



CITY HALL
40 S. BROADWAY
YONKERS, NY 10701

OFFICE OF THE YONKERS CITY COUNCIL

PUBLIC NOTICE

Notice of Completion and Public Hearing
DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROJECTS KNOWN AS:

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

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act ("SEQRA")) of the Environmental Conservation Law, a Draft Environmental Impact Statement ("DEIS") has been submitted to the City Council of the City of Yonkers, as Lead Agency under SEQRA. The DEIS was submitted by the Applicant (Struever Fidelco Cappelli LLC (SFC)) in connection with the proposed redevelopment by the Applicant of 28.9 acres of land in downtown Yonkers, NY. The City Council accepted the DEIS as complete on March 18, 2008.

Public hearings will be held on the DEIS in the Yonkers City Council Chambers at 6:30 p.m. on April 29, 2008. Written comments on the DEIS will be accepted by the City Council until May 13, 2008 following the close of the hearing and should be addressed to the Lead Agency contact referred to below.

Name of Action: River Park Center, Cacace Center, Larkin Plaza, and Palisades Point

Description of the Proposed Project:

The Applicant, Struever Fidelco Cappelli LLC ("SFC"), is proposing the redevelopment of several underutilized parcels in and around Downtown Yonkers and its Hudson River waterfront. As proposed, the project would create new residential, retail, office, recreational, and open space uses in the four development areas. The primary development components of the proposal include the River Park Center, Cacace Center, Larkin Plaza, and Palisades Point. The application/petition of SFC as submitted to the Yonkers City Council on October 24, 2006 provides a detailed description of the location and build program for each project component, as well as a description of the anticipated related actions.

The proposed project would also include a number of improvements associated with the redevelopment such as new parking structures, amenities associated with re-exposing the Saw Mill River, and various public improvements outside the immediate redevelopment sites associated with necessary transportation and infrastructure improvements.

In addition to the development actions, the proposed project would include a number of related actions that would be discussed and analyzed in the DEIS. These actions include zoning amendments, amendments to urban renewal plans that affect redevelopment of the area, discontinuation of streets, alienation of city parkland, and numerous other approvals from various City, county, state, and, possibly, federal agencies. As proposed, the project includes the adoption of a Municipal Redevelopment Plan in accordance with New York Municipal Redevelopment Law to facilitate the issuance of tax increment bonds (“TIF” bonds) by the City of Yonkers intended to finance certain aspects of the proposed project.

Location: Downtown Yonkers, various sites.

Lead Agency: City of Yonkers City Council

To view a copy of the DEIS:

The DEIS is accessible through the City of Yonkers Website at www.yonkersNY.gov and is also available for review at the Yonkers Public Library, Riverfront Library, 1 Larkin Plaza, Yonkers, NY and at the Grinton I. Will Library, 1500 Central Park Avenue, Yonkers, NY during normal hours of operation. Additional copies of the DEIS may be obtained through the Lead Agency contact identified below.

Contact Person: Rachelle Richard
Chief of Staff
40 South Broadway, Room 403
Yonkers, New York 10701
Phone: (914) 377-6060
Fax: (914) 964-1949
Rocky.richard@yonkersNY.gov

A copy of this notice has been sent to:

City of Yonkers, Office of the Mayor, Mayor Philip Amicone
City of Yonkers, Office of the Mayor, Christine Sculti
City of Yonkers, Office of City Council Members and President
City of Yonkers, Traffic Engineer, Brian O'Rourke, PE
City of Yonkers, City Engineer, Andrew Api, PE
City of Yonkers Planning Board, Roman Kozicky, Chairman
City of Yonkers, Industrial Development Agency, Ellen Lynch, President
City of Yonkers, Community Development Agency
City of Yonkers, Department of Planning and Development, Louis Kirven, Commissioner
City of Yonkers, Department of Planning and Development, Lee Ellman, Planning Director
City of Yonkers, Office of Downtown and Waterfront Development, James Pinto, Director
City of Yonkers, Department of Public Works, John Liszewski
City of Yonkers, Corporation Council, Frank Rubino Esq.
City of Yonkers, Department of Housing and Buildings, John Meyer, Commissioner
City of Yonkers, Management Information Systems, Linda Enfante, Director
City of Yonkers, Office of Community Services, Deforest L. Raphael, Director

City of Yonkers Department of Parks, Recreation & Conservation,
August Cambria, Commissioner
285 Nepperhan Avenue,
Yonkers, NY 10701-3495

City of Yonkers Fire Department,
Commissioner Anthony Pagano
5-7 New School Street
Yonkers, NY 10701

City of Yonkers Police Department
Commissioner Edmund Hartnett
104 South Broadway
Yonkers, NY 10701

City of Yonkers Parking Authority
Michael Dalton, Director
8 Buena Vista Avenue
Yonkers, NY 10701

City of Yonkers Public Library
Grinton I. Will Library
Judith Shavrien, Branch Administrator
1500 Central Park Avenue
Yonkers, NY 10701

City of Yonkers Public Library
Riverfront Library
Stephen Force, Director
1 Larkin Center
Yonkers, NY 10701

Downtown Waterfront Business Improvement District
Steve Sansone, Executive Director
4 Hudson Street
Yonkers, NY 10701

Environmental Notice Bulletin
625 Broadway, 4th floor
Albany, NY 12233-1750

Westchester County Board of Legislatures
Tina Seckerson, Board Clerk
800 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Westchester County Planning Board
County Office Building
Edward Burroughs, Deputy Commissioner
148 Martine Avenue
White Plains, NY 10601

Westchester County DOT
ATTN: Traffic Engineer
100 East 1st Street
Mount Vernon, NY 10550

Westchester County DPW
ATTN: Commissioner
County Office Building, Rm. 518
148 Martine Avenue
White Plains, NY 10601

Westchester County Department of Health
Dr. Joshua Lipsman, Commissioner
145 Huguenot Street, 8th Floor
New Rochelle, NY 10801

Westchester County Department of Environmental Facilities
County Office Building
Thomas Lauro, Commissioner
148 Martine Avenue
White Plains, NY 10601

Empire State Development Corporation
Attn: Avi Schick
633 Third Avenue
New York, NY 10017

Metropolitan Transportation Authority
Howard Permut, Vice President of Planning and Development
347 Madison Avenue
New York, NY 10017

NYS Department of Environmental Conservation
Attn: Commissioner Peter Grannis
625 Broadway
Albany, NY 12233

NYS DEC Region 3
William C. Janeway, Regional Director
21 South Putt Corners Road
New Paltz, NY 12561

NYS Office of Parks, Recreation and Historic Preservation
State Historic Preservation Office
Pebbles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

NYS Department of State
Division of Coastal Resources and Waterfront Revitalization
George Stafford, Deputy Secretary of State for Coastal Resources
99 Washington Avenue, Suite 1010
Albany, NY 12231-0001

NYS Department of Transportation (Region 8)
Joan Dupont, Director
4 Burnett Boulevard
Poughkeepsie, NY 12603

Secretary of the Senate
New York State Senate
New York State Capital
3rd Floor
Albany, NY 12247

U.S. Army Corps of Engineers
26 Federal Plaza – Room 1937
New York, NY 10278

Federal Aviation Administration
Manny Wiess, Eastern Region Regional Administrator
1 Aviation Plaza
Jamaica, NY 11434

Riverkeeper
Alex Matthisen, President
828 South Broadway
Tarrytown, NY 10591

Salvation Army
Captain Elisha Kahn
110 New Main Street
Yonkers, NY 10701

Scenic Hudson
Attn: Ned Sullivan
One Civic Center Plaza, Ste. 200
Poughkeepsie, NY 12601

The National Development Council
Daniel Marsh, Commissioner
708 Third Avenue, Ste 710
New York, NY 10017

Yonkers Chamber of Commerce
Kevin Cacace, President
55 Main Street, Second Floor
Yonkers, NY 10701