would extend to the nearby iPark complex to the northwest. Portions of the shadows from Palisades Point would extend to the intersection of Prospect Street and Hawthorne Avenue.

Adverse shadow impact may occur if shadows are cast on publicly accessible open space, on important natural features, if they affect a historic resource’s use or obscure important

details significant to the resource's historic value, and/or if important landscaping and vegetation that are part of the resource is detrimentally affected by shadows. Shadows falling on streets and sidewalks or other buildings are not considered significant, nor are shadows occurring within an hour and one-half of sunrise or sunset.

Numerous existing properties/resources in and around the project area (as listed below) were identified for shadow impact analysis based on their alignment and topographic relationship to various components of the proposed Project. This list includes open space and historic resources listed on the National Historic Register, as well as those eligible for the Register. Tables III. B-3.2 through 4 summarizes the anticipated shadow impacts from the Project on identified resources.

- War Memorial Park
- Pitkin Park
- Philipse Manor House and Manor House Park
- Larkin Plaza Park
- Getty Square
- Bell Place-Locust Avenue Historic District
- Mott Mill
- John Copcutt Mansion
- 103 Elm Street
- Yonkers Railroad Station
- Yonkers Main Post Office
- 50, 52, 55-57 Main Street
- Yonkers Recreation Pier
- Yonkers Trolley Barn Building
- 16-18, 20-24, 30-38, 53, 87, 95, 104, 130 South Broadway
- Philipsburg Building
- St. John's Protestant Episcopal Church
- Yonkers City Hall and Washington Park
- Yonkers Esplanade and Sculpture Garden
- Buena Vista Community Gardens
- Buena Vista Pride Park
- Waring Park
- 50-54 Hudson Street
- 95, 104, 108, 116, 152-54, 155-56 Buena Vista Avenue
- Yonkers Public Library Riverfront Branch

Table III. B-3.2
Summary of Shadow Analysis for River Park Center (including Government Center and Palisade Avenue Office Building)

	9:00 AM	12:00 PM (Noon)	3:00 PM
March 21	Shadows project northwest at approximately 302 degrees (east of north) with a sun altitude of approximately 32 degrees. Shadows from Government Center garage project on to an eastern portion of Washington Park (but not more than currently occurs due to the existing Health Center Building and Government Center municipal garage). Shadows from the West Residential Tower project northwest across Getty Square to Warburton Avenue. The shadow of the West Residential Tower will cross the eastern edge of Larkin Plaza and possibly the southeast corner of Philippe Manor Park. No other identified resources shaded at this time point.	Shadows project north at approximately 359 degrees (east of north) with a sun altitude of approximately 49 degrees. No identified resources shaded at this time point. Palisade Avenue will be shaded.	Shadows project northeast at approximately 56 degrees (east of north) with a sun altitude of approximately 33 degrees. Shadows from the East Residential Towers project northeast and shade a small portion of the John Capcott Mansion property. A portion of Mott Mill will be shaded at this time point. Shadows from the West Residential Tower shade a portion of the proposed ballfield and the easternmost portion of the "riverwalk" at River Park Center. No other identified resources affected.
June 21	Shadows project west at approximately 281 degrees (east of north) at an altitude of 49 degrees. Shadows from Residential Tower West fall on a portion of St. John's Protestant Episcopal Church and a portion of Getty Square. No other identified resources shaded at this time point.	Shadows project north at approximately 2.1 degrees (east of north) with a sun altitude of approximately 73 degrees, therefore the shadows from the buildings are very short and have minimal impact on the surrounding area. No identified resources shaded at this time point.	Shadows project northeast at approximately 80 degrees (east of north) at an altitude of 48 degrees. A portion of Mott Mill will be shaded at this time point. Shadows shade the easternmost and part of the center sections of the "riverwalk" and a portion of the ballfield at River Park Center.
December 21	Shadows project northwest at approximately 320 degrees (east of north) with a sun altitude of approximately 14 degrees. Shadows from the West Residential Tower will shade a small portion of Manor House Park, the eastern tip of Larkin Plaza and a portion of the Bell Place-Locust Avenue Historic District. As shown by the arc of the western tower, there will be a time during the day (approximately 10am) when the majority of Philippe Manor House and Manor House Park will be in shadow. No other identified resources shaded at this time point.	Shadows project north at approximately 2 degrees (east of north) with a sun altitude of approximately 26 degrees. Buildings along the north side of Palisade Avenue will be shaded and a portion of the Bell Place-Locust Avenue Historic District. No other identified resources shaded at this time point.	Shadows project northeast at approximately 43 degrees (east of north) with a sun altitude of approximately 13 degrees. Portion of Mott Mill will be shaded at this time point. The shadow from the East Residential Tower will shade the southern portion of War Memorial Park for a short period around 2:15 PM
May 6	Shadows project west at approximately 291 degrees (east of north) with a sun altitude of approximately 46 degrees. At this time point, shadows from Residential Tower West fall on a small area of St. John's Protestant Episcopal Church and Getty Square. Shadows from Government Center garage project on to an eastern portion of Washington Park (but not more than currently occurs due to the existing Health Center Building and Government Center municipal garage). No other identified resources shaded at this time point.	Shadows project north at approximately 5 degrees (east of north) with a sun altitude of approximately 66 degrees. Palisade Avenue will be shaded. No identified resources shaded at this time point.	Shadows project northeast at approximately 73 degrees (east of north) with a sun altitude of approximately 43 degrees. Portion of Mott Mill will be shaded at this time point. Shadows from the West Residential Tower shade a portion of the proposed ballfield in RPC and easternmost portion of the riverwalk at River Park Center.

**Table III. B-3.3
Summary of Shadow Analysis for Cacace Center**

	9:00 AM	12:00 PM (Noon)	3:00 PM
March 21	Shadows project northwest at approximately 302 degrees (east of north) with a sun altitude of approximately 32 degrees. A small portion of the northeast corner of Waring Park will be shaded by the new Cacace Center garage. No other identified resources shaded at this time point.	Shadows project north at approximately 359 degrees (east of north) with a sun altitude of approximately 49 degrees. A small portion of Waring Park will be shaded. No other identified resources shaded at this time point.	Shadows project northeast at approximately 56 degrees (east of north) with a sun altitude of approximately 33 degrees. No identified resources shaded at this time point.
June 21	Shadows project west at approximately 281 degrees (east of north) at an altitude of 49 degrees. At this time point, shadows from the hotel/office tower project to South Broadway. A small portion of the northeast corner of Waring Park will be shaded by the Cacace Center parking garage. No other identified resources shaded at this time point.	On the shortest day of the year, the sun is almost directly overhead. Shadows project north at approximately 2.1 degrees (east of north) with a sun altitude of approximately 73 degrees. No identified resources shaded at this time point.	Shadows project northeast at approximately 80 degrees (east of north) at an altitude of 48 degrees. No identified resources shaded at this time point.
December 21	Shadows project northwest at approximately 320 degrees (east of north) with a sun altitude of approximately 14 degrees. Shadows from the Cacace Center hotel/office building will shade the southwestern tip of Washington Park. Shadows from the new Cacace Center garage will shade a small area of the northeast corner of Waring Park. No other identified resources shaded at this time point.	Shadows project north at approximately 2 degrees (east of north) with a sun altitude of approximately 26 degrees. Shadows at this time point will shade City Hall and the central southern portion of Washington Park. No other identified resources shaded at this time point.	Shadows project northeast at approximately 43 degrees (east of north) with a sun altitude of approximately 13 degrees. No identified resources shaded at this time point.
May 6	Shadows project west at approximately 291 degrees (east of north) with a sun altitude of approximately 46 degrees. A small portion of the northeast corner of Waring Park will be shaded by the Cacace Center hotel/office building and the new Cacace Center garage. No other identified resources shaded at this time point.	Shadows project north at approximately 5 degrees (east of north) with a sun altitude of approximately 66 degrees. No identified resources shaded at this time point.	Shadows project northeast at approximately 73 degrees (east of north) with a sun altitude of approximately 43 degrees. No identified resources shaded at this time point.

Table III. B-3-4
Summary of Shadow Analysis for Palisades Point

	9:00 AM	12:00 PM (Noon)	3:00 PM
March 21	Shadows project northwest at approximately 302 degrees (east of north) with a sun altitude of approximately 32 degrees. At this time point, shadows from the residential towers project to the Hudson River. Shadows from the project shade an area of riverfront open space. No other identified resources shaded at this time point.	Shadows project north at approximately 359 degrees (east of north) with a sun altitude of approximately 49 degrees. No identified resources will be affected at this point in time, but the sidewalk and parking area between the buildings will be shaded.	Shadows project northeast at approximately 56 degrees (east of north) with a sun altitude of approximately 33 degrees. Shadows from the residential towers will project across the Metro-North Railroad tracks to Buena Vista Community Gardens. Identified properties on Buena Vista Avenue will be shaded at this time point.
June 21	Shadows project west at approximately 281 degrees (east of north) at an altitude of 49 degrees. At this time point, shadows from the residential towers project to the Hudson River and shade an area of riverfront open space. No other identified resources shaded at this time point.	Shadows project north at approximately 2.1 degrees (east of north) with a sun altitude of approximately 73 degrees. No identified resources will be affected at this point in time, but the sidewalk and parking area between the buildings will be shaded.	Shadows project northeast at approximately 80 degrees (east of north) at an altitude of 48 degrees. No identified resources shaded at this time point. Shadows fall on Metro North Railroad Tracks
December 21	Shadows project northwest at approximately 320 degrees (east of north) with a sun altitude of approximately 14 degrees. At this time point, shadows from both the residential towers project to the Hudson River and shadows from the project shade an area of riverfront open space. No other identified resources shaded at this time point.	Shadows project north at approximately 2 degrees (east of north) with a sun altitude of approximately 26 degrees. No identified resources will be affected at this point in time, but the sidewalk and parking area between the buildings will be shaded.	Shadows project northeast at approximately 43 degrees (east of north) with a sun altitude of approximately 13 degrees. One identified property on Buena Vista Avenue will be shaded at this time point. Shadows fall on Metro-North Railroad tracks.
May 6	Shadows project west at approximately 291 degrees (east of north) with a sun altitude of approximately 46 degrees. At this time point, shadows from the residential towers project to the Hudson River and shade an area of riverfront open space. No other identified resources shaded at this time point.	Shadows project north at approximately 5 degrees (east of north) with a sun altitude of approximately 66 degrees. No identified resources will be affected at this point in time, but the sidewalk and parking area between the buildings will be shaded.	Shadows project northeast at approximately 73 degrees (east of north) with a sun altitude of approximately 43 degrees. . Identified properties on Buena Vista Avenue and Buena Vista Pride Park will be shaded at this time point. Shadows fall on Metro North Railroad Tracks

5. Description of Landscape Treatments and Proposed Site Amenities

The publicly accessible open space at Palisades Point will include an esplanade running the entire length of the riverside of the site (an extension of the existing Hudson River Esplanade), providing views of the Palisades and Hudson River. Benches set along the esplanade will provide ample room informal gathering and passive recreation while larger scenic overlook plaza areas located along the esplanade will allow for both informal and formal gatherings (e.g., watching the sunset, and the bridges to the north and the south, organized festivals).

Two large green areas are located in the area between proposed mixed-use buildings and the esplanade. The first is an extension of the existing City “sculpture park” currently located on Parcel J. New pathways will be extended through landscaped areas that are to be the setting for outdoor sculpture. Through the creation of landform, an outdoor gallery will create smaller “outdoor spaces” in which existing and future artwork will be placed. The second of the two largest green areas will be a more formal lawn lined with shade trees, left open to the south to relate to a larger paved plaza area. This lawn area will allow for informal gatherings, picnics, sunbathing and other forms of passive recreation and informal active recreation.

Located to the south of the lawn area, adjacent to commercial storefronts and/or professional offices, is a plaza area that will allow for vehicular turnaround and drop off for both restaurant and recreation activities. This paved area will also allow for a variety of programs including organized events. Located near the center of the plaza, on axis with the lawn directly to the north, will be a sculptural element that serves a visual beacon when seen both from within the site and from boats on the Hudson River. A canoe and kayak launch area to be owned and operated by the City or its designee will allow for easy access to water recreation.

The Saw Mill River at River Park Center stretches from Elm Street to New Main Street, curving through the site for a distance of approximately 1,100 linear feet. The daylighting, reconfiguration and improvement of the Saw Mill River and will create a “riverwalk,” which is described below.

A public plaza at River Park Center stretches north along the New Main Street frontage of the site. The plaza will have two stand-alone large restaurant spaces (approximately 1,500 square feet and 3,000 square feet). In addition, across the river from the plaza, the riverwalk that fronts the plaza on the north side will be lined with three larger restaurant spaces at the plaza/river promenade level with shopping above. The public plaza area will be enhanced with street furniture, lighting and tree plantings, thus adding to a lively urban gathering space environment at the site’s main corner. The various levels stacked above the riverwalk provide space for retail use, entertainment, service and parking, all leading up to the ballpark levels.

Landscaping will be an important aspect of the design of Cacace Center and attention has been given to enhancing Waring Park (located adjacent to the site on South Broadway

Avenue) and to providing an “artwalk” connection to Government Center with tree plantings and landscaping along the site’s Nepperhan Avenue street frontage.

Exhibits III.B-4a through q provide renderings and/or elevations of proposed buildings at Palisades Point, Cacace Center and River Park Center.

6. View Corridors:

A total of thirteen (13) existing view corridors in and around the Project sites were identified during DEIS scoping. These were identified based on their alignment and topographic relationship to various components of the proposed Project, and are representative of views from various neighborhoods in Yonkers from which the proposed Project may be visible. These are identified and located on a key map (see Exhibit III.B-5a) and are presented in Exhibits III.B-5b through k. These view corridors are described in caption spaces below each photograph provided

7. Viewshed Analyses:

Three digital viewshed analyses were generated to determine areas within the City of Yonkers that under worst-case conditions could have a clear line of sight to the proposed Project. These areas are represented by shaded areas in Exhibits III.B-3f, III.B-3g and III.B-3h for each Project site—River Park Center, Cacace Center and Palisades Point respectively. The digital analysis process uses United States Geological Survey 30m resolution elevation grid data to determine clear line of sight. While this process represents the best available method by which to determine line of sight, it is important to note that the results are exceptionally conservative because topographic data does not account for existing buildings and vegetation. Therefore, many areas that appear shaded in the exhibits may in fact not have clear line of sight due to obstruction caused by existing buildings, trees and vegetation. A comparison of the viewshed analysis for the Cacace Center (Exhibit III.B-3g) and the existing/proposed view from Lincoln High School (Exhibit III.B-2g) clearly illustrates this condition. The viewshed analysis (Exhibit III.B-3g) indicates topographically that the Cacace Center would be visible from Lincoln High School (see shaded area on exhibit), but the photograph presented in Exhibit III.B-2g shows that the Project will not be seen due to existing buildings and vegetation that obstruct a clear line of sight. The Cacace Center building is not visible in the exhibit, nor is City Hall, which is approximately the same height and sits directly north and adjacent to Cacace Center, across Nepperhan Avenue. Further, it is important to note that the photograph in Exhibit III.B-2g is a winter shot, taken when vegetation is without leaves, suggesting that line of sight to the downtown will be further obstructed in the spring, summer and fall seasons. Each viewshed analysis is described below.

River Park Center:

River Park Center includes two 50 story (500 feet tall) residential buildings. Based on the digital topographical viewshed analysis presented in Exhibit III.B-3f, these buildings will be visible from locations in the downtown area, stretching west to east from the Hudson River to the Saw Mill River Parkway and north to south from North Broadway near Roberts Avenue and the Yonkers/Bronx municipal line. Given the built-up urban

environment in the downtown, many clear lines of sight in the downtown area to the Project site(s) will be obstructed by existing buildings and vegetation. Excepting existing buildings and vegetation, River Park Center will be visible from some locations east of the Saw Mill River Parkway. These occur mainly in pockets on the crests and west-facing slopes of hills as a result of the topography in Yonkers, which rises sharply west to east from the Hudson River with two hills and valleys before falling again towards the Bronx River. Topographic Profile A in Exhibit III.B-3e depicts these conditions graphically and shows a cross-section from the Hudson River (left) to the Bronx River Parkway (right) approximately along Yonkers Avenue.

A similar topographic condition is evident when a topographic cross-section is cut in the north-south direction. Excepting existing buildings and vegetation, River Park Center will be visible from much of the downtown area to the south of the Project site(s) to the Bronx/Yonkers municipal line, and from much of the downtown area north of the Project site(s) as far north as North Broadway and Roberts Avenue, the crest of the hill north of downtown. From this point north, topography begins to interfere with clear lines of sight. Excepting existing buildings and vegetation, River Park Center will be visible from some locations north of Roberts Avenue. These occur mainly in pockets on the crests and south-facing slopes of hills as a result of the topography, which slopes down and northward into several small hills and valleys north of Roberts Avenue. Topographic Profile B in Exhibit III.B-3e depicts these conditions graphically and shows a cross-section from the Bronx/Yonkers municipal line (left) to the Yonkers/Hastings-on-Hudson municipal line approximately along Riverdale Avenue/North Broadway (right). River Park Center will also be visible from points on the Hudson River except in the northern part of the City, close to the shoreline north of John F. Kennedy Marina, where southbound lines of sight will be obstructed by topography. The River Park Center site will be visible from lookouts along the Hudson Palisades in New Jersey, but not from the Palisades Parkway (roadway). Exhibit III.B-3f depicts a worst-case scenario for views to the River Park Center site because it does not account for existing buildings and vegetation which obstructs many of the viewshed areas shown in the exhibit.

Cacace Center:

The Cacace Center includes one 20-story (190 feet tall) office/hotel building. Based on digital topographical viewshed analysis presented in Exhibit III.B-3g this building will be visible from locations in the downtown and beyond but from far fewer locations than River Park Center. The clear line of sight area for the Cacace Center stretches west to east from the Hudson River to Sullivan Oval and north to south from North Broadway near Roberts Avenue and the Yonkers/Bronx municipal line. Given the built-up urban environment in the downtown, clear lines of sight in the downtown area to the Cacace Center site will be obstructed by existing buildings and vegetation. Excepting existing buildings and vegetation, Cacace Center will be visible from some locations east of the Saw Mill River Parkway. These occur mainly in pockets on the crests and west-facing slopes of hills east of I-87 Thruway and north of Tuckahoe Road. Again, as described above for River Park Center, these pockets occur as a result of the topography in Yonkers (see Topographic Profiles A and B above). Cacace Center will also be visible from points on the Hudson River except in the northern part of the City, close to the shoreline north

of John F. Kennedy Marina, where southbound lines of sight will be obstructed by topography. The Cacace Center site will be visible from lookouts along the Hudson Palisades in New Jersey, but not from the Palisades Parkway (roadway). Exhibit III.B-3g depicts a worst-case scenario for views to the Cacace Center site because it does not account for existing buildings and vegetation which obstructs many of the viewshed areas shown in the exhibit.

Palisades Point:

Palisades Point is located on the Yonkers' Hudson River waterfront at approximately Prospect Street and includes two 25-story (250 feet tall) residential buildings. Based on digital topographical viewshed analysis presented in Exhibit III.B-3h, these buildings will be visible from locations in the downtown and beyond, but from far fewer locations than both River Park Center and Cacace Center. The clear line of sight area in the downtown for Palisades Point stretches west to east from the Hudson River to Sullivan Oval and north to south from North Broadway near Roberts Avenue and the Yonkers/Bronx municipal line. Given the built-up urban environment in the downtown, many clear lines of sight in the downtown area to the Palisades Point site will be obstructed by existing buildings and vegetation. Excepting existing buildings and vegetation, Palisades Point will be visible from very few (3) locations east of the Saw Mill River Parkway. These occur mainly in pockets on the crests and west-facing slopes of hills east of the I-87 Thruway in and around Bronxville Heights. Again, as described above for River Park Center, these pockets occur as a result of the topography in Yonkers (see Topographic Profiles A and B above). Palisades Point will also be visible from points on the Hudson River except in the northern part of the City, close to the shoreline north of John F. Kennedy Marina, where southbound lines of sight will be obstructed by topography. The Palisades Point site will be visible from lookouts along the Hudson Palisades in New Jersey, but not from the Palisades Parkway (roadway). Exhibit III.B-3h depicts a worst-case scenario for views to the Palisades Point site because it does not account for existing buildings and vegetation which obstructs many of the viewshed areas shown in the exhibit.

8. Public and Open Space Resources:

In accordance with New York State Department of Environmental Conservation guidelines for "Assessing and Mitigating Visual Impacts," potential adverse visual impacts of the Project on several types of public and open space and historic resources were identified and analyzed. These include Areas of Statewide Scenic Significance, National Natural Landmarks, New York State Parks, and certain local resources (historic buildings and urban parks).

Areas of Statewide Scenic Significance:

The closest State designated "Area of Statewide Scenic Significance" is the Hudson Highlands area that is located approximately 36 miles north of Yonkers near Peekskill, NY. The Project will have no visual impact on this Area of Statewide Scenic Significance.

National Natural Landmarks:

National Natural Landmarks are areas identified by the federal government as having significant natural beauty and importance. There is one national Natural Landmark potentially affected by the Project:

- Palisades on the Hudson (from Sparkill, NY to George Washington Bridge along the western bank of the Hudson River)

Long distance views of the River Park Center and Palisades Point high rise buildings will be available from the Palisades on the Hudson National Natural Landmark in New Jersey. A photo simulation from along the Palisades directly west of downtown Yonkers is shown on Exhibit III.B-4a.

New York State Parks:

There are seven (7) State Parks in the vicinity of the proposed Project:

- Tallman State Park (Rockland County)
- Nyack Beach State Park (Rockland County)
- Hook Mountain State Park (Rockland County)
- Bear Mountain State Park (Rockland County)
- Franklin D. Roosevelt State Park (Westchester County)
- Rockefeller State Park (Westchester County)
- Stony Point State Park (Westchester County)

Long distance views of the River Park Center and Palisades Point residential buildings will be visible from the State Parks along the Hudson River in Rockland County and in central Westchester County. The Old Croton Aqueduct State Park, in particular, will have long distance views from a number of vantage points. A view corridor analysis of one point in downtown Yonkers along the Old Croton Aqueduct Trail is shown on Exhibit III.B-6k.

Local Public and Open Space Resources:

In addition to the regional resources addressed above, a total of seventeen (17) local public and open space resources were identified during DEIS scoping. Potential impacts of the Project on existing views from the following sites were analyzed:

- a. Beczak Environment Education Center and Habirshaw Park
- b. Cerrato Park
- c. Esplanade Park and Sculpture Garden
- d. Sullivan Oval Park
- e. Dunwoodie Golf Course
- f. Leslie Sutherland Park
- g. Philipse Manor House Hall and Park
- h. Pitkin Park

- i. Riverfront Branch of the Yonkers Public Library
- j. Yonkers City Hall and Washington Park
- k. War Memorial Park
- l. Lincoln High School
- m. Old Croton Aqueduct Trail
- n. JFK Marina and Trevor Park
- o. Buena Vista Community Garden
- p. Yonkers City Pier
- q. O'Boyle Park

These are identified and located on a key map (see Exhibit III.B-5a). These resources are described below each photograph provided in Exhibits III.B6a through III.B6o.

9. Contributions to Surrounding Community Character

The Overall Land Use Study Area surrounding the Project sites is mixed-use in character and includes residential, commercial, public/quasi-public, and industrial uses typical of an older urban setting.

Getty Square, the area's major commercial hub, is located at the intersection of Main Street, New Main Street, Palisade Avenue, North Broadway, and South Broadway, just to the north of River Park Center and roughly at the center of the Overall Land Use Study Area. In and around Getty Square, the buildings range in height from 2 to 6 stories and have retail-street-level frontages with residential or office uses above. Located west of Getty Square is Larkin Plaza where several prominent public and quasi-public buildings are located, including: the Yonkers Railroad Station, Yonkers Main Post Office, Yonkers Public Library (Riverfront Branch), Westchester County Department of Social Services, and New York State Department of Motor Vehicles. See Exhibits III.B-1a through p for existing community character in the Overall Land Use Study Area.

Residential uses are scattered throughout the Overall land Use Study Area. Large concentrations of multifamily uses exist in the northern portions of the area along Warburton Avenue, Palisade Avenue, and Locust Hill Avenue; within the Nodine Hill neighborhood to the east; and along Hawthorne Avenue and Riverdale Avenue to the south. Concentrations of two/three family residences are mostly found within the Nodine Hill neighborhood to the east of the Project sites; and in the blocks along Palisade Avenue to the north of River Park Center, and Hawthorne Avenue and Buena Vista Avenue to the south and west of River Park Center and the Cacace Center and to the west of Palisades Point. Relatively few single-family detached uses can be found in the Overall Land Use Study Area, but, where they do exist, they are scattered among the various blocks, mostly at the extreme edges, including portions of Nodine Hill and Ludlow Park.

Other major uses in the Overall Land Use Study Area include the American Sugar Refinery (just to the south of Palisades Point site), the Yonkers Sewage Treatment Plant

along the southern portion of the waterfront, and St. Joseph's Hospital and the Cacace Justice Center on South Broadway.

The mixed-use development programs at River Park Center, Palisades Point, and Cacace Center will, in the Applicant's opinion, contribute positively to the mixed use environment that presently exists in the Overall Land Use Study Area, and will strengthen the urban fabric of the downtown by providing street level uses along primary pedestrian and vehicular thoroughfares. The open space program including the daylighting of the Saw Mill River, the extension of the Hudson River Esplanade, the expansion and enhancement of the City "sculpture park" and the conversion of existing parking lots into publicly accessible open space will enhance the character of the public/quasi public use environment in the Overall Land Use Study Area.

In addition, the design of Cacace Center and Government Center will enhance the pedestrian environment in the downtown. A landscaped pedestrian walkway along the Nepperhan Avenue frontage of the Cacace Center site will lead pedestrians to the bridge over Nepperhan Avenue that connects the Cacace Center site to City Hall and River Park Center. This walkway will be enhanced by public art. The tiered landscaping along the frontage of the Cacace Center site will create of a green gateway to South Broadway and the waterfront. Cacace Center and Government Center are designed to reinforce City Hall as the symbolic center of Yonkers. The landscape design of the Project will also enhance the downtown pedestrian environment through the introduction of new street trees, ornamental light fixtures and decorative paving. Additionally, there will be special plazas and nodes for gatherings and pedestrian activities.

Without the development of the proposed Project, downtown Yonkers can be expected to be redeveloped incrementally in the same manner as in the recent past. This type of redevelopment is characterized by the kinds of smaller, infill projects that have thus far been unable to provide downtown Yonkers with the critical mass necessary to compete with existing commercial centers found in the suburban periphery. Bringing a critical mass of commercial uses back to the downtown can be viewed as a positive contribution to the urban character of the Overall Land Use Study Area.

10. Contributions to Urban Design and Architectural Character of Downtown Yonkers

The Project will, in the Applicant's opinion, contribute positively to the urban design and architectural character of the downtown urban environment at several levels. First, at the macro level, the development of the Cacace Center, located opposite City Hall at the intersection of South Broadway and Nepperhan Avenue, will in effect create a formal gateway into the waterfront district, and will frame views from Nepperhan Avenue to the Hudson River. River Park Center will visually strengthen the downtown by providing inviting and useable public frontage on the north side of Nepperhan Avenue to balance the existing retail uses located on the south side of the street.

Along the Hudson River, the proposed esplanade and adjacent publicly accessible open space at the Palisades Point site will anchor public access at the southern end of the Yonkers waterfront. The improvements to Larkin Square will enhance and define the

public environment that serves as the first impression of Yonkers for arriving train passengers by creating an expanded and enhanced civic open space. The improvements to Larkin Plaza will make it a focal point for the prominent public and quasi-public buildings that surround it. A substantial portion of all three of these sites is currently surface parking lots or is vacant, thereby contributing minimally to the urban fabric and identity of downtown Yonkers.

At the pedestrian level, the proposed Project will improve pedestrian access and mobility in the downtown area. The retail frontages and/or publicly accessible open spaces that occur along the periphery of River Park Center provide interest and destinations for pedestrians. This will be most pronounced along New Main Street, where the retail/restaurant frontages and sidewalk improvements will establish a primary pedestrian connection from the existing downtown shopping area in Getty Square to City Hall and the Cacace Center. Combined, the New Main Street frontages and Larkin Plaza improvements will formalize the pedestrian route from the Yonkers Metro-North Station to the proposed ballpark, bringing substantial foot traffic through Getty Square and past many local off-site retail establishments. The terminus of this route will be reinforced by the proposed daylighting and landscaping of the Saw Mill River. The daylighting of the Saw Mill River will offer a variety of positive community benefits by providing substantial public open space and introducing a natural element into the predominantly hardscaped downtown environment.

The Overall Land Use Study Area has a mix of architectural styles that reflect the development history of the downtown. Collectively, these styles express a rich and varied architectural legacy which is characteristic of older urban settings in the Northeastern US. Contributors to this architectural sense include new buildings such as the Riverfront Branch of Yonkers Public Library and older buildings from the late 19th and early 20th centuries such as the Yonkers Metro-North Station, the Yonkers Main Post Office Building, and Yonkers City Hall. The most notable architectural feature of these buildings is the manner in which they address the street. All purposefully engage the pedestrian environment and all are comprised primarily of brick and stone with detailed cornices and tall vertical windows. However, due to their design, configuration and present physical condition, other more recently constructed buildings contribute less positively to the architectural quality of the downtown environment.

River Park Center will contribute positively to the Yonkers downtown architectural character because the architectural design of the development will be consistent with the design and detailing patterns established by the older stock of buildings in the downtown area. The primary façade of River Park Center, for example, will be brick/masonry-like materials with expanses of glass set between large brick piers that visually enhance the verticality of the building. Stone-faced arches, a detail expressed in many of the downtown area's buildings, cap the top of these bays. The two residential towers at River Park Center will utilize brick and stone to clearly distinguish these buildings from the retail/ballpark structure, and to provide each building with its own visual identity.

Palisades Point is proposed to use a brick and/or glass façade treatment along the waterfront that is consistent with the Scrimshaw House.

The hotel/office building at the Cacace Center site will also use stone facing. While more modern in its aesthetic vocabulary, it will evoke the old Carnegie Library that formally occupied the corner opposite the site and relate to Yonkers City Hall. The remaining buildings that comprise River Park Center and Cacace Center will employ materials, proportions, and details that emulate the finer architecture in the downtown area. This is illustrated by a comparison of the existing Government Center municipal parking garage and the proposed new Government Center garage. While the existing garage has some street level uses, the building's utilitarian design (formed concrete) contributes little to the overall architectural character of the downtown. The new Government Center garage will include street level uses along the full length of New Main Street frontage and the two-story vertical space at the southern corner (at New Main Street and Nepperhan Avenue) will be faced to look more like a building than a parking garage.

As with the finer existing buildings in the downtown, attention has been given to the proposed buildings' relation to the street, which will have retail and restaurant uses along the primary street frontages, stepped back facades, separate pedestrian and vehicular access ways, and the clearly articulated entrances.

11. Socio-Economic Impacts

As discussed in detail in Section III.I of this DEIS, the Overall Land Use Study Area is predominantly a mixed use, low-income, rental community that experienced modest population and household growth through the 1990s. While the socioeconomic character of the Overall Land Use Study Area remained relatively stable through the 1990s, the area began to change in 2000 with the development of new residential projects.

Employment in all sectors represent less than 10 percent of the workforce with the exception of the Health Care and Social Assistance sector, which represented approximately 38% of employment in the 10701 ZIP code, which was utilized for employment and business analysis, because it is the geographic area that most closely corresponds to the Overall Land Use Study Area. Retail facilities are primarily concentrated in the Getty Square area, South Broadway and the downtown waterfront district. The downtown area has experienced a decline over the years as the Central Avenue core, well to the east/northeast of the Overall Land Use Study Area, became the focal point for major retail activity. Towards the waterfront district on lower Main Street, the new retail activity reflects the recent residential developments that attract a more affluent consumer.

Given its mixed use program, the proposed Project will continue the trend of growth and community diversification in the Overall Land Use Study Area as discussed in Section III.I of this DEIS. Income diversification in the Overall Land Use Study Area will continue through the Project's proposed residential uses, a majority of which will have rents substantially higher than those that presently exist, and through the proposed affordable housing component of the Project. River Park Center would replace the

“Chicken Island” parking area and other under-utilized properties, thereby adding to the mixed use nature of the downtown area, and would not skew the Overall Land Use Study Area to affluence as it will only add 950 new units or 8.4% of the then estimated housing stock in the Overall Land Use Study Area. Palisades Point will add 436 residential units and continue the market rate residential expansion of this portion of the Overall Land Use Study Area, which has already experienced other recent new market rate housing development.

The proposed Project will strengthen the economic character of the downtown area through the reintroduction of retail and employment activities in the Overall Land Use Study Area. One key component will be the reintroduction of larger retailers to the downtown area. The retail in the Overall Land Use Study Area is currently a mix of value-priced and small retail establishments with a few more broadly recognized retailers scattered throughout. The proposed Project will attract larger nationally recognized retailers to the downtown along with their associated employment opportunities for community residents. The proposed minor league ballpark along with associated retailers and entertainment/restaurant venues will provide an added entertainment dimension to Yonkers.

12. Description of Uses and Activities Proposed along Daylighted Nepperhan/Saw Mill River
River Park Center

The publicly accessible riverwalk at River Park Center stretches from Elm Street to New Main Street, curving through the site for a distance of approximately 1,100 linear feet. The design creates a continuous open river, which is the centerpiece of the surrounding development. The entire length of the river through the site will be landscaped to include pedestrian pathways, places to rest and view the river, with overlooks and steps along the way. Bridges connect the two sides of the river creating pedestrian loops at either end with a linear connection between them. The river channel, which averages 20 feet across, widens within the two loops and narrows in the connection between them, creating opportunities for different types of ecological events.

The riverwalk is envisioned to be a publicly accessible space with access occurring at several points along its traverse. Primary pedestrian access to the riverwalk happens at the street level promenade that stretches north along New Main Street from the intersection of Nepperhan Avenue. Here, the riverwalk opens up to the street and becomes a literal extension of the public urban environment. Pedestrians will be able to wander into the site from approximately half of the site’s frontage along New Main Street, where pedestrians will be able to access the wide variety of shops and restaurants that line both sides of the riverwalk. At the northeast terminus, pedestrian access will occur at Elm Street and St. Casimir Avenue via a wide stair connecting to the street. A vertical circulation core of the adjacent proposed office building on the corner of Nepperhan Avenue and School Street including an elevator and a stair also connects street level activity on Elm Street with the riverwalk below. The main stair aligns with St. Casimir Avenue providing the riverwalk with a visual and spatial connection the existing urban grid.

Lining both banks of the riverwalk throughout the site will be water edge promenades and walkways providing public access to multi-level dining and sitting terraces that serve and support a wide variety of retail, restaurant and entertainment uses. These promenades will feature trees and plantings for shade and comfort, as well as pedestrian level lighting. Access across the river will be accommodated by a variety of bridges. These occur at different levels and locations not only to accommodate access to various programmatic elements, but also to accommodate the topographic changes in elevation that occur through the site.

Landscaping design is one of the key features of the riverwalk. The river itself will have various natural features such as boulders, waterfalls and rapids. Within this landscape design, three areas are created. The northernmost section near Elm Street, called “The Meander,” is a public space about 120 feet wide from building to building. Public walkways flank the buildings, on either side of the river, with space for outdoor dining spilling out from adjacent restaurants. The river is about 10 feet below the walkway, with ramped pathways and steps built into the planted landscape. Several pedestrian bridges, allowing passage from one side to the other, cross the space. Views to the church above as well as the historic stone retaining wall are to be incorporated. Various landscape elements, including a waterfall, small decks at water level, and sloped, landscaped edges will be utilized.

The middle section, “The Rapids,” is the narrowest section of the river. It flows dramatically against the curve of the ballpark along Nepperhan Avenue, and due to the narrowness of the bank, a pedestrian walkway is provided only on the south side of the river, connecting the two main pedestrian loops. The streetscape of Nepperhan Avenue and entry to the ballpark is at elevation 75, the riverwalk below is at elevation 58, and the river is approximately 10 feet below this elevation. The river section here is marked by a series of terraced walkways, with softer landscaped areas at either end.

The third area of the river, “The Bend,” again follows the edge of the structure, but this space is wider, with many connections to New Main Street between the buildings that face the street. The pedestrian circulation is a loop on both sides of the river and landscaped terraces flow from the street to the river. A stepped section at the corner of Nepperhan and New Main Street provides a major pedestrian access point and a casual amphitheater space that can also be used as an outdoor classroom. Educational “fact plaques” are proposed to be located at appropriate places to inform users about the natural and cultural history and the river ecology and their place in maintaining it. These fact plaques may be incorporated into the actual design of the place (as paving, or wall murals, etc) or they may be free standing signs.

A walkway leads pedestrians from mid-block on Nepperhan Avenue to the plaza at the corner of Nepperhan Avenue and New Main Street. At this location, the plaza is slightly above the river and broad walkways lead pedestrians into the site. The corner of Nepperhan Avenue and New Main Street is marked by an open air amphitheatre. This theater-in-the-round will be suitable for a wide variety of live outdoor events including live music and performances. The corner location of this amphitheatre allows the primary

corner of the site to remain visually open to the surrounding urban context. Its openness provides broad pedestrian access via the plaza that surrounds the amphitheatre. Further, the corner location of the amphitheatre means that the sidewalks that stretch along Nepperhan Avenue and New Main Street from the corner will be very lively viewing spots during performances, adding to the multi-functionality of the street in these locations.

Larkin Plaza

If the City decides to make the improvements at Larkin Plaza, the existing park will be enhanced and expanded, the public parking lot will be removed, and approximately 800 linear feet of the Saw Mill River from Warburton Avenue to Buena Vista Avenue will be daylighted. The new park would have sidewalks along its street edges, and curving walkways that follow the path of the stream to allow for greater public connection with the daylighted river. The park landscape design integrates a combination of low earth berms and low walls, which are designed to contain the river during a 100-year flood event.

Due to a difference between in elevation between the river and street levels, the riverbanks gradually slope down to the river, and the walkways and paths along it would occur below those at street level. A pedestrian bridge, located in the vicinity of Atherton Avenue, would allow for mid-block crossings. An alternative design scheme proposes a wider bridge at Atherton Street that would be suitable for pedestrian and vehicular use, and could be used as a large plaza for festivals and other special events.

Due to the topography and resulting hydrology in this area, the daylighting of the river would bring to light two very separate and distinct riparian environments in the proposed park. The upper section, roughly from Warburton Avenue to Bashford Street, would be a freshwater system. Because the site's elevation change as the stream flows to the Hudson River, a small dam would be located in this upper section of the park, approximately near Woodworth Avenue. This would create the freshwater pool and a waterfall. Public access to the riverbanks in this area would be provided by a series of walkways, steps and a deck, all of which would help form a riverbank promenade through the site.

The lower section, from Bashford Street to Buena Vista Avenue, would be a marine environment. Here, brackish tidal flows from the Hudson River mix with the stream, and after the Atherton Bridge, the river widens, creating a tidal pool. The landscape and vegetation would change between these two areas to reflect tolerance to salt water and changing water levels. This area would highlight these two ecosystems with educational and cultural materials, which would also link to the historic surroundings.

13. Lighting

Ballpark

The proposed ballpark at River Park Center will require field lighting for evening game play. In addition, decorative lighting will be used to illuminate the pedestrian environment along the riverwalk and along the street frontages of River Park Center.

Lighting fixtures for the proposed ballpark would provide a level of illumination sufficient for sporting events. Field lighting would include high output energy efficient luminaries with NEMA beam control. Field lighting luminaries would utilize metal halide lamps for its long life and high luminous efficiency (good color rendering properties). Metal halide lamps with efficient luminary reflectors offer excellent optical control characteristics. Each luminary shall have an impact resistant lens, integral ballast, rear re-lamping and cord assembly for ease of installation and maintenance.

The playing field would be lit to 100 footcandles infield and 70 footcandles outfield. A footcandle is the international unit of illumination, measured by the intensity of light falling on a sphere, arranged one foot away from a source of light of one candlepower. Lighting would be mounted atop tapered poles affixed to the exterior facades of the ballpark. The lighting for the infield would be atop a combination of poles measuring 120 to 130 above the playing surface, and angled toward the playing field. The outfield lighting will be atop poles measuring 80 feet above the playing surface. A total of 8 poles would be distributed around the ballpark to best achieve the footcandles described above and blend into the architectural setting.

The measurements of luminance for playing field lighting are shown on the photometric diagram in Exhibit III.B-11a. As shown by the diagram, the highest levels of light occur over the infield, and then levels taper off slightly toward the outfield. A minimal amount of light may spillover from the ballpark onto the adjacent streets, but the light measurements for the light spill at ground level is predominantly less than 0.5 footcandles at the perimeter. This is compared to an average of 100 footcandles on the infield.

Specifically, the spillover light on New Main Street is anticipated to generally measure 0.1 footcandles. This intensity of light will have no adverse impact on the adjacent properties. Additional lighting will be provided for people walking around the exterior of the ballpark and for those walking to the parking garage after the game. On Nepperhan Avenue, the measurement is also generally anticipated to be 0.1 footcandles. Additional pedestrian lighting will be provided here as well.

Given the scale of development at River Park Center, additional lighting, including illuminated commercial signage and decorative lighting, is also expected. That lighting has not yet been designed, because it will be determined in consultation with retail and restaurant tenants. It is therefore not reflected in the photometric diagram.

River Park Center, Cacace Center, Palisades Point and Larkin Plaza

All lighting will meet the minimum requirements established by the IESNA (Illuminating Engineering Society of North America). Trespass and light pollution will be minimized with the use of Nema 3, Nema 4 and Nema 5 light distributions patterns which will control the placement of light in the horizontal plane. In addition, pole heights and lamp wattages will be professionally coordinated to reduce glare while providing proper illumination values. Light pollution will be minimized with the use of cut-off light fixtures, which will be dark sky compliant. Nepperhan Avenue will have decorative metal poles at 16' to 20' height with luminaries on decorative arms that meet the IESNA design

parameter recommendations for a commercial roadway (.8 to 1.0 foot-candles-avg., 3:1 avg/min., 5:1 max-min). All other streets (i.e., New Main Street) will have decorative metal poles at 12' to 14' height with luminaries that meet the IESNA design parameter recommendations for an intermediate collector road (.6 to .9 foot-candles-avg., 3.5:1 avg/min., 6:1 max-min). The sidewalks, public plaza areas and "art walk" at Cacace Center shall conform to intermediate sidewalk parameters (.5 foot-candles-avg., 6:1 avg/min.). The riverwalk at River Park Center and pathways along the daylighted river at Larkin Plaza will incorporate bollard style fixtures to illuminate the walkways and promenades with design parameters of (.2 to .5 foot-candles-avg., 6:1 avg./min.). Luminaries shall have lamp wattages between 100 watts and 175 watt. The lamp type may be metal halide or color corrected high pressure sodium. All lighting will have high efficiency lamps and luminaries with photocells to provide automatic switching between dusk and dawn. The esplanade along the Hudson River will use light bollards on the water side of the esplanade to illuminate the esplanade with design parameters of (.2 to .5 foot-candles-avg., 6:1 avg./min.). The water side of the bollard will be dark to prevent trespass light and light pollution on to the water.

The landscape design of the open spaces of the Project will provide mitigation for the visual impacts of the Project. The two buildings at Palisades Point are perpendicular to the Hudson River, thereby minimizing visual impacts and maintaining important view corridors. The height of these buildings and those at Cacace Center and River Park Center is appropriate in a downtown center, and leaves opportunities for significant areas of publicly accessible open space, both along the Hudson River and the daylighted Saw Mill River at River Park Center.

The landscaped area at the foot of the bridge leading to the Palisades Point project site includes a public parklet located on the southwest corner of Buena Vista Avenue and Prospect Street adjacent to the existing community gardens. The park will include trees and benches along the street and decorative street lighting, which will carry across the bridge to the waterfront. The design includes new trees along the street frontage and maximum preservation of existing community gardens and of the natural wooded buffer between the gardens and the Metro-North right of way. An existing playground for the daycare center located to the immediate north of Prospect Street will be accommodated. The intersection, roadway, pedestrian crossings, and the park utilize decorative paving patterns to create a more identifiable pedestrian-friendly environment. The area will serve as a formal gateway to the bridge and the waterfront from the Prospect Street access point.