

## **V. Alternatives**

## **V. ALTERNATIVES**

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Ten (10) Alternatives to the Proposed Action (the proposed Project) have been developed, analyzed and are compared with the proposed Project analyzed in this DEIS. The analysis of alternatives evaluates the potential effects of each alternative on the affected environment, where applicable. However, if an alternative does not materially differ from the proposed Project, then the analysis presents only a comparison of the potential impacts with or without the change or modification to the Project, and not an evaluation of all of the potential impacts of the alternative to the existing environment. For example, the analysis of Alternative D, which considers the Project without the ballpark, presents only a comparison of the difference in impacts with and without a ballpark. Table V-8 shows the net gain or loss in various impact categories for this and other alternatives. In the case where an alternative affects only one of the Project sites e.g., Alternative F for Palisades Point, the discussion focuses on the affected site, with relevant data presented on Table V-8. In contrast, some of the alternatives are policy related (i.e., no tax increment financing). These alternatives are discussed without reference to existing conditions. The ten alternatives are as follows:

- Alternative A: The No Build Alternative
- Alternative B: Development Under Existing Zoning
- Alternative C: Development of Previous Proposal for Ballpark
- Alternative D: No Ballpark (2 options)
- Alternative E: Development with Hotel Use Relocated to River Park Center
- Alternative F: Development of Alternative Designs for Palisades Point (4 options)
- Alternative G: Alternative Parking Solutions for Larkin Plaza
- Alternative H: No Tax Increment Financing for Public Improvements
- Alternative I: Affordable Housing Increased to 13.5% and 20%
- Alternative J: Adaptive Re-use

In addition to the above, the applicant has proposed amendments to the Yonkers Zoning Ordinance that would, among other things, increase the maximum permissible building height on the Cacace Center site to 220 feet. The proposed hotel/office building on that site is currently planned to reach a height of 190 feet. The additional height that would be permitted under the proposed zoning would allow for flexibility in the building design. Other than potential visual impacts, all other impacts of this alternative are the same as the Proposed Action.

### **A. No Build**

The No Build Alternative is required by SEQRA to be described in this DEIS. In this case, the No Build Alternative assumes that the sites under study will remain in their current state, with none of the adverse or beneficial impacts of the proposed Project. The Chicken Island and Cacace Justice Center parking lots, and the Government Center garage would remain as municipally-owned and operated parking facilities, and the Scrimshaw House parking lot on the Palisades Point site would remain. Larkin Plaza would remain as a public parking lot owned and operated by the City of Yonkers with the two small park parcels—known as Monument Square and Larkin Plaza Park—remaining at either end. Other existing uses would also remain including the Fire Department Headquarters on School Street, the Health Center Building at 87 Nepperhan Avenue, and various other commercial properties including

those on New Main Street.

Under the No Build Alternative, the opportunity to create an active mixed-use environment in the downtown area of the City would not be realized, leaving the area as it remains today. The City of Yonkers would not have the benefit of the much-needed economic redevelopment opportunity that would help revitalize its downtown and waterfront areas. Further, the City would forego the opportunity to daylight the Saw Mill River and use the river as the centerpiece of a new publicly accessible riverwalk (and of an enhanced and expanded public park at Larkin Plaza, if the City elected to make those improvements) and the opportunity to attract a Minor League baseball team to the City. In addition, the parcels that are presently City-owned would remain tax-exempt without potential for real estate and sales tax generation for the various associated taxing jurisdictions, including the City, County, State and School District.

#### 1. Land Use, Zoning and Public Policy

Under the No Build Alternative, existing land uses would remain in their current state and there would be no impact to existing land uses. The No Build Alternative would have no direct impact (either beneficial or adverse) on the existing conditions on each of the four Project sites or the surrounding area. The vacant and underutilized land in the heart of the downtown at Chicken Island and along the Hudson River would remain vacant and the redevelopment potential of these areas would not be realized. With the No Build Alternative, the proposed Project sites would continue to operate primarily as municipal parking facilities. The No Build Alternative would not advance the vision set forth in Connections, the City of Yonkers Comprehensive Plan. Generally, this vision seeks to relate and connect development to the City's history, to its place in the region, to its neighborhoods, economic centers, parks and natural resources, and to its transportation systems and community facilities. Specifically, the plan's goals include strengthening shopping areas, solidifying partnerships with the real estate community, increasing the amount of green space and formalizing access along the waterfront, coordinating development planning with downtown planning efforts, exploring new opportunities for City services and facilities (e.g., the proposed new Fire Department Headquarters), and providing affordable homeownership opportunities. The No Build Alternative would forego these goals, all of which are advanced by the proposed Project.

There would be no zoning impacts, since the existing zoning regulations affecting the Project sites would not change. The No Build Alternative would not advance general downtown and waterfront goals that have long been a part of the City's strategy to "create a stronger linkage between the downtown shopping area and the adjacent waterfront" and "encourage public access to the Hudson River waterfront" (Policies for Future Land Development, 1977). There would be no new direct connection from the downtown area to the waterfront from a new vehicular and pedestrian bridge, and no new promenade and publicly accessible waterfront open space at Palisades Point. Larkin Plaza would remain an underutilized public space, and the City would not benefit from the daylighting of the Saw Mill River at Larkin Plaza and River Park Center, thereby losing an opportunity to reconnect the community's historic roots to the Saw Mill River.

The Project sites are located within Riverview Urban Renewal Plan and Getty Square Urban Renewal Plan areas. The No Build Alternative would forgo the opportunity to achieve the goals and objectives of those plans.

## 2. Visual and Community Character

Under the No Build Alternative, the proposed Project sites would remain developed primarily with municipal parking facilities, assorted commercial development, and small areas of parklands. There would be no change to existing visual conditions and community character, leaving most of the Project area in its current underutilized and blighted condition. The existing uses that would continue with this alternative would not further the City's desire to create a strong, attractive and vibrant downtown and waterfront. While functional as parking areas, the sites would continue to function as "lost spaces" within the urban fabric, contributing little to the creation of an attractive, pedestrian friendly, mixed-use shopping and entertainment environment that includes a strong residential component—key elements that are presently recognized as vital components in downtown revitalization.

## 3. Natural Resources

The No Build Alternative would have no impact on existing natural resources, most notably the Hudson River waterfront and the Saw Mill River. Under the No Build Alternative, approximately 1,900 linear feet of riverwalk along the Saw Mill River would not occur at River Park Center and Larkin Plaza. The environmental and economic benefits derived from the daylighting and associated riverwalk would not be realized, nor would existing conditions at River Park Center be remediated under the Brownfield Cleanup Program. In addition, the proposed publicly accessible open space along the Hudson River would not occur leaving the majority of the waterfront at Palisades Point unimproved for public use.

## 4. Utilities

Because the No Build Alternative would not involve change to existing uses, there would be no change in utility demand and no new utility lines would be provided. Obsolete and deteriorated water and sewer lines would not be replaced. The City's combined storm and sanitary sewer in the vicinity of River Park Center would remain.

## 5. Traffic and Parking

Under the No Build Alternative, no new development would occur on the Project sites, therefore trip generation and traffic would remain the same as it exists today. Intersection and roadway improvements, additional public parking, and the proposed shuttle service would not occur. Existing parking facilities such as Chicken Island and the Government Center garage, would remain in their present condition.

## 6. Noise and Air Quality

Because the No Build Alternative would not involve change to existing uses or traffic,



there would be no change in the amount of noise generation beyond what currently exists and no change in existing air quality.

**7. Socio-Economic Factors**

Under the No Build Alternative there would be no difference in property and sales tax revenues and employment generated by the Project sites. There would be no change to existing demographics, including increased population.

Property and sales tax revenues and employment opportunities would remain the same as they exist today under the No Build Alternative. The sites would remain developed primarily with municipal parking facilities, some commercial development, and small areas of parklands, and the opportunity for increased property and sales tax revenues would be lost. There would no potential for secondary economic impacts from potential residents, shoppers, workers, and baseball fans generated by the proposed Project.

**8. Community Services and Facilities**

Because there would be no change in existing uses, there would be no change in the level of community services required to service these sites.

**9. Historic and Archeological Resources**

Under the No Build Alternative, there would be no effect on potential cultural resources at the Project sites. Historic, archeological and/or architectural resources at the Project sites would remain in their current condition.

**10. Construction Impacts, including Environmental Remediation**

The No Build Alternative would not result in any new construction or demolition of existing buildings. Therefore, there would be no potential for short-term construction impacts on noise, air quality or traffic or pedestrian circulation related to construction activity. In addition, no environmental remediation would occur on any of the proposed Project sites, which is a beneficial impact of the proposed Project.

**B. Development in Accordance with Existing Zoning**

Without the amendments to the Zoning Ordinance as outlined in Chapter II, Section A.4 of this DEIS, (including modifications to the use and dimensional regulations of the Central Business and Government Center Districts, and modifications to the supplementary regulations for off-street parking and building height), development could proceed in accordance with existing regulations in the Central Business (CB) and Government Center (GC) Districts. Alternative B assumes that each of the Project sites would be built out to the maximum extent permissible by the Floor Area Ratio ("FAR") and other bulk and dimensional requirements of the existing underlying zoning, and with permitted principal uses and special permit uses.

River Park Center and Cacace Center are zoned CB District and GC District. Regulations permit a variety of uses including retail, commercial and medical offices and associated uses

such as restaurants, limited entertainment venues (e.g. theaters and cinemas) and health clubs. Palisades Point is zoned PDR, a former zoning district where use, lot and bulk controls are established in conjunction with a conceptual plan for the property.

Because the existing CB District regulations do not permit residential use, department stores, supermarkets and the ballpark at River Park Center, Alternative B assumes that development on the proposed River Park Center site and Cacace Center site (which is currently zoned GC District) will include mixed-use retail, restaurants, movies and office uses at the maximum allowable densities, with off-street parking requirements meeting current zoning requirements. Allowable FAR for the CB District is 5.0 and for the GC District is 9.0 with 90% lot coverage allowable in both Districts. Based on FAR and coverage allowances, total maximum allowable build out on the proposed River Park Center and Cacace Center sites would be approximately 5,212,172 square feet including structured parking. It is unlikely that such an extensive program limited to commercial and office uses would be economically viable.

A less dense development program under existing zoning would be more realistic. Alternative B therefore assumes a program mix of 50% office/professional and 50% commercial uses for the River Park Center site, and substituting office space for hotel at Cacace Center. It also assumes less office space at the Palisade Avenue Office Building site given the lower building height currently permitted in the CB District. The most significant difference, however, is that the River Park Center site would not include the proposed residential, large-scale retail and ballpark uses. Under this alternative, the resulting building at River Park Center would be approximately 4 stories high and it would provide 2,500 parking spaces on site for the commercial uses. Parking for the office uses would be located at the Government Center site.

The total developable square footage at River Park Center as described for Alternative B would be less than with the Project, and would not provide the substantial benefit to the City than the proposed Project would provide, including the riverwalk along 1,100 linear feet of the Saw Mill River, a diverse mix of active uses such as hotel, restaurants and a ballpark that will contribute to the interest and attractiveness of downtown, and a resident population that will help stabilize the area for future growth. The absence of the residential and hotel uses are of particular concern with respect to the downtown's development potential: 1) the limited mix of uses under existing zoning would inhibit the creation of a desirable downtown urban mixed-use environment and other goals outlined in the City's Policies for Future Land Development (1977) and Connections; and 2) the inability to develop large-scale retail, hotel and residential uses would, in effect, render other aspects of the development including the ballpark less economically viable.

**Table V-1  
Program Comparison: Proposed Action and Alternative B (Existing Zoning)**

| <b>Project Site</b>   | <b>Proposed Action</b>   | <b>Existing Zoning<br/>Alternative B</b>  |
|---|--|---|
| <ul style="list-style-type: none"> <li>• Palisades Point</li> </ul>   | <ul style="list-style-type: none"> <li>• 436 residential units</li> <li>• Publicly accessible open space along the Hudson River</li> <li>• Parking</li> </ul>  | <ul style="list-style-type: none"> <li>• 436 residential units</li> <li>• Publicly accessible open space along the Hudson River</li> <li>• Parking</li> </ul> |
| <ul style="list-style-type: none"> <li>• River Park Center (the approx. 13 acres btwn. Nepperhan Ave., New Main Street, Palisades Ave. and Elm Street)</li> </ul> | <ul style="list-style-type: none"> <li>• 455,000 s.f retail</li> <li>• 80,000 s.f restaurant</li> <li>• 100,000 s.f office</li> <li>• 80,000 s.f movies</li> <li>• 950 residential units</li> <li>• Publicly accessible open space/riverwalk</li> <li>• Parking</li> </ul> | <ul style="list-style-type: none"> <li>• 500,000 s.f retail/restaurant/movies</li> <li>• 500,000 s.f office</li> <li>• Parking</li> </ul>                     |
| <ul style="list-style-type: none"> <li>• Government Center</li> </ul>   | <ul style="list-style-type: none"> <li>• 41,000 s.f retail/restaurant/other</li> <li>• Parking</li> </ul>  | <ul style="list-style-type: none"> <li>• 30,000 s.f retail/restaurant/other</li> <li>• Parking</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Palisade Avenue Office Building</li> </ul>   | <ul style="list-style-type: none"> <li>• 225,000 s.f office</li> <li>• 10,000 s.f retail</li> <li>• Parking</li> </ul>   | <ul style="list-style-type: none"> <li>• 100,000 s.f office</li> <li>• Parking</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Cacace Center</li> </ul>   | <ul style="list-style-type: none"> <li>• 150,000 s.f office</li> <li>• 150-room hotel</li> <li>• 50,000 s.f Fire Dept. Headquarters</li> <li>• Parking</li> </ul>  | <ul style="list-style-type: none"> <li>• 225,000 s.f office</li> <li>• 50,000 s.f Fire Dept. Headquarters</li> <li>• Parking</li> </ul>                       |
| <ul style="list-style-type: none"> <li>• Larkin Plaza</li> </ul>  | <ul style="list-style-type: none"> <li>• Open space/riverwalk</li> <li>• Parking</li> </ul>  | <ul style="list-style-type: none"> <li>• Open space/riverwalk</li> <li>• Parking</li> </ul>   |

## 1. Land Use, Zoning and Public Policy

Alternative B would be limited primarily to commercial and office uses. Alternative B would not require amendments to the Zoning Ordinance and Getty Square Urban Renewal Plan.

Alternative B would not require all of the land use and zoning actions required by the Proposed Action, including amendments to the Zoning Ordinance and Getty Square Urban Renewal Plan. However, Alternative B would require discontinuance of the streets that are presently part of the River Park Center site and acquisition of certain public properties including the Chicken Island parking lot, 87 Nepperhan Avenue, and the Fire Department Headquarters.

The existing mixed use character of the downtown area and the uses permitted under Alternative B would be compatible. Alternative B would result in a land use composition typical of some downtowns, but not those undergoing significant revitalization. Because the sites would be developed under current permitted zoning, the mix of uses would be limited primarily to commercial and office uses and would therefore inhibit the creation

of the lively urban mixed-use environment that the Applicant and community have expressed to be important in any redevelopment effort for downtown Yonkers. The limited scope of development would not advance the goals set forth in Connections and other City planning documents. In addition, the inability to develop large-scale retail, hotel and residential uses would likely render development economically unfeasible.

## 2. Visual and Community Character

Each of the proposed Project sites currently contains vacant and underutilized land, and could benefit from redevelopment. Since the buildings in Alternative B would be subject to existing zoning regulations, the maximum allowable height and bulk would be generally consistent with the existing surrounding environment.

Under Alternative B, the buildings on the Cacace Center and River Park Center sites would be subject to height restrictions of the underlying zones. The maximum allowable building height in the CB District is 50 feet and the maximum allowable height in the GC District is 100 feet. Buildings conforming to these regulations would differ considerably in height from the buildings presented in the Proposed Action, and would therefore be less visible from the surrounding area. From the street, however, the building developed at River Park Center under Alternative B would occupy spaces proposed to be set aside as publicly accessible open space areas, including the riverwalk, which would not be realized in Alternative B.

## 3. Natural Resources

Existing conditions along the Hudson River waterfront and the Saw Mill River would be affected in different ways under Alternative B. Under Alternative B, the riverwalk along the Saw Mill River at River Park Center would not be constructed. The environmental and economic benefits derived from the daylighting and associated riverwalk would therefore not be realized. Daylighting of the Saw Mill River at Larkin Plaza could, however, move forward as a public improvement project of the City. Improvements to the Hudson River waterfront would also occur in conjunction with the development of Palisades Point, which is permitted under existing zoning.

## 4. Utilities

### a. Water Distribution System

The estimated average daily water demand for Alternative B is approximately 121,396 gpd for River Park Center, Government Center and Cacace Center, and 110,308 gpd for Palisades Point for a total of 231,704 gpd. The existing water demand at the four Project sites is approximately 45,640 gpd. Therefore, Alternative B would increase water consumption by approximately 186,064 gpd ( $231,704 - 45,640 = 186,064$  gpd).

### b. Storm Drains and Sanitary Sewers

The estimated average daily sanitary flows for Alternative B is approximately 110,360 gallons per day for River Park Center, Government Center, and Cacace Center, and 100,280 for Palisades Point for a total of 210,640 gallons per day. There

will be no increase at the Larkin Plaza site as no development is planned there. Alternative B would increase average daily sanitary flows from the sites by approximately 169,140 gpd.

Because Alternative B includes less development overall and no residential uses, utility demand would be significantly less than with the Project. The separation of storm and sanitary sewers proposed as a part of the Project might not occur with this alternative, since the limited mix of uses as permitted under existing zoning presents a less viable economic development program than the Project.

## 5. Traffic and Parking

The Existing Traffic Volumes were developed based on traffic count data obtained from the City of Yonkers. That information was supplemented with manual and machine counts conducted by representatives of John Collins Engineers, P.C. Based this data, the following peak hours were generally identified as follows:

- Weekday Peak AM Highway Hour 7:30 AM – 8:30 AM
- Weekday Peak PM Highway Hour 4:30 PM – 5:30 PM
- Saturday Peak Hour 1:00 PM – 2:00 PM

Appendix 2.A of this DEIS contains the Year 2006 Existing Traffic Volumes by individual turning movement.

Anticipated traffic generation from the Cacace Center and the River Park Center components of Alternative B would be less than for the Project since the ballpark, residential and hotel components would not be constructed. Traffic volumes are presented below.

**Table V-2  
New Vehicle Trips**

| Time Period       | Number of New Trips |               |
|-------------------|---------------------|---------------|
|                   | Proposed            | Alternative B |
| AM Peak (Weekday) | 1,269               | 1,148         |
| PM Peak (Weekday) | 2,501               | 2,070         |
| Saturday Peak     | 2,596               | 1,948         |

## 6. Noise and Air Quality

Existing noise was measured at several locations surrounding River Park Center, Cacace Center and Palisades Point during October 2006 at representative sensitive receptor locations. This data is listed in Appendix 3.F of this DEIS and summarized in Table III.F-4 and Figure III.F-2.

Since this alternative does not include residential uses or the ballpark at River Park Center, there would not be any ballpark noise impacts on new residences.

Noise from construction activities in this alternative would be temporary in duration, relatively intermittent, and not anticipated to be significant relative to existing noise in the vicinity. Potential noise impacts from Alternative B, including noise from rooftop mechanical systems would be effectively mitigated by the design considerations and installation of improvements outlined in this DEIS.

Traffic associated with this alternative would not be expected to result in significant impacts to air quality in the area, based on analyses of Project related traffic data and assuming the implementation of recommended improvements to the traffic network. Building demolition/construction and construction of roadways and open space improvements affect ambient air quality temporarily but would not be significant.

Anticipated traffic generation would be less in Alternative B than with the Project. Therefore, air quality and noise levels would be expected to be somewhat lower. Since no significant adverse impacts are anticipated from the proposed Project, none would be anticipated from this alternative.

## 7. Socio-Economic Factors

Under Alternative B, 32 existing commercial uses and 22 existing residential units at River Park Center would be directly displaced.

Currently, there is no real property tax generating development at Palisades Point or on the Cacace Center site. The existing retail development at River Park Center yields approximately \$400,000 in property taxes for the City of Yonkers and the Yonkers School District per year. The total current City sales tax from this area is estimated to be \$355,000 per year. The estimated number of existing jobs is 175, including both full time and part time positions.

The estimated number of permanent jobs generated by Alternative B would be 17 jobs in the residential component, 1,586 office jobs, 946 retail jobs and 180 restaurant jobs for a total of 2,729 jobs.

The 436 residential units at the Palisades Point site would result in estimated \$178,760 in annual real estate transfer taxes to NY State and an estimated \$683,757 in mortgage recording taxes to NY State, MCTD, Westchester County and the City of Yonkers.

The economic benefits of Alternative B would be significantly less than with the Project. The number of construction and permanent jobs would be less given the reduced amount of development. There would be less diversity in permanent job opportunities without the hotel, ballpark and residential units.

City income taxes from the new residents of the 950 dwelling units proposed at River Park Center would not be realized. Property taxes would also be lower, given the lesser amount of development. Sales taxes, however, would be approximately the same with Alternative B and the Project, given the similar amounts of retail development.

The most significant economic difference, however, relates to the limited impact Alternative B would have on the revitalization of the downtown, since this alternative would not permit the most dynamic uses included in the Project, including the residential towers, ballpark, hotel and the riverwalk. Without these uses, the downtown would still be improved, but the kind of broad-based revitalization anticipated as a result of the Project would not occur.

#### 8. Community Services and Facilities

The anticipated population from the 436 dwelling units would be approximately 616 persons, including 61 school age children of which approximately 51 would be expected to attend public schools.

Alternative B proposes a build out with a different mix of uses. Because the allowable uses do not include residential and large-scale retail at River Park Center and hotel use at Cacace Center, most of the overall socio-economic impacts are estimated to be less than with the Project. Since there would be no residential development, Alternative B would have no school-aged children. With a lesser amount of development and without high-rise buildings, there would be less demand for emergency services. However, having fewer people and no 24-hour presence in the downtown area could actually require additional police protection for shoppers and workers in the area. Utility and public works impacts would be less. In contrast, recreation impacts of this alternative would be considered adverse since there would be no daylighting of the Saw Mill River and no riverwalk.

#### 9. Historic and Archeological Resources

Although pre-contact archeological sites have been identified along the Hudson River, the combination of prior development and man-made land render the Palisades Point site “low priority” for pre-contact cultural resources. In contrast, there is some historic cultural resource sensitivity in the River Park Center area that is of higher priority based on historical uses as shown on maps of the area. The impacts with regard to historical and archeological resources associated with Alternative B would likely be similar to the impacts discussed in section III-K of this DEIS.

Given that the amount of land utilized in Alternative B would be approximately the same as with the Project, demolition of all on-site structures and resulting ground disturbance would be the same as with the Proposed Action. Therefore, the impacts with regard to historical and archeological resources associated with Alternative B would likely be similar to the Project.

#### 10. Construction Impacts, including Environmental Remediation

Construction of Alternative B would generate short-term noise and air quality impacts typically associated with construction activity. The overall construction period for Alternative B would be less than 30 months. Existing conditions at River Park Center would be remediated under the Brownfield Cleanup Program.

### **C. Development of Previous Proposal for Ballpark**

Alternative C analyzes a previous design for the ballpark that was proposed in 2003 to be developed on the City-owned Chicken Island site and on approximately 19 surrounding properties located along New Main Street and Palisade Avenue. This proposal included incorporating the Martin's retail property at the corner of New Main Street and Palisade Avenue, which would not be part of the Project analyzed in this DEIS. The area under consideration in Alternative C, therefore, constitutes the River Park Center site exclusive of the area east of School Street and the Government Center and Palisade Avenue Office Building sites. Exhibits V-1 and V-2 illustrate plans for the previous ballpark design discussed in this alternative.

The 2003 proposal called for a ballpark similar in size to that analyzed in this DEIS and approximately 100,000 square feet of retail uses. Compared to the Proposed Action, Alternative C provides less than one-quarter of the retail space (100,000 instead of 450,000 square feet, none of the office and residential components, and no provision for daylighting of the Saw Mill River through the River Park Center site.

Alternative C is less desirable than the proposed Project on several counts. First, this Alternative does not meet the objective of the City and the Applicant, which is to create a diverse, mixed-use, 24-hour environment in the downtown area by developing a ballpark with a diversity of other uses. The proposed Project would provide a broad array of uses including retail, entertainment, office, and residential uses, a significant number of new public parking spaces, and substantial publicly accessible space to be provided along the daylighted Saw Mill River. The former proposal for the ballpark offers a significantly limited program by comparison. Residential uses are a necessary element in the downtown revitalization plan, and therefore the exclusion of residential uses makes Alternative C less desirable compared to the Project.

#### **1. Land Use, Zoning and Public Policy**

This alternative only affects a portion of the River Park Center site. All other Project sites would not be affected and existing land uses would remain. However, the existing uses within the affected portion of the River Park Center site (commercial, residential, and parking) would be removed.

According to the February, 2003 Final Environmental Impact Statement for a Proposed Minor League Ballpark prepared by Yonkers Baseball Development, Inc. (the "Ballpark FEIS"), Alternative C would require land use and zoning actions including a special use permit, amendments to the Getty Square Urban Renewal Plan, the acquisition and disposition of properties along New Main Street and Palisade Avenue, and the discontinuance of certain streets.

Alternative C would not require amendments to the Zoning Ordinance to permit increased heights and residential uses in the downtown, which are a necessary part of the Project.



## 2. Visual and Community Character

According to the 2003 City Council Findings Statement for the Proposed Minor League Ballpark (the “2003 Findings Statement”), Alternative C would be consistent with existing conditions, including the height of surrounding buildings. Facade illustrations of the complex suggest a mix of metal and glass storefronts, brick and other masonry products for the ballpark walls, and standing seam metal roofs for the higher portions, all generally similar to surrounding development. Alternative C would present a landscaped approach to the main entrance to the ballpark at Nepperhan Avenue and New Main Street, which would contribute to an active pedestrian level streetscape unlike the present condition which is dominated by the existing Chicken Island parking lot. The ballpark would generally be more visible than the existing parking from properties opposite Nepperhan Avenue due to the elevated topography of the area. Some diffused light could be visible to residents on upper floors of multifamily buildings above Palisade Avenue between the hours of 7 pm and 10 pm on game days.

The ballpark proposed in Alternative C would be similar in seating capacity to the Project, but because this alternative includes substantially less retail and does not include office space and residential uses, the total size of the development would be smaller than the proposed Project, thereby reducing potential visual impacts. This is mainly due to the absence of the residential towers that are proposed at River Park Center from the street, however, the building developed under Alternative C would occupy spaces proposed to be set aside as publicly accessible open space areas, including the riverwalk, which would not be realized in Alternative C.

## 3. Natural Resources

According to the 2003 Findings Statement, the site contains approximately 760 lineal feet of the Saw Mill River in the existing flume and 230 lineal feet that is exposed but is not accessible to the public. Alternative C would maintain the current configuration. Alternative C would also maintain the existing channelized walls and riprap in their current locations. Under Alternative C, the area surrounding the Saw Mill River would be enhanced, including the planting of new trees and plants, the removal of garbage, the installation of footpaths, and improvements to landscaping. This additional landscaping and the elimination of the impervious surface of the parking lot would reduce the amount of stormwater into the sewer and the Saw Mill River.

Under Alternative C approximately 1,100 linear feet of daylighting of the Saw Mill River at River Park Center would not occur. The environmental and economic benefits derived from the daylighting and associated riverwalk would therefore not be realized.

## 4. Utilities

Storm and sanitary sewer lines would not be separated. According to the 2003 City Council Findings Statement for the Proposed Minor League Ballpark, existing infrastructure for water, sewer and electricity would be adequate for the ballpark and retail uses.

Because Alternative C includes less retail space and none of the office and residential development on the River Park Center site, it is estimated that utility demand would be less with Alternative C than with the Project.

## 5. Traffic and Parking

The existing 386 car parking lot at Chicken Island would be eliminated as part of the ballpark alternative. According to the 2003 Findings Statement, the project would not include any on-site parking but would generate additional parking demand in the Getty Square area during both game and non-game times. The peak parking demand would be 1,765 spaces on weekdays at 6PM and on Sundays at 1PM. On weekday afternoons, the new demand would be expected to be approximately 195 spaces, generated by the new retail uses. By replacing the Chicken Island, Engine Place and James St./Henry Herz St. public parking facilities, the project would also eliminate 436 public parking spaces.

The existing road system would not be affected by this alternative. The 2003 proposal called for certain traffic improvements to minimize traffic impacts. These include improvements to the Saw Mill River Parkway northbound ramp at Yonkers Avenue, Saw Mill River Parkway southbound ramp, and signal timing modifications at various locations.

Anticipated traffic generation from Alternative C would be lower than for the Project since it only includes 100,000 square feet of retail. Traffic volumes for Alternative C are presented below.

**Table V-3**  
**New Vehicle Trips River Park Center Site**

| Time Period       | Number of New Trips from River Park Center |               |
|-------------------|--|---------------|
|                   | Proposed                                   | Alternative C |
| AM Peak (Weekday) | 1,047                                      | 88            |
| PM Peak (Weekday) | 2,282                                      | 775           |
| Saturday Peak     | 2,478                                      | 1,334         |

Given the smaller size of the development, it is anticipated that the overall traffic impacts would be less than those for the Project. However, the previous proposal for a ballpark did not include the construction of sufficient new public parking to sustain downtown redevelopment and the traffic improvements proposed as a part of the Project.

## 6. Noise and Air Quality

An extensive air quality analysis set forth in the Ballpark FEIS measured existing conditions, as also reported in Section III-G of this DEIS (albeit for a much larger area). The Ballpark FEIS indicates that traffic generated by that project, particularly the ballpark, would not have a significant impact on air quality.

This alternative would generate noise in connection with traffic, spectator events, and construction. No mitigation was required relative to traffic related noise. Other mitigation measures for noise related impacts would include directing ballpark

loudspeakers inward.

As noted above, anticipated traffic generation would be less in Alternative C than with the Project. Therefore, air emissions and noise levels would be expected to be somewhat lower. Since no significant adverse noise impacts are anticipated from the proposed Project, none would be anticipated from this alternative.

## 7. Socio-Economic Factors

This alternative would require the relocation of 19 existing businesses and 16 residences. Socioeconomic impacts, as detailed in the Ballpark FEIS, would include a net annual gain to the City from sales taxes of approximately \$100,000. City property taxes on the non-public portions of the affected site were approximately \$140,000 per year, based on a combined valuation of approximately \$365,500. It is anticipated that City property taxes on the privately owned retail/entertainment complex would be at least \$500,000.

The only identified unreimbursed cost to the City would be \$63,000 annually for traffic control in connection with games and other ballpark events, signal timing modifications and provision of directional signage in the area.

According to the Ballpark FEIS, this alternative would result in the potential loss of approximately 100 jobs currently located on Chicken Island. With the new ballpark there would be 20 new full-time positions and 250 part-time positions. In addition, the retail component of the project is expected to generate 100 jobs.

Because Alternative C includes only the ballpark and approximately 100,000 square feet of retail space, it is estimated that it would generate significantly less beneficial economic impact than the proposed Project. Currently, there is no real property tax generating development at Palisades Point or on the Cacace Center site. Existing development on the parcels on which Alternative C would be developed yield approximately \$140,000 in property taxes for the City of Yonkers and the Yonkers School District per year.

According to the Ballpark FEIS, Alternative C would generate approximately \$535,000 per year for the City in combined tax revenues from economic activity. The Project would yield an estimated \$4.2 million per year in sales tax, \$2 million per year in income taxes and \$9.9 million in property taxes for the City of Yonkers for a total of \$16 million in tax revenues per year.

The estimated number of existing jobs is 107 on the Alternative C site, including both full time and part time positions. According to the Ballpark FEIS, Alternative C would generate approximately 20 new permanent jobs. The estimated number of permanent jobs to be generated by the Project is over 5,300 jobs of all types in the proposed offices, hotel, residences, retail, restaurant and entertainment uses. This will result in estimated earnings of over \$200 million per year. There will be an estimated 13,000 construction jobs resulting from the proposed Project.

## 8. Community Services and Facilities

Fire Department Headquarters is directly across from the ballpark site on School Street. Under Alternative C, no new facility would be required. According to the 2003 Findings Statement, there are multiple police facilities within a short distance of the affected site. Therefore, no additional station or satellite station would be required. On game days, police traffic control would be required at an annual cost of approximately \$63,000. This would typically consist of police officers along with parking attendants provided by the ballpark operator at its own cost directing traffic towards the various off-site parking facilities in an orderly pattern prioritizing lots and directing traffic to other lots as the first lots become full based on a predetermined plan. The ballpark would provide private security for inside the ballpark. There would be no significant adverse impact to community services and facilities from the ballpark and retail use alternative.

Compared with the Project, Alternative C proposes a project with approximately one-third the retail space, a ballpark of the same size (6,500 seats), none of the office and residential components on the River Park Center site and no daylighting of the Saw Mill River through the project site. Because the program in Alternative C is smaller, the overall socio-economic impacts are estimated to be less than with the Project.

Impacts to police, fire, recreation, utilities and public works would all be less than with the Project. In terms of recreation, the ballpark would be an asset for the City. However, this alternative would not create the riverwalk and the other publicly accessible open spaces proposed as a part of the Project.

## 9. Historic and Archeological Resources

The 2003 Findings Statement indicates that there are no historic structures that would be affected by this alternative.

The Alternative C site is smaller than the proposed River Park Center site. Therefore, ground disturbance would be less than the Proposed Action. However, the impacts with regard to historical and archeological resources associated with Alternative C would likely be similar to the Project.

## 10. Construction Impacts, including Environmental Remediation

Construction of Alternative C would take approximately fifteen months. Activities involving potential environmental impacts would include site preparation (including demolition, clearing, grading, etc.), excavation and utilities installation, foundation work, construction of buildings, street widening of New Main Street, temporary vehicle and pedestrian access limitations at various locations, field construction, and external landscaping. Construction impacts would include short-term impacts associated with erosion and sedimentation, traffic, air quality, noise.

The construction impacts of Alternative C would be similar to the proposed Project, except that the duration of the impacts would likely be shorter (26 month construction period for the Project versus 15 months for Alternative C). Because the Alternative C site

is smaller, fewer properties would be subject to remediation for existing environmental conditions.

#### **D. No Ballpark**

There are two options for development of the River Park Center site without a ballpark;

- Eliminate the entire rooftop field, the bleachers, locker rooms and concession stands and other features related to the ballpark use
- Replace the ballfield with a rooftop retail use of approximately 150,000 square feet of additional space along with one level of additional parking (150 spaces) below the retail level (see Exhibits V-3 through V-9).

Issues associated with these alternative options are summarized below.

##### **1. Land Use, Zoning and Public Policy**

With or without the ballpark, the mixture of uses at River Park Center would be consistent with the land use patterns in the vicinity.

Both of these options would require changes to the currently proposed amendments to the City Zoning Ordinance. For the option without a ballpark, the change would merely require deleting it as a permitted use and deleting references to the ballpark in other sections of the proposed regulations (e.g., parking requirements). If the ballpark were replaced with additional big box commercial use, as described, the maximum FAR would be increased but would still be within the 6.0 FAR proposed for the Project.

##### **2. Visual and Community Character**

With or without a ballpark, the vacant and underutilized lands at River Park Center would be redeveloped, eliminating unsightly and underutilized existing conditions in this part of downtown Yonkers.

Elimination of the ballpark would mean a change in the design of the River Park Center building façade, currently proposed to be evocative of a traditional baseball stadium. Certain details would also change, e.g., there would be no field lighting. Without baseball, there would be less noise and less excitement when games and other events occur. Replacement of the ballpark with an additional 150,000 square feet of retail would result in a taller podium structure, increasing the height from 11-stories to 13 stories, including one additional retail and one additional floor for parking.

##### **3. Natural Resources**

Existing conditions at River Park Center would be remediated under the Brownfield Cleanup Program. Alternative D would provide publicly accessible open space along the Hudson River at the Palisades Point site and open space and the riverwalk at River Park Center.

The ballfield is a significant green roof that would be eliminated in both of the options.

#### 4. Utilities

The following table illustrates water usage and sanitary sewage for the no ballpark alternatives and for the Project.

**Table V-4  
No Ballpark Comparison**

|                               | <b>Water (gpd)</b> | <b>Sewage (gpd)</b> |
|-------------------------------|--------------------|---------------------|
| Project                       | 372,000            | 342,000             |
| No Ballpark                   | 343,000            | 316,000             |
| Ballpark Replaced with retail | 357,000            | 328,000             |

The existing water demand at the four Project sites is approximately 45,640 gpd. Based on this, Alternative D would increase water consumption on the sites by approximately 297,360 gpd ( $343,000 - 45,640 = 297,360$  gpd) for the no ballpark option and 311,360 gpd ( $357,000 - 45,640 = 311,360$  gpd) for the ballpark replaced with retail option.

Given the existing sanitary demand from the Project sites of 41,500 gpd, Alternative D would increase average daily sanitary flows from the sites by approximately 274,500 gpd ( $316,000 - 41,500 = 274,500$  gpd) for the no ballpark option and 286,500 gpd ( $328,000 - 41,500 = 286,500$  gpd) for the ballpark replaced with retail option.

Both of the no ballpark options would have a significant effect on stormwater management since there would be an increase of approximately 3 acres of impervious roof surface.

#### 5. Traffic and Transportation

The alternative without a ballpark would require the same traffic improvements identified for the Project. However, if the ballpark were replaced by retail, additional parking would be required within the River Park Center structure and additional mitigation might be necessary to address retail trips during peak periods.

During the PM peak, a project without a ballpark would reduce peak event traffic by 364 vehicles trips. In contrast, adding 150,000 square feet of retail space would add 562 additional peak vehicle trips.

#### 6. Noise and Air Quality

Noise from construction activities would be temporary in duration, relatively intermittent, and not anticipated to be significant relative to existing noise in the vicinity. Potential noise impacts from Alternative D, including noise from rooftop mechanical systems would be effectively mitigated by the design considerations and installation of improvements outlined in this DEIS. Without a rooftop ballpark, noise issues would be eliminated.

Traffic associated with the alternatives would not be expected to result in significant impacts to air quality in the area, based on analyses of Project related traffic data and assuming the implementation of recommended improvements to the traffic network.

Building demolition/construction and construction of roadways and open space improvements affect ambient air quality temporarily and would not be significant.

## 7. Socio-Economic Factors

The existing socio-economic conditions in the area would not be affected by alternatives with or without a ballpark. Market studies set forth in Appendix 3.E of this DEIS indicate sufficient buying power for additional retail at River Park Center.

The no ballpark alternative would generate a total of approximately \$13.2 million in annual sales and use tax revenues; \$5.9 million to NY State, \$2.5 million to Westchester County, \$4.2 million to the City of Yonkers, and \$628,000 to Metropolitan Commuter Transportation District.

The no ballpark alternative would generate direct employment of approximately 55 jobs associated with services to residential units, 1,900 office jobs, 75 hotel jobs, 1,183 retail jobs, 225 restaurant jobs, and 96 jobs associated with cinema operations.

An additional 150,000 square feet of retail use would generate approximately \$1,000,000 per year in additional sales taxes for the City of Yonkers, for a total of \$5.2 million in annual sales taxes.

## 8. Community Facilities

The Alternative D options would not have any different emergency service impacts than the proposed Project. River Park Center would have its own security command center. In addition, a police sub-station is proposed to be on the ground level plaza of the riverwalk at River Park Center. The need for additional police service or traffic control during ballgames and special events would be eliminated with the no ballpark alternative.

Even if the ballpark is not constructed, the Fire Department Headquarters would be relocated from 5-7 School Street to the Cacace Center site on New Main Street.

As discussed in Section III-I of this DEIS, project generated tax revenues are sufficient to offset the project generated cost to the City for additional services. If retail were included as part of this alternative, there would be an additional surplus in local tax revenues.

## 9. Historic and Archeological Resources

There is some historic cultural resource sensitivity in the River Park Center area based on historical uses as shown on maps of the area. The impacts with regard to historical and archeological resources associated with either of the two Alternative D options would be similar to the impacts discussed in section III-K of this DEIS.

## 10. Construction

Construction of the Alternative D options would generate short-term noise and air quality impacts typically associated with construction activity. The overall construction period for the Alternative D options would be approximately 30 months if the ballfield were

replaced with retail and somewhat less than 30 months if the ballpark were eliminated. Existing conditions at River Park Center would be remediated under the Brownfield Cleanup Program.

There would be no major difference in construction with either option of this alternative given the size and scope of the overall redevelopment project.

#### **E. Proposed Development with Hotel Use Relocated to River Park Center**

An alternative would be utilizing a portion of the West Residential Tower at River Park Center as hotel space, as shown on Exhibit V-10. The tower would contain 362 residential units and 290 hotel rooms. The addition of a hotel use at this location would capitalize on the attractions offered at the River Park Center site, including restaurants, shops and the ballpark. It would also bring another land use into the heart of Getty Square, further strengthening its mixed use character.

The impacts associated with this alternative are described below.

##### **1. Land Use, Zoning and Public Policy**

River Park Center is located roughly in the center of the Overall Land Use Study Area, generally adjacent to Getty Square and City Hall. It contains a mix of residential, commercial, industrial, and public/quasi-public uses, parking and vacant land. It includes the Getty Square area parking known locally as “Chicken Island.”

The existing mixed use character of the downtown area and the mixture and uses in this alternative would be compatible. Similar to the proposed Project, Alternative E would result in a land use composition typical of a lively urban mixed-use downtown.

Alternative E would require amendments to the Zoning Ordinance and Getty Square Urban Renewal Plan. This alternative would result in a broad mix of uses for the River Park Center site including residential uses, hotel, office, retail and the ballpark.

##### **2. Visual and Community Character**

The height of the tower would be approximately 500 feet exclusive of rooftop mechanical equipment and spaces, the same as the proposed Project. Long distance views of the tower would be the same as the proposed Project.

Since the overall building height and architectural design for Alternative E would be the same as the proposed Project, visual and community character impacts would be the same as the proposed Project. Overall, alternative E, similar to the proposed Project, would contribute positively to the urban design and architectural character of the downtown urban environment.

##### **3. Natural Resources**

Under Alternative E, impacts on natural resources would be the same as the proposed Project.



#### 4. Utilities

Under Alternative E,, sanitary sewer demand would be 454,590 gpd (a net increase of 1,840 gpd over the proposed Project). The water demand would be 500,049 gpd (a net increase of 2,024 gpd over the proposed Project).

#### 5. Traffic and Parking

The Existing Traffic Volumes were developed based on traffic count data obtained from the City of Yonkers. That information was supplemented with manual and machine counts conducted by representatives of John Collins Engineers, P.C. Based this data, the following peak hours were generally identified as follows:

- Weekday Peak AM Highway Hour                      7:30 AM – 8:30 AM
- Weekday Peak PM Highway Hour                      4:30 PM – 5:30 PM
- Saturday Peak Hour                                      1:00 PM – 2:00 PM

Appendix 2.A of this DEIS contains the Year 2006 Existing Traffic Volumes by individual turning movement.

Anticipated traffic generation from the River Park Center component of Alternative E would be slightly more than for the Project since this alternative would replace 113 residential units with a 290-room hotel. Traffic volumes are presented below.

**Table V-5  
New Vehicle Trips**

| Time Period       | Number of New Trips |               |
|-------------------|---------------------|---------------|
|                   | Proposed            | Alternative E |
| AM Peak (Weekday) | 1,047               | 1,124         |
| PM Peak (Weekday) | 2,282               | 2,361         |
| Saturday Peak     | 2,478               | 2,587         |

#### 6. Noise and Air Quality

Existing noise was measured at several locations surrounding the site during October 2006 at representative sensitive receptor locations. This data is listed in Appendix 3.F of this DEIS and summarized in Table III.F-4 and Figure III.F-2.

Noise from construction activities would be temporary in duration, relatively intermittent, and not anticipated to be significant relative to existing noise in the vicinity. Potential noise impacts from Alternative E, including noise from rooftop mechanical systems, would be effectively mitigated by the design considerations and installation of improvements outlined in this DEIS.

Traffic associated with Alternative E would not be expected to result in significant impacts to air quality in the area, based on analyses of Project related traffic data and assuming the implementation of recommended improvements to the traffic network. Building demolition/construction and construction of roadways and open space improvements affect ambient air quality temporarily and would not be significant.

#### 7. Socio-Economic Factors

With 113 fewer residential units, Alternative E would generate approximately 163 fewer residents and 13 fewer public school students. Alternative E would generate less real estate transfer taxes and mortgage recording taxes (due to the reduced number of residential condominiums).

#### 8. Community Services and Facilities

Alternative E would not have any different emergency service impacts than the proposed Project

#### 9. Historic and Archeological Resources

Alternative E would not have any different impacts on historic and archeological resources than the proposed Project

#### 10. Construction Impacts, including Environmental Remediation

Construction of Alternative E would generate short-term noise and air quality impacts typically associated with construction activity. The overall construction period for Alternative E would be approximately 30 months. Existing conditions at River Park Center would be remediated under the Brownfield Cleanup Program.

### **F. Development of Alternative Designs for Palisades Point**

Four design options were considered for Palisades Point. The first option includes two 30-story towers as opposed to two 25-story towers. The Applicant has rejected this alternative after community input was received despite the fact that taller buildings would permit greater amounts of publicly accessible open space along the Hudson River than currently proposed.

The second design option considered for Palisades Point includes three 14-story towers set upon a 5-story low-rise building in a configuration along the waterfront promenade similar to the Project. The program for this option includes 436 residential units and approximately 8,700 square feet of commercial uses, identical to the Project. From a visual perspective, this option is less attractive than the Project since lower-rise 14-story buildings along the waterfront, while not as visible from points distant from the site, create a wall effect along the waterfront. This option also impedes public access to the Hudson River waterfront, since this configuration makes a secondary vehicular and pedestrian access point (i.e. the proposed bridge from Prospect Street) to the site across the Metro-North railroad tracks, impractical. The community has indicated that this connection to the waterfront is an important component of the Project.

With the exception of a difference in traffic access and visual and community character as described above, the expected impacts associated with this option would be identical to those expected for the Project, because the program is identical. Exhibit V-11 illustrates this Alternative.

Exhibit V-12, illustrates the third option, which is the same development program as the Project, but three buildings with a variety of heights, ranging in height from 15 to 25 stories. In this alternative, the “helix” that would bring vehicles from Prospect Street down to the site and waterfront would be replaced with a ramp that runs along the Metro North Railroad main line right-of-way and that would be constructed within the right-of-way of an unused sidetrack, which the Applicant would acquire from CSX, the reputed owner of the property. The ramp provides the same vehicular access as the helix. However, unlike the helix, the ramp could accommodate delivery trucks and emergency vehicles.

The fourth option for Palisades Point is a site plan and program based on the City’s 1998 Master Plan & Design Guidelines for the Yonkers Downtown Waterfront (the “Waterfront Master Plan”). As shown on Exhibit V-13, this alternative has 262 units, with buildings of up to 9 stories in height. The resulting open space would be approximately 1.7 acres.

## 1. Land Use Zoning and Public Policy

The Palisades Point site is located at the Hudson riverfront immediately to the north of the American Sugar Refinery plant. Currently, a portion of the site is used as a parking lot for Scrimshaw House, and the remainder is vacant.

Except for the second option, each of the design options for Palisades Point represents a continuation of the emerging pattern of multi-family housing and publicly accessible open space between the Metro-North tracks and the Hudson River. The second option would impede public access to the Hudson River.

Each of the options for Palisades Point would require the same amendments to the Planned Urban Redevelopment regulations of the Zoning Ordinance as are required for the proposed Project.

Except for the fourth option, each of the options for Palisades Point deviate from the Waterfront Master Plan, with additional dwelling units and taller buildings proposed. The proposed Project also deviates from the Waterfront Master Plan.

## 2. Visual and Community Character

Option three would include a 3.45 acre publicly accessible open space that could contain amenities for the public (canoe/kayak launch and promenade). Option three would maximize views of the river and the Palisades from upland sites, with tall buildings perpendicular to the Hudson.

The 14-story buildings along the waterfront under option two would not be as visible from points distant from the site as the proposed Project, but would create a wall effect along the waterfront.

Similar to the third option, the Project includes a 3.5 acre publicly accessible open space that contains a variety of amenities for the public. These two plans have been designed to maximize views of the river and the Palisades from upland sites, with tall buildings perpendicular to the Hudson. The second and fourth options are less successful in

achieving this design objective.

### 3. Natural Resources

All four design options for Palisades Point would provide open space along the Hudson River. As indicated below, the amount of open space increases with taller buildings:

- Two 30 Story Buildings (first option): more than 3.5 acres
- Three 14 Story Buildings (second option): 1.79 acres
- Varying Heights (third option): 3.45 acres
- Waterfront Master Plan Program (fourth option): 1.72 acres

The proposed Project would provide 3.45 acres of open space along the Hudson.

### 4. Utilities

The first, second and third options would each increase water consumption on the Palisades Point site by approximately 111,010 gpd. The fourth option, with 174 fewer units, would increase water consumption on the Palisades Point site by approximately 82,010 gpd, or 29,000 gpd less than the other Alternative F options.

The first, second and third options would each increase average daily sanitary sewer flows generated by the Palisades Point site by approximately 100,920 gpd. The fourth option, with 174 fewer units, would increase average daily sanitary sewer flows by approximately 74,920 gpd, or 26,000 gpd less than the other Alternative F options.

With 174 fewer units, the fourth option that conforms to the Waterfront Master Plan has less demand on water supply and results in lesser amounts of sewage than the Project, i.e., 29,000 and 26,000 gpd, respectively.

### 5. Traffic and Transportation

Alternative F traffic generation volumes for the Palisades Point site are illustrated in the following table.

**Table V-6  
Number of New Vehicle Trips for Palisades Point – Alternative F**

| Time Period       | Number of New Trips |          |          |          |
|-------------------|---------------------|----------|----------|----------|
|                   | Option 1            | Option 2 | Option 3 | Option 4 |
| AM Peak (Weekday) | 159                 | 159      | 159      | 105      |
| PM Peak (Weekday) | 183                 | 183      | 183      | 119      |
| Saturday Peak     | 167                 | 167      | 167      | 110      |

Under Alternative F, a parking structure would be provided to meet the parking requirements. For the first, second, and third options, the parking structure would consist of approximately 670 private parking spaces. This parking structure would provide parking for the Palisades Point development and also 184 spaces for the Scrimshaw House. In addition, there would be approximately 57 at-grade, on-street public parking spaces on the south side of the Palisades Point site. Under the fourth option, 141 fewer

private parking spaces would be required.

The fourth design option for Palisades Point would not include a new bridge across the railroad tracks, linking Prospect Street with the riverfront.

## 6. Noise and Air Quality

Existing noise was measured at several locations surrounding the Palisades Point site during October 2006 at representative sensitive receptor locations. This data is listed in Appendix 3.F of this DEIS and summarized in Table III.F-4 and Figure III.F-2.

Noise from construction activities would be temporary in duration, relatively intermittent, and are not anticipated to be significant relative to existing noise in the vicinity. Potential noise impacts from Alternative F, including noise from rooftop mechanical systems would be effectively mitigated by the design considerations and installation of improvements outlined in this DEIS.

Traffic associated with the Project would not be expected to result in significant impacts to air quality in the area, based on analyses of Project related traffic data and assuming the implementation of recommended improvements to the traffic network. Building demolition/construction and construction of roadways and open space improvements affect ambient air quality temporarily would not be significant.

With an additional access to the Hudson River (via a new Prospect Street bridge), traffic would be dispersed and air and noise impacts would be reduced in the very busy area near the Yonkers train station in all options except the fourth option, which would not include the bridge.

## 7. Socio-Economic Factors

With 436 residential units on the Palisades Point site, the first, second, and third options would generate approximately 62 school-age children. Of these, approximately 17.5% would attend private or parochial schools, resulting in an estimated increase in public school enrollment of 51 to the Yonkers Public School District.

With 262 residential units on the Palisades Point site, the fourth option would generate approximately 38 school-age children. Of these, approximately 17.5% would attend private or parochial schools, resulting in an estimated increase in public school enrollment of 31 to the Yonkers Public School District.

With 174 fewer units, the fourth option would generate substantially lower property tax revenues to the City of Yonkers, Yonkers School District, and County of Westchester. Fewer residential condominium units would also result in less real estate transfer taxes and mortgage recording taxes.

Compared with the proposed Project, the fourth option would result in approximately 250 fewer residents and 20 fewer public school students. It would also result in less in property tax revenues per year for the City, the school district and the County.

## 8. Community Facilities

All four design options for Palisades Point would provide open space along the Hudson River. The major difference in community facility impacts for the Palisades Point options relates to the extent of public amenities proposed for the open space along the Hudson River.

### a. First option - more than 3.5 acres

The Applicant has rejected the first option after community input was received despite the fact that taller buildings would permit greater amounts of publicly accessible open space along the Hudson River than currently proposed.

### b. Second option - 1.79 acres

This option would impede public access to the Hudson River waterfront, since this configuration makes a secondary vehicular and pedestrian access point (i.e. the proposed Prospect Street bridge) to the site across the Metro-North railroad tracks, impractical.

### c. Third option - 3.45 acres

Option three would include a 3.45 acre publicly accessible open space that could contain amenities for the public (canoe/kayak launch and promenade).

### d. Fourth option - 1.72 acres

This option would provide significantly less open space along the Hudson River than the first and third options.

The level of design treatment included in the Project and the third option with varying heights would not be provided with a smaller scale project based on the Waterfront Master Plan. Moreover, the amount of publicly accessible open space with the Project and the mixed height alternative is significantly greater than other options. The result is not only to the additional open space, but also to space that would be made available for water dependent uses (canoe and kayak facilities) as well as passive recreation areas along the water's edge.

## 9. Historic and Archeological Resources

Although pre-contact archeological sites have been identified along the Hudson River, the combination of prior development and man-made land render the Palisades Point site "low priority" for pre-contact cultural resources. The impacts with regard to historical and archeological resources associated with any of the alternative design options for Palisades Point would be similar to the impacts discussed in section III-K of this DEIS.

## 10. Construction, including Remediation

The construction at Palisades Point would generate short-term noise and air quality impacts typically associated with construction activity.

The construction period for options one, two and three would be approximately 24-months. Option four, which has fewer residential units and less waterfront public open space, would likely have a somewhat shorter construction period than the other options.

The construction of the Prospect Street bridge (under the third option) would provide a second construction route to the waterfront.

### **G. Alternative Parking Solutions for Larkin Plaza**

Alternative G considers two design alternatives for the replacement by the City of the 120 existing public parking spaces at Larkin Plaza. Alternative G is not a traditional alternative to the Proposed Action, but, rather, two design options that the City can consider for the possible City improvements to Larkin Plaza.

The first alternative relocates the existing parking at Larkin Plaza to a 3-level parking structure located at Wells Avenue at the Metro-North Railroad tracks. This structure would provide a total of 163 parking spaces, an increase of 43 parking spaces above the 120 existing at Larkin Plaza. This location is approximately 300 feet away from the existing parking at Larkin Plaza, and vehicular access would occur via a two-way drive off of Wells Avenue.

The second alternative considers replacing the existing parking at Larkin Plaza in a 164 space, three level parking structure located at the corner of Nepperhan Street and Market Place, with frontage along Nepperhan Street (on Larkin Plaza). This design alternative would increase available parking by 44 spaces above the 120 existing at Larkin Plaza. The L-shaped configuration of this parking structure would provide vehicular access via driveways from Larkin Plaza on the north and from Main Street on the south. See Exhibits V-14 and V-15.

Relocating the parking from Larkin Plaza allows for the proposed daylighting of the Saw Mill River and the creation of walkways and paths at both the street level and along the water. As previously described in Chapter II, a pedestrian bridge, located in the vicinity of Atherton Avenue would allow for mid-block crossings. An alternative design scheme for Larkin Plaza proposes a wider bridge at Atherton Street that would be suitable for pedestrian and vehicular use, and could be used as a plaza for festivals and other special events. With this design alternative, there would be no difference in overall project impacts, but it would provide a functional outdoor space at Larkin Plaza.

As previously described in Chapter II of this DEIS, the City is considering whether to make the Larkin Plaza improvements including the creation of replacement public parking. The Applicant is not responsible for effectuation of the City project, including any required acquisition of private property.

### **H. No Tax Increment Financing for Public Improvements**

Tax increment financing to fund the costs of public infrastructure and public improvements is considered by the applicant to be a prerequisite for the development of the Project. Tax increment financing (TIF) is an appropriate self financing vehicle for funding these improvements. The proposed TIF program would commit 75% of the property tax increment

in the designated “TIF district” to bond debt service, but the “base” tax (currently collected from the district), the remaining 25% of the increment not devoted to debt service, and sales and income tax revenues from the Project, would together be more than sufficient revenue to offset all costs of City and school district services. Without TIF, the City would have to secure alternative public funding for the public road and utility infrastructure improvements and public parking needed to permit the Project, or any other major downtown project, to be developed, possibly including capital budget funds, Community Development Block Grant funds, or other federal and/or State and County grants. Without TIF or alternative public financing for the construction of the necessary public improvements, the Applicant would not construct the Project.

## **I. Affordable Housing**

Alternative I would be a requirement that either 13.5% or 20% of the residences be set-aside as affordable housing units. With 1,386 units proposed, a 13.5% set-aside would amount to 187 units. A 20% set-aside would amount to 277 units. The applicant does not consider either set-aside to be economically viable. As part of the proposed Project, the applicant will either provide affordable housing equal to 6% of the number of Project residential units or contribute to a City affordable housing fund in an amount based on a 6% requirement. The applicant’s commitment to provide affordable housing equal to 6% of the number of residential units will result in the creation of 83 units of affordable housing in the City of Yonkers. The location of these units will be determined with input from the City. They will be located within the immediate vicinity of the proposed Project, but not within the Project buildings.

The economics of the Project are not sufficient to permit more than the 6% affordable housing component that is part of the Project. Increasing the set-aside to 13.5% or 20% without extensive public subsidies is infeasible.

## **J. Adaptive Reuse**

Adaptive reuses of certain existing buildings at River Park Center are considered below. See Exhibit V-16.

### **1. Government Center**

#### **a. The Health Center Building (87 Nepperhan Avenue)**

The existing Health Center Building would be retained under this alternative. This building currently serves as offices for the City of Yonkers. Under the Proposed Action, the building would be demolished and removed to accommodate one of several new structured parking facilities necessary to meet the parking requirement for the Project. The proposed structure would include retail uses along New Main Street and provide new space for the Salvation Army at the corner of New Main Street and Nepperhan Avenue. The design of the new structured parking facility would strive to incorporate the character-defining decorative limestone ornamentation of the Health Center Building into facades. New office space for City use would be constructed in the office/hotel building at Cacace Center.



b. Government Center Garage and Salvation Army Building

As part of this alternative, the existing 543-space Government Center garage would remain. The workers and visitors of the Health Center Building would be required to park across Nepperhan Avenue at the new Cacace Center garage, since the existing Government Center garage would not include enough capacity to service all of the existing and proposed uses on-site and across New Main Street.

The Salvation Army which is located to the north of its Government Center garage on New Main Street would also remain in its existing building.

(1) Potential Impacts

(a) Land Use, Zoning and Public Policy

As noted above, this alternative would retain the existing 90,000 square-foot Health Center Building, the Salvation Army building, and the Government Center garage. City staff would not relocate across Nepperhan Avenue into the proposed Cacace Center office building, as is planned as part of the Project.

If the Health Center Building and Salvation Army building remain, the Project would be adversely impacted by the loss of approximately 1,000 parking spaces, which are necessary to support the development. In addition, the Project would also lose 20,000 square feet of proposed retail space at the grade level of the new Government Center garage on New Main Street and 21,000 square feet for the relocation of the Salvation Army.

This alternative would also result in a loss of 90,000 square feet of occupied office space in the Cacace Center office building, since City staff would not relocate there. The loss of office use at the Cacace Center could potentially impact the viability of the Project.

(b) Visual and Community Character

If the Health Center Building and Salvation Army building and the Government Center garage remain, the conditions along the western side of New Main Street would also remain unchanged. With the proposed mixed-use development to the east, the existing facades on either side of the street would not be cohesive, as they would with the proposed improvements along New Main Street included as part of the Project.

(c) Natural Resources

Since this alternative involves no change to existing uses along this block, there would be no increase in demand for, or impact on, natural resources.

(d) Utilities

Since this alternative involves no change to existing uses along this block, there would not be a change in utility demand.

(e) Traffic and Parking

As noted above, if the Health Center Building were to remain, the Project would be adversely impacted by the loss of approximately 1,000 parking spaces (1600 proposed minus 543 existing), which are necessary to support the Project. Employees and visitors to the Health Center Building would park across Nepperhan Avenue at the new Cacace Center garage, since there would not be sufficient capacity at the existing Government Center garage to accommodate all of the existing and proposed uses in the area.

Residential parking for the west tower at River Park Center, which is proposed to be in the new 1,600-space Government Center garage, would be located in the existing garage. The age and existing condition of this facility, and the lack of direct pedestrian connection across New Main Street, would adversely affect the marketing of the proposed residential units.

The Project would improve the northwest corner of Nepperhan Avenue and New Main Street, enhancing pedestrian access and flow at this intersection. The Project includes improvements for pedestrians and City personnel walking between City Hall and the office building at Cacace Center. In the Project, pedestrians would not have to go through the parking structure to traverse between government buildings; there would be ample sidewalks and a park between the two buildings and the end of the “sky bridge” over Nepperhan Avenue would empty onto the “Art Walk” and not into the building. These features would not be included in the adaptive reuse alternative.

(f) Noise and Air Quality

Since this alternative involves no change in existing uses along this block, there would not be a change in existing noise generation or impacts to air quality.

(g) Socio-Economic Factors

The alternative would yield less in real property tax and sales tax than the proposed Project due to the loss of 20,000 square feet of retail space on New Main Street.

(h) Community Facilities

Since this alternative involves no change in existing uses along this block, there would be no change in demand on community services.

(i) Historic and Archeological Resources

As discussed in Section III.K of this DEIS, portions of the Government Center site are considered “sensitive” for 19<sup>th</sup> century cultural resources associated with the residential development of the City, and the Health Center Building is recognized for its Art Deco design. Under this alternative

this building would remain untouched.

(j) Construction, including Remediation

Since this alternative involves no change in existing uses along this block, there would be no construction impacts at this location associated with this alternative.

2. Other Buildings

In addition to the above, this DEIS considers potential reuse of other buildings at River Park Center.

a. 5-7 New School Street

This building currently serves as a Fire Station 1 and Fire Department Headquarters for the City of Yonkers. The building will need to be demolished and removed to accommodate the new mixed use complex at River Park Center. A new 50,000 square foot state-of-the-art-firehouse facility will be built and integrated within the new Cacace Center garage.

If 5-7 New School Street were to remain, the Project would be adversely impacted since the existing firehouse is directly in the center of the proposed development. A minor league stadium ballpark conforming to the minimum standards of AA level professional baseball could not be accommodated. In addition, the Project would lose one residential tower, all of the dedicated space for loading, and a significant amount of retail and parking space.

b. Various Properties along New Main Street

There are several single-story and multi-story mixed-use retail structures located along the eastern side of New Main Street. These buildings will need to be demolished to accommodate the mixed-use facility at River Park Center.

Similar to 5-7 School Street, should these buildings remain, the Project would be adversely affected by the loss of the ballpark, the other residential tower and a significant amount of retail and parking space. Without these buildings and the firehouse, the River Park Center site would not be sufficiently large or cohesive to support the mixed use design, the development program and access plan. In effect, reuse rather than demolition of these structures would make the entire plan both physically and economically infeasible.

Table V-7  
Program Comparison: Proposed Action and Alternatives

| Project Site  | Proposed Action   | Existing Zoning Alternative B   | No Ballpark Alternative   | No Ballpark- Replacement with Commercial   | Previous Ballpark         | Relocated Hotel  | Palisades Point Alternatives*  |  |   |  | Adaptive Re-Use              |
|---|---|---|---|--|---------------------------|--|--|--|---|--|------------------------------|
| • Palisades Point   | • 436 residential units<br>• Publicly accessible open space along the Hudson River<br>• Parking   | • 436 residential units<br>• Publicly accessible open space along the Hudson River<br>• Parking | • Same as Proposed Action                                       | • Same as Proposed Action  | • Same as Proposed Action | • Same as Proposed Action                                      | <b><u>14 story</u></b><br>• 436 units<br>• Publicly accessible open space<br>• Parking | <b><u>30 Story</u></b><br>• 436 units<br>• Publicly accessible open space<br>• Parking | <b><u>1998 Plan</u></b><br>• 262 units<br>• Open Space<br>• Parking | <b><u>Mixed Height<sup>1</sup></u></b><br>• 436 Units<br>• Publicly accessible open space<br>• Parking | • Same as Proposed Action    |
| • River Park Center (the approx. 13 acres between Nepperhan Ave., New Main St., Palisades Ave. and Elm St.) | • 455,000 s.f retail<br>• 80,000 s.f restaurant<br>• 100,000 s.f office<br>• 80,000 s.f movies<br>• 950 residential units<br>• Publicly accessible open<br>• 6,500 seat ballpark space/riverwalk<br>• Parking | • 500,000 s.f retail/ restaurant/movies<br>• 500,000 s.f office<br>• Parking                    | • Same as Proposed Action but no ballpark (reduction of spaces) | • 600,000 s.f retail<br>• 75,000 s.f restaurant<br>• 175,000 s.f office<br>• 80,000 s.f movies<br>• 950,000 residential units<br>• Parking (450 additional spaces) | • No project by Applicant | • Same as Proposed Action plus 150 room hotel                  | • Same as Proposed Action  |  |   |  | • Same as Proposed Action    |
| • Government Center Garage Site   | • 41,000 s.f retail/ restaurant/other<br>• Parking  | • 30,000 s.f retail/ restaurant<br>• Parking  | • Same as Proposed Action                                       | • Same as Proposed Action  | • No project by Applicant | • Same as Proposed Action                                      | • Same as Proposed Action  |  |   |  | • Existing Conditions remain |
| • Palisade Avenue Office Building   | • 225,000 s.f office<br>• 10,000 s.f retail<br>• Parking  | • 100,000 s.f office<br>• Parking   | • Same as Proposed Action                                       | • Same as Proposed Action  | • No project by Applicant | • Same as Proposed Action                                      | • Same as Proposed Action  |  |   |  | • Same as Proposed Action    |
| • Cacace Center   | • 150,000 s.f office<br>• 150-room hotel<br>• 49,000 s.f Fire Dept. Headquarters<br>• Parking   | • 225,000 s.f office<br>• 49,000 s.f Fire Dept. Headquarters<br>• Parking                       | • Same as Proposed Action                                       | • Same as Proposed Action  | • No project by Applicant | • 150,000 s.f office<br>• 49,000 s.f fire hydrant<br>• Parking | • Same as Proposed Action  |  |   |  | • Same as Proposed Action    |
| • Larkin Plaza  | • Open space/riverwalk<br>• Parking   | • Open space/riverwalk<br>• Parking   | • Same as Proposed Action                                       | • Same as Proposed Action  | • Same as Proposed Action | • Same as Proposed Action                                      | • Same as Proposed Action  |  |   |  | • Same as Proposed Action    |

\* The Proposed Action, 14 Story, Mixed Height and 30 story alternatives have the same number of dwelling units and parking spaces. The publicly accessible open space is increased with taller buildings. The nine-story alternative is derived from the City’s 1998 Downtown Waterfront Plan. The open space would be less, given the lower height. The 14 story and 20 story alternatives, like the Proposed Action Plan, will have a bridge connection to the site via Prospect Street. The alternatives based on the 1998 Plan would not have the new access bridge.

<sup>(1)</sup> 15, 18 and 25 Stories along the riverfront. Note: Above table does not include No TIF Alternative or No Public Financing to Larkin Plaza Alternative. Both of these result in a no project condition.

Table V-8  
Comparison of Selected Impact Factors

|   | Land Use & Zoning  | Max. Height        | Key Natural Features                        | PM Peak Traffic Generation | Parking Spaces | Water/Sewer (000 gpd)    | Population              | Public School Children <sup>(8)</sup> |
|---|--|--------------------|---|----------------------------|----------------|--------------------------|-------------------------|---------------------------------------|
| PROPOSED ACTION   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Zoning and Urban Renewal Plan changes required                 | 50 Stories         | Daylighting of Saw Mill & Riverwalk         | 2282                       | 4554           | 376/342                  | 1341                    | 111                                   |
| ▪ Cacace Center   | Zoning and Urban Renewal Plan changes required                 | 25 Stories         | Rock removal                                | 219                        | 1349           | 33/30                    | 0                       | 0                                     |
| ▪ Palisades Point   | Clarification of PUR Zoning                                    | 25 Stories         | Publicly Accessible Open Space along Hudson | 183                        | 669            | 109/99                   | 616                     | 51                                    |
| ▪ Larkin Plaza  | No Zoning Changes  | NA                 | Daylighting and Riverwalk                   | negligible                 | 120            | 0                        | 0                       | 0                                     |
| EXISTING ZONING   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | No Zoning or Urban Renewal Plan changes <sup>(1)</sup>         | 5 Stories          | No Daylighting or Riverwalk                 | 1834                       | 3390           | -220/-200 <sup>(9)</sup> | 0                       | 0                                     |
| ▪ Cacace Center   | No Zoning or Urban Renewal Plan changes <sup>(2)</sup>         | 10 Stories         | Same as Proposed Action                     | 235                        | 675            | -9/-8                    | 0                       | 0                                     |
| ▪ Palisades Point   | Same as Proposed Action  | 25 Stories         | Same as Proposed Action                     | 183                        | 669            | SPA                      | 616                     | 51                                    |
| ▪ Larkin Plaza  | NA   | NA                 | Same as Proposed Action                     | negligible                 | 120            | 0                        | 0                       | 0                                     |
| NO BALLPARK   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Similar to Proposed Action                                     | 50 Stories         | No green roof (ballfield)                   | -364                       | 4554           | -29/-26                  | 1341                    | 111                                   |
| NO BALLPARK REPLACEMENT RETAIL                                      |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Additional changes to zoning and Urban Renewal Plan            | 50 Stories         | No green roof (ballfield)                   | +562                       | +450           | 15/-14                   | 1341                    | 111                                   |
| PREVIOUS BALLPARK   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Modest changes to Zoning and Urban Renewal Plan <sup>(3)</sup> | 3 Stories          | Limited Daylighting, No Riverwalk           | 775                        | None           | 51/51                    | 0                       | 0                                     |
| RELOCATED HOTEL   |  |                    |   |                            |                |                          |                         |                                       |
| ▪   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Same as Proposed Action  | 50 Stories         | Same as Proposed Action                     | +79                        | +105           | +20/+18                  | 1178                    | 98                                    |
| ALTERNATIVE PALISADES POINT DESIGN                                  |  |                    |   |                            |                |                          |                         |                                       |
| ▪ 30 Story  | Same as Proposed Action  | 30 Stories         | Additional open space (3.45ac.)             | 183                        | 669            | 109/99                   | 616                     | 51                                    |
| ▪ 14 Story  | Same as Proposed Action  | 15 Stories         | Less open space (1.79 ac.)                  | 183                        | 669            | 109/99                   | 616                     | 51                                    |
| ▪ 1998 Waterfront Master Plan                                       | Same as Proposed Action  | 9 Stories          | Less open space (1.72 ac.)                  | 119                        | 528            | -44/-40 <sup>(10)</sup>  | 367 <sup>(7)</sup>      | 30                                    |
| ▪ Mixed Height Alternative  | Same as Proposed Action  | 15, 18, 25 Stories | Same as Proposed Action                     | 183 <sup>(4)</sup>         | 669            | 109/99                   | 616                     | 51                                    |
| ADAPTIVE REUSE (11)   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ River Park Center   | Government Center uses remain                                  | 50 Stories         | Same as Proposed Action                     | +90                        | -1457          | +81/64                   | Same as Proposed Action | Same as Proposed Action               |
| ALTERNATIVE FINANCING/ALTERNATIVE PERCENTAGES OF AFFORDABLE HOUSING |  |                    |   |                            |                |                          |                         |                                       |
| ▪ No TIF  | No Project (NP)  | NP                 | NP  | NP                         | NP             | NP                       | NP                      | NP                                    |
| ▪ 13.5% and 20% Affordable  | No Project (NP)  | NP                 | NP  | NP                         | NP             | NP                       | NP                      | NP                                    |
| ALTERNATIVE PARKING   |  |                    |   |                            |                |                          |                         |                                       |
| ▪ Larkin Plaza  | Same as Proposed Action <sup>(5)</sup>                         | 3 <sup>(6)</sup>   | Same as Proposed Action                     | SPA                        | SPA            | 0                        | 0                       | 0                                     |

<sup>(1)</sup> No movie theatres, residential, supermarket or ballpark

<sup>(2)</sup> No hotel

<sup>(3)</sup> Rezoning and Urban Renewal Plan change to permit ballpark

<sup>(4)</sup> Ramp instead of helix – no change in peak hour traffic

<sup>(5)</sup> Project includes two options for replacement parking by the City. Options to be determined by the City for this improvement project.

<sup>(6)</sup> Height of parking garage options are 3 levels for potential structure on Nepperhan Street and Market Place and Wells Avenue near the railroad tracks.

<sup>(7)</sup> 262 units @ 1.4 person/unit

<sup>(8)</sup> 0.14 students/unit, of which 82.5% would attend public schools.

<sup>(9)</sup> Assumes 50,000 s.f restaurant and 50 s.f/seat from retail total at River Park Center

<sup>(10)</sup> Assumes same bedroom mix as Project

<sup>(11)</sup> Project changes would affect the potential marketability of residential units in the west tower and the viability of the proposed office at the Cacace Center.

SPA=Same as Project

NP=No Project



Exhibit V-1  
**ALTERNATIVE C**  
**PREVIOUS BALLPARK DESIGN**

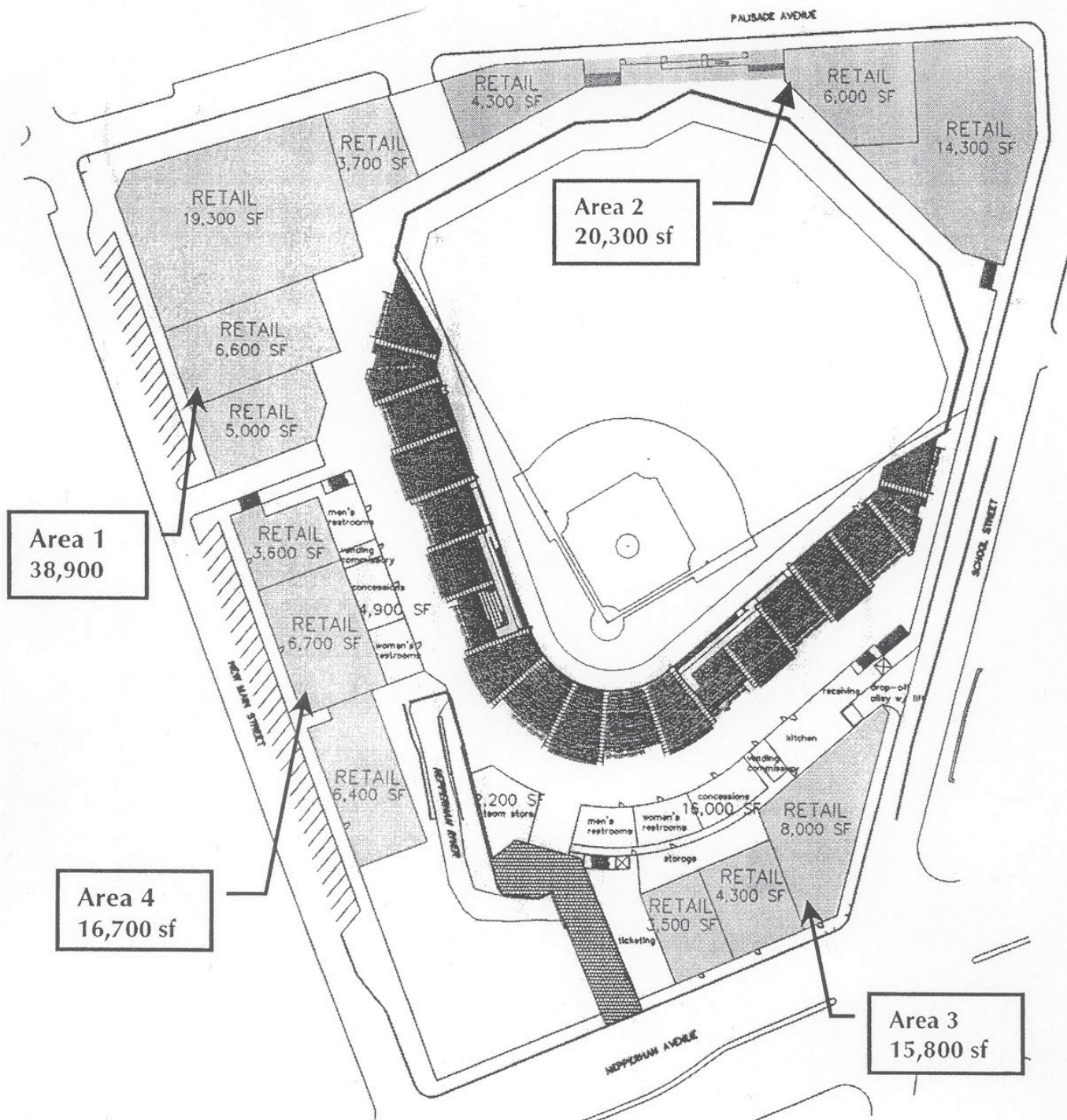
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**SFC PHASE I PROJECTS**

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Exhibit V-2  
**ALTERNATIVE C**  
**PREVIOUS BALLPARK DESIGN**  
**SFC PHASE I PROJECTS**  
 STRUEVER FIDELCO CAPPELLI LLC

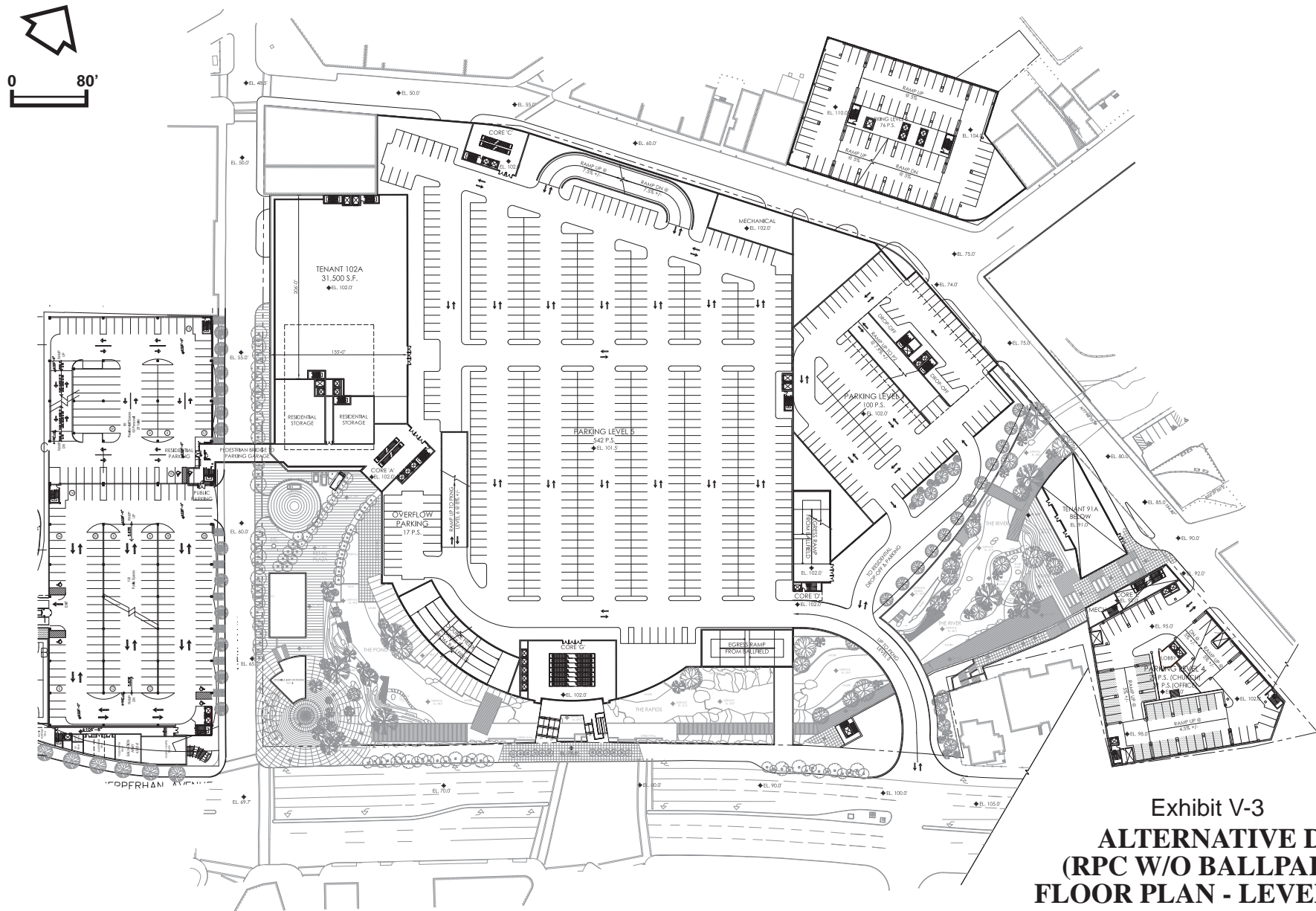


Exhibit V-3  
**ALTERNATIVE D  
 (RPC W/O BALLPARK)  
 FLOOR PLAN - LEVEL 102'  
 RIVER PARK CENTER**

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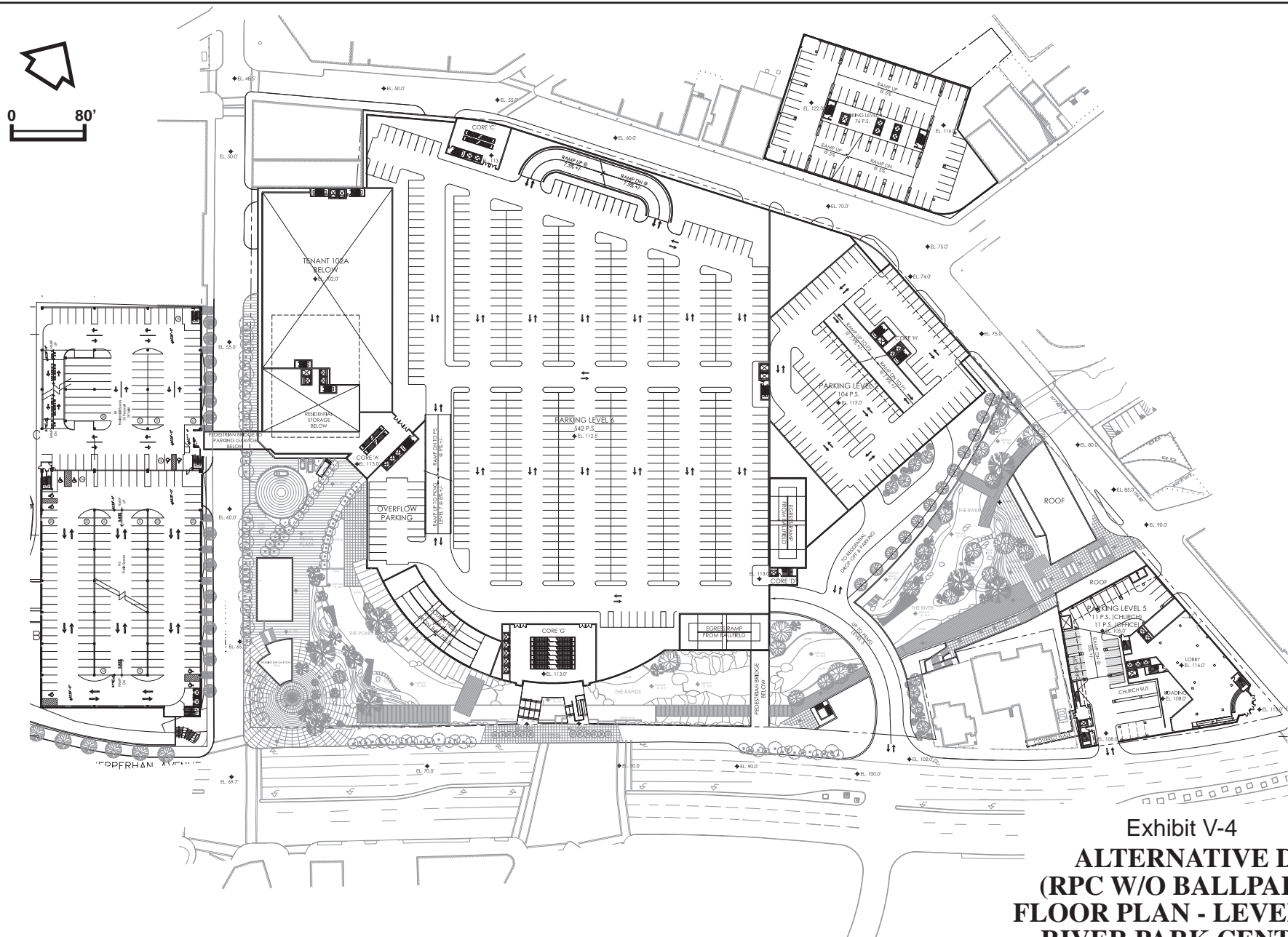
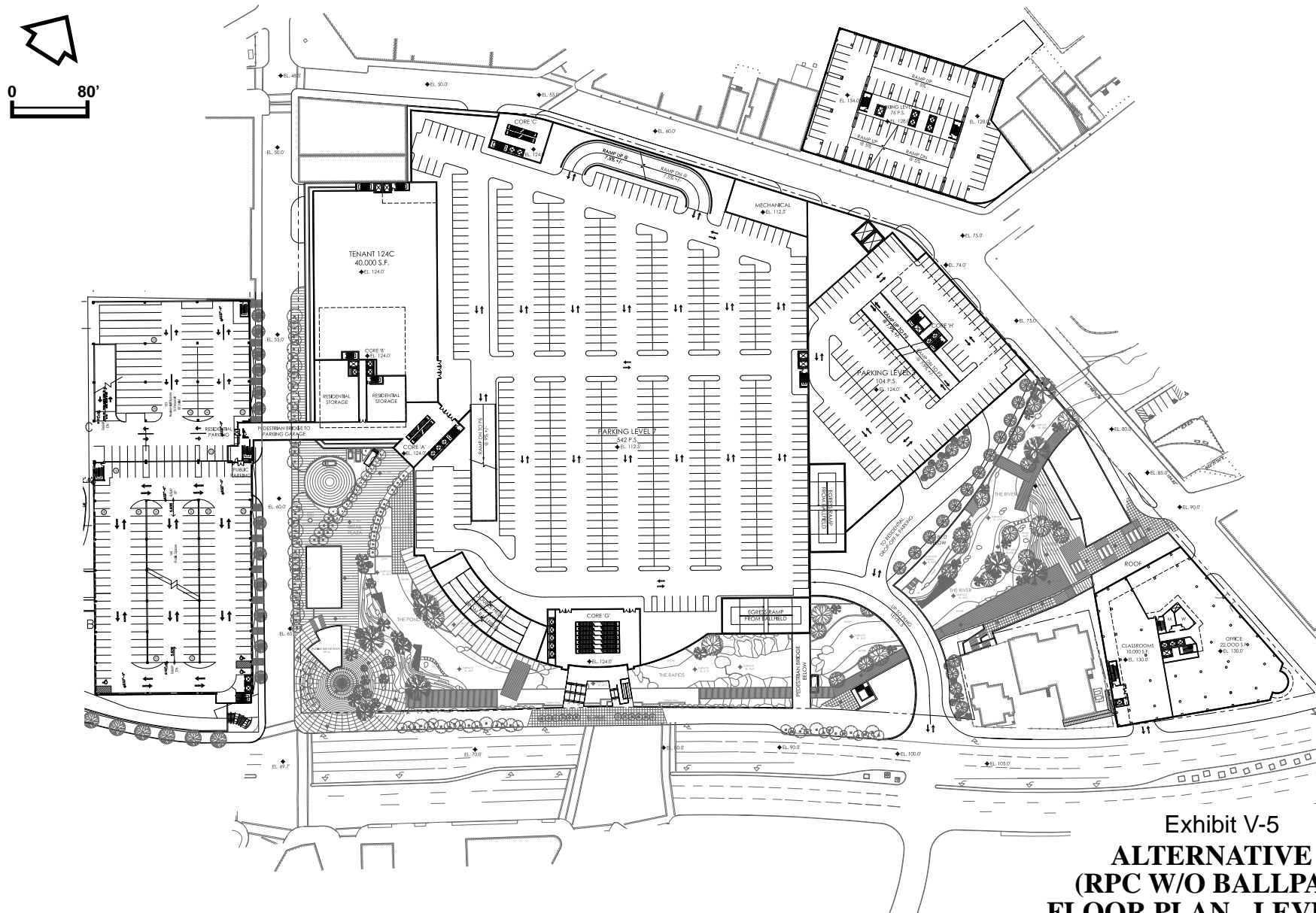


Exhibit V-4

**ALTERNATIVE D  
(RPC W/O BALLPARK)  
FLOOR PLAN - LEVEL 113'  
RIVER PARK CENTER**

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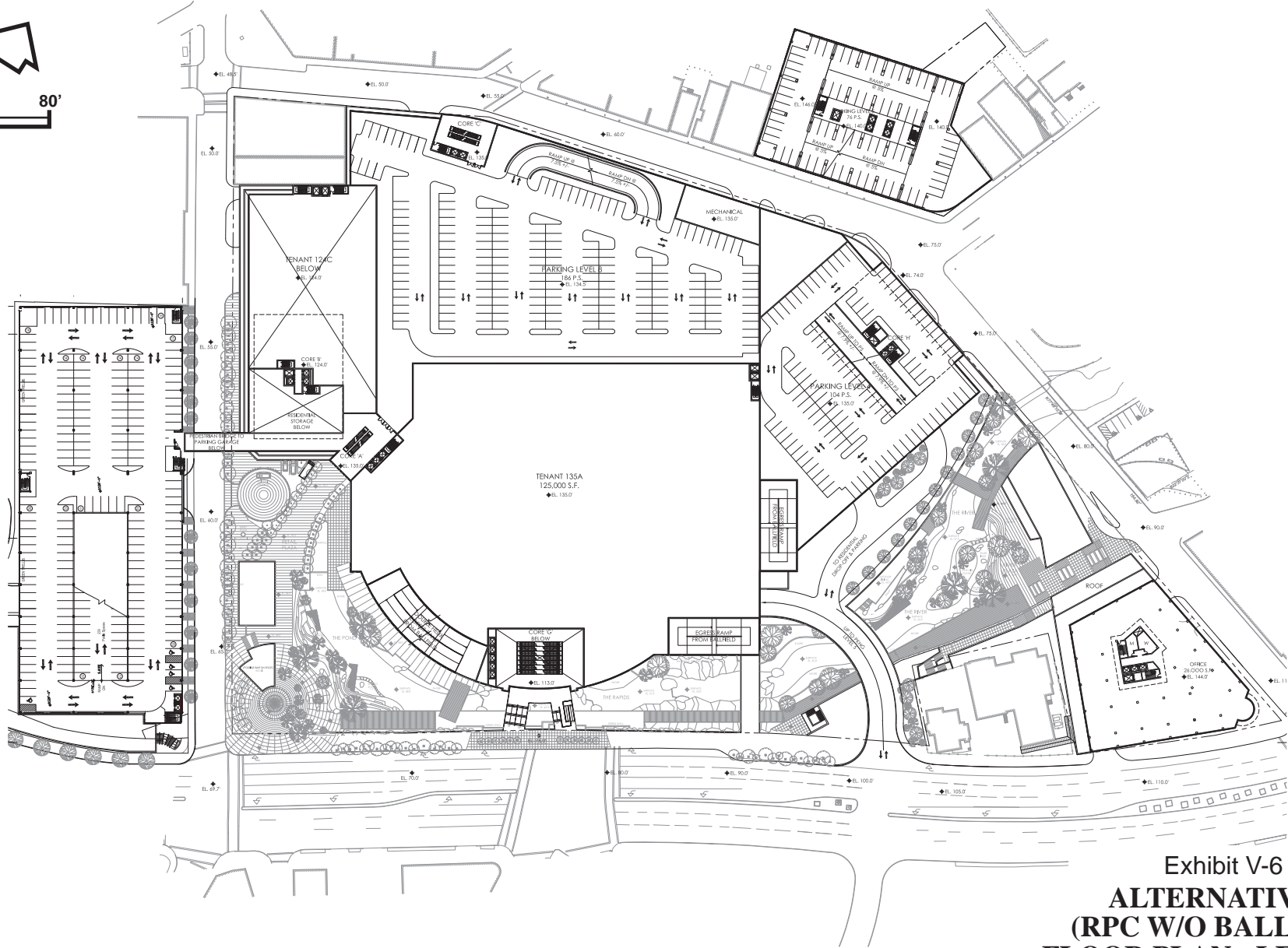
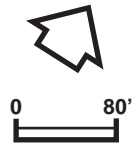


Exhibit V-6  
**ALTERNATIVE D**  
**(RPC W/O BALLPARK)**  
**FLOOR PLAN - LEVEL 135'**  
**RIVER PARK CENTER**

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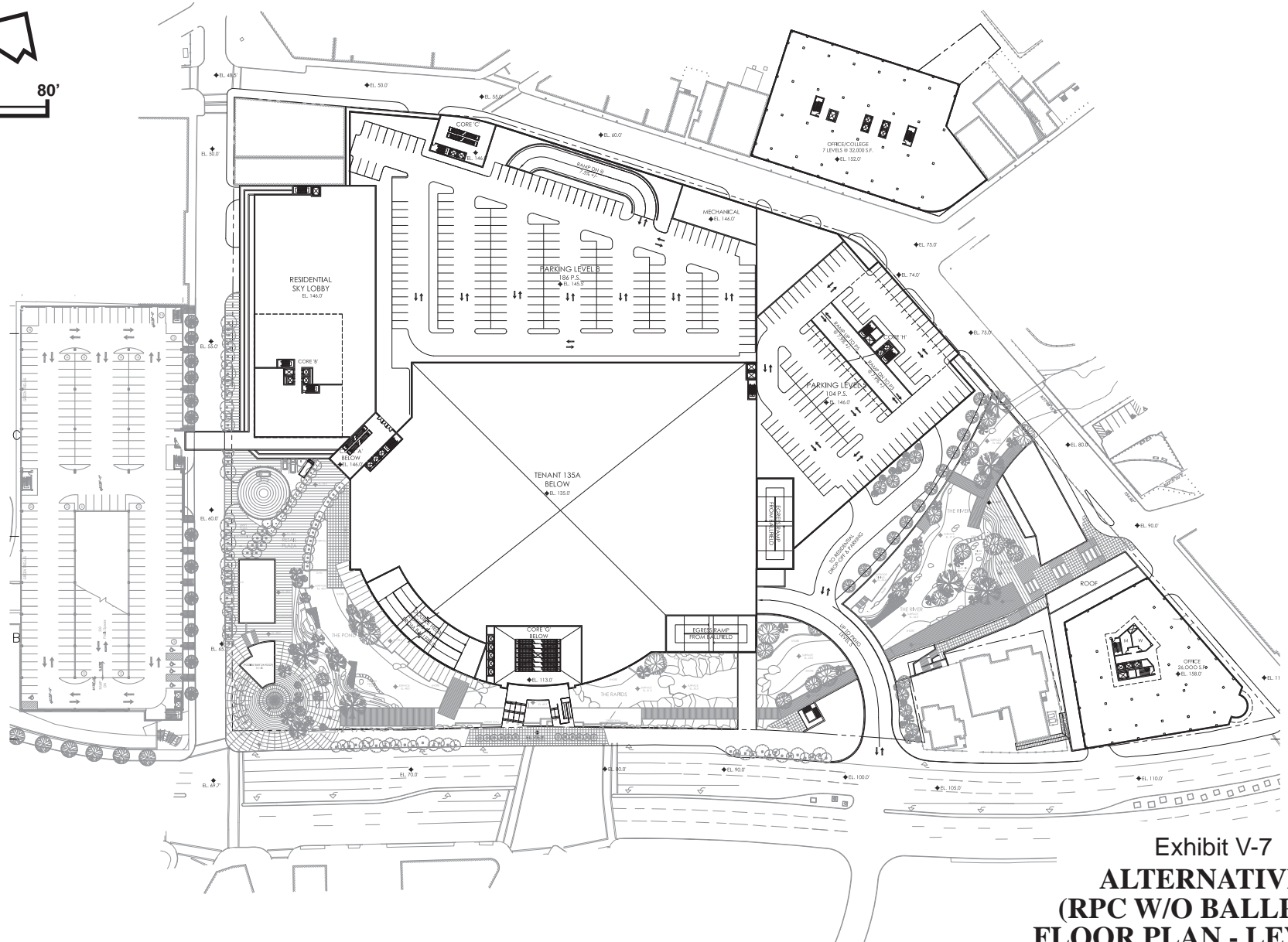
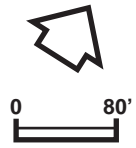


Exhibit V-7  
**ALTERNATIVE D**  
**(RPC W/O BALLPARK)**  
**FLOOR PLAN - LEVEL 146'**  
**RIVER PARK CENTER**

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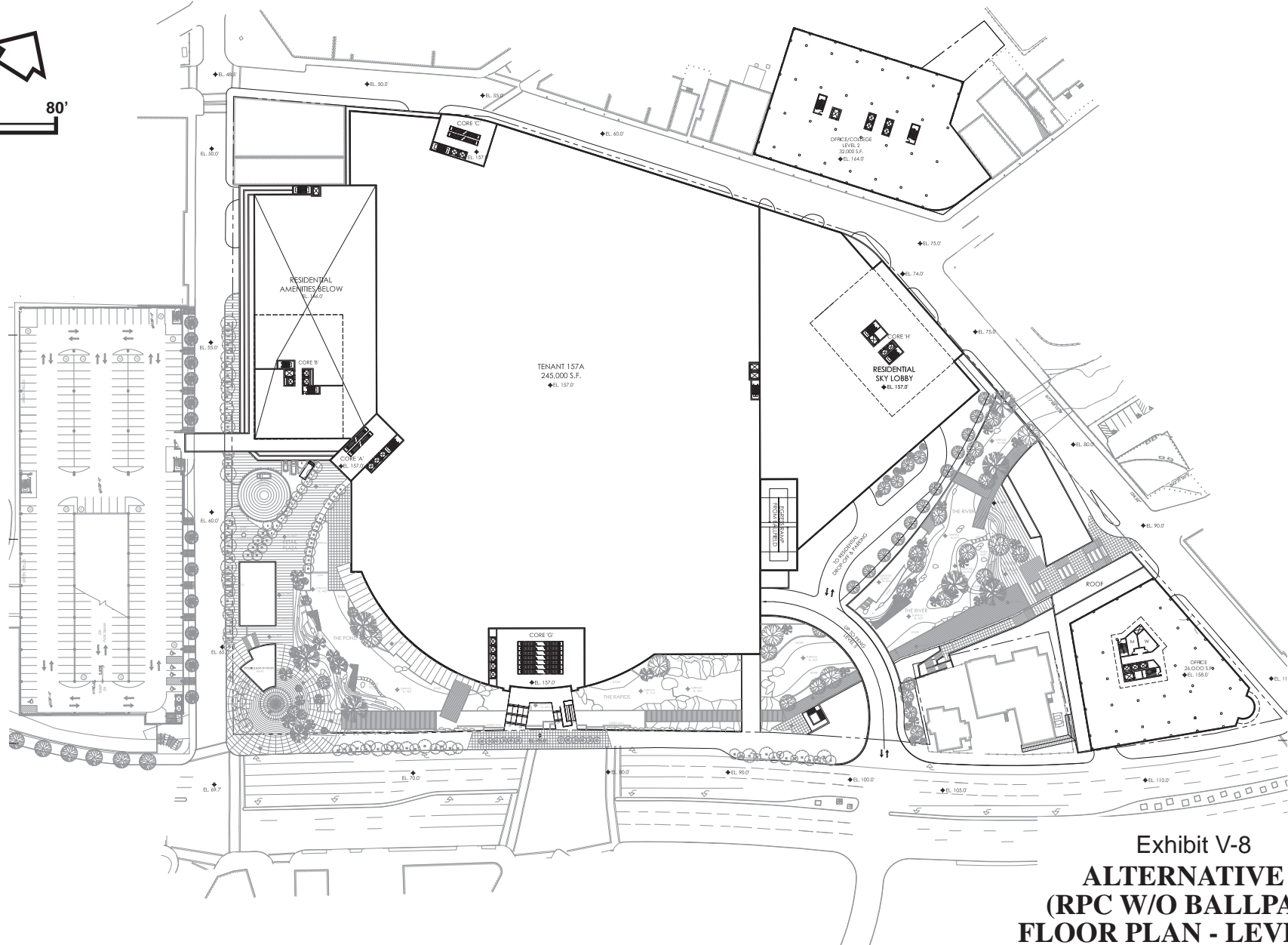
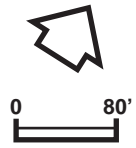


Exhibit V-8  
**ALTERNATIVE D  
(RPC W/O BALLPARK)  
FLOOR PLAN - LEVEL 157'  
RIVER PARK CENTER**

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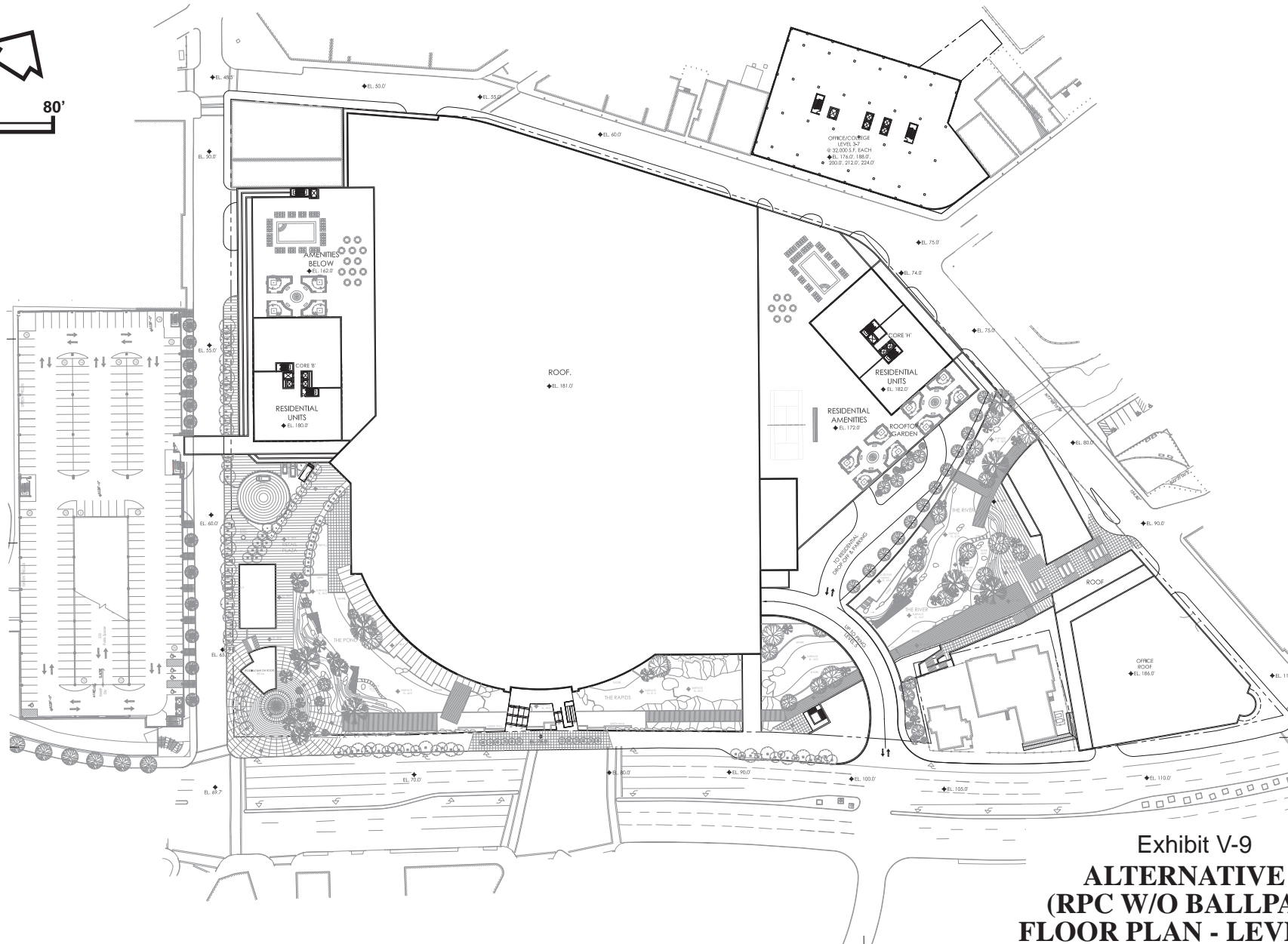
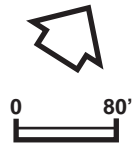
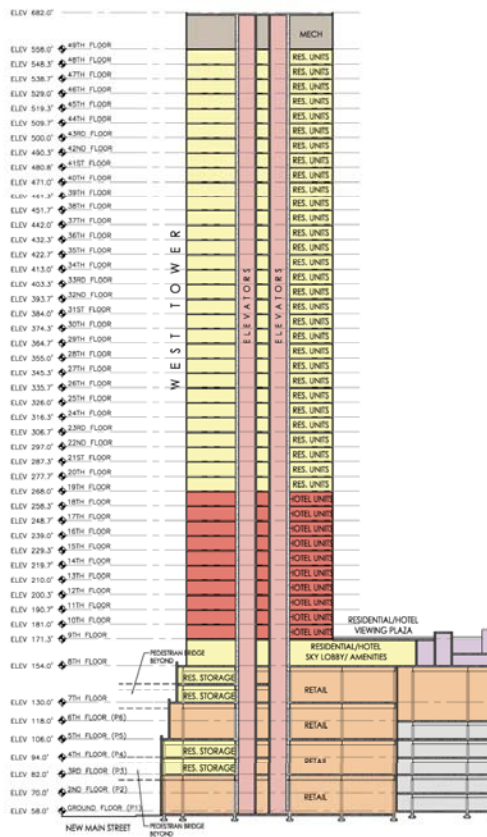
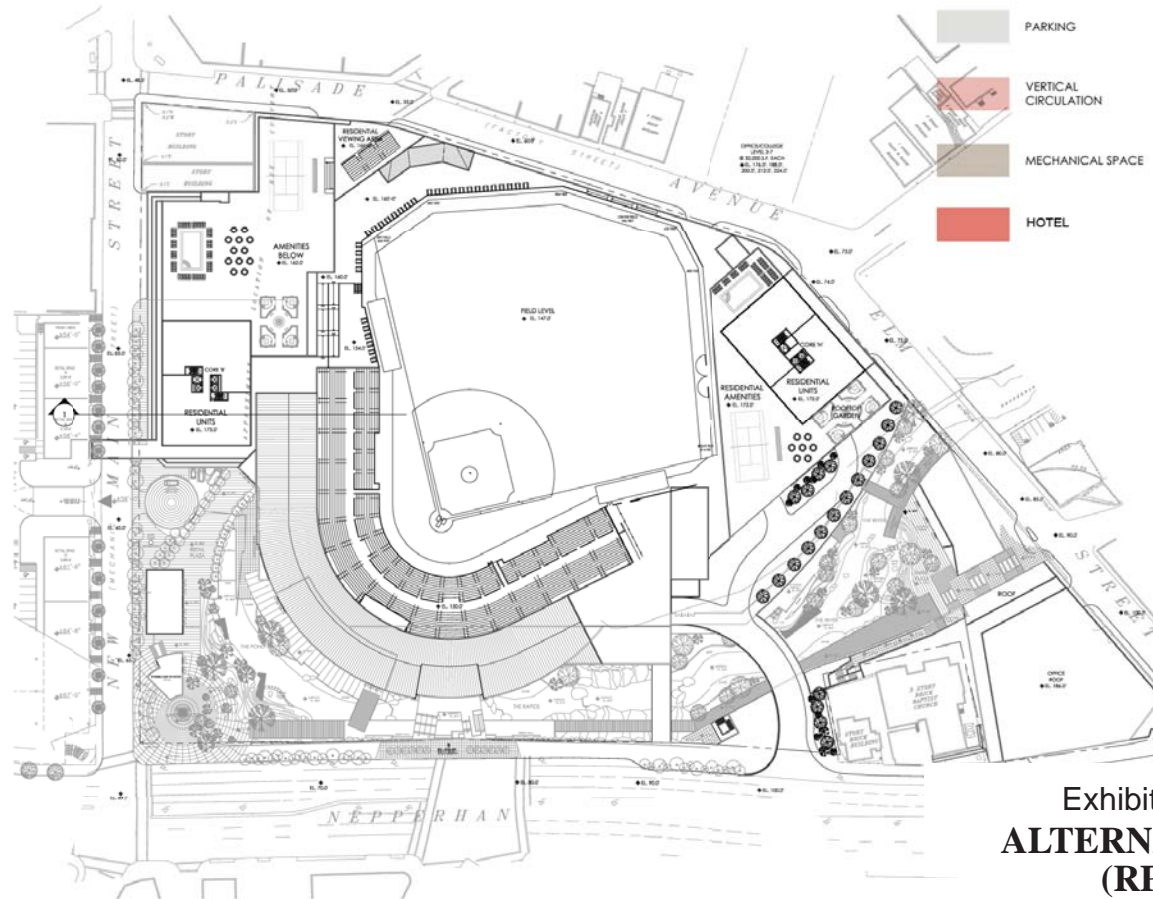


Exhibit V-9  
**ALTERNATIVE D  
(RPC W/O BALLPARK)  
FLOOR PLAN - LEVEL 181'  
RIVER PARK CENTER**

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1 SECTION @ WEST TOWER  
SCALE: N.T.S.



2 FLOOR PLAN - ELEVATION +58.0'  
SCALE: N.T.S.



Exhibit V-10  
**ALTERNATIVE E  
(RPC)  
FLOOR PLAN - LEVEL 181'  
RIVER PARK CENTER**

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*View from the Hudson River*



*View from the Palisades*

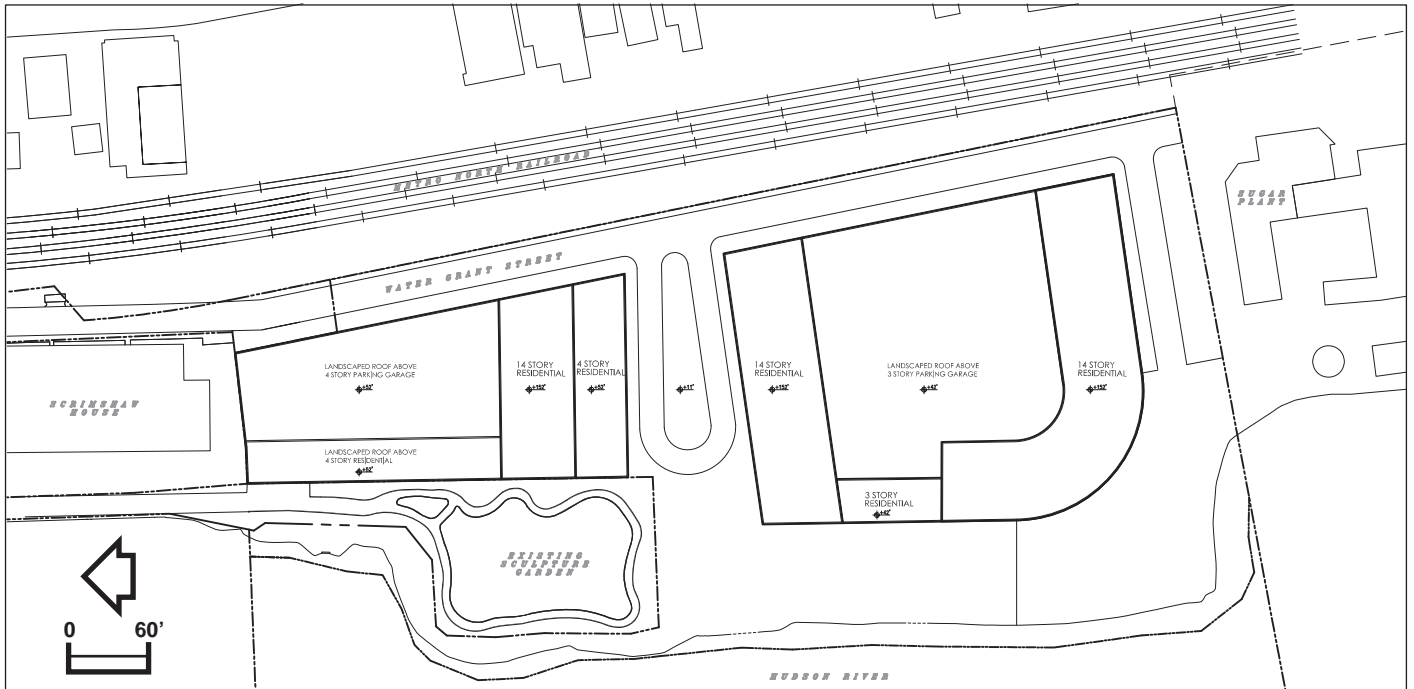


Exhibit V-11  
**ALTERNATIVE F**  
**ALTERNATE DESIGN FOR**  
**PALISADES POINT**

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Exhibit V-12  
**ALTERNATIVE F**  
**PALISADES POINT 3 TOWER**  
**ALTERNATIVE PLAN**  


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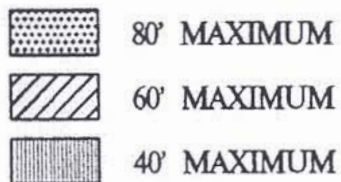
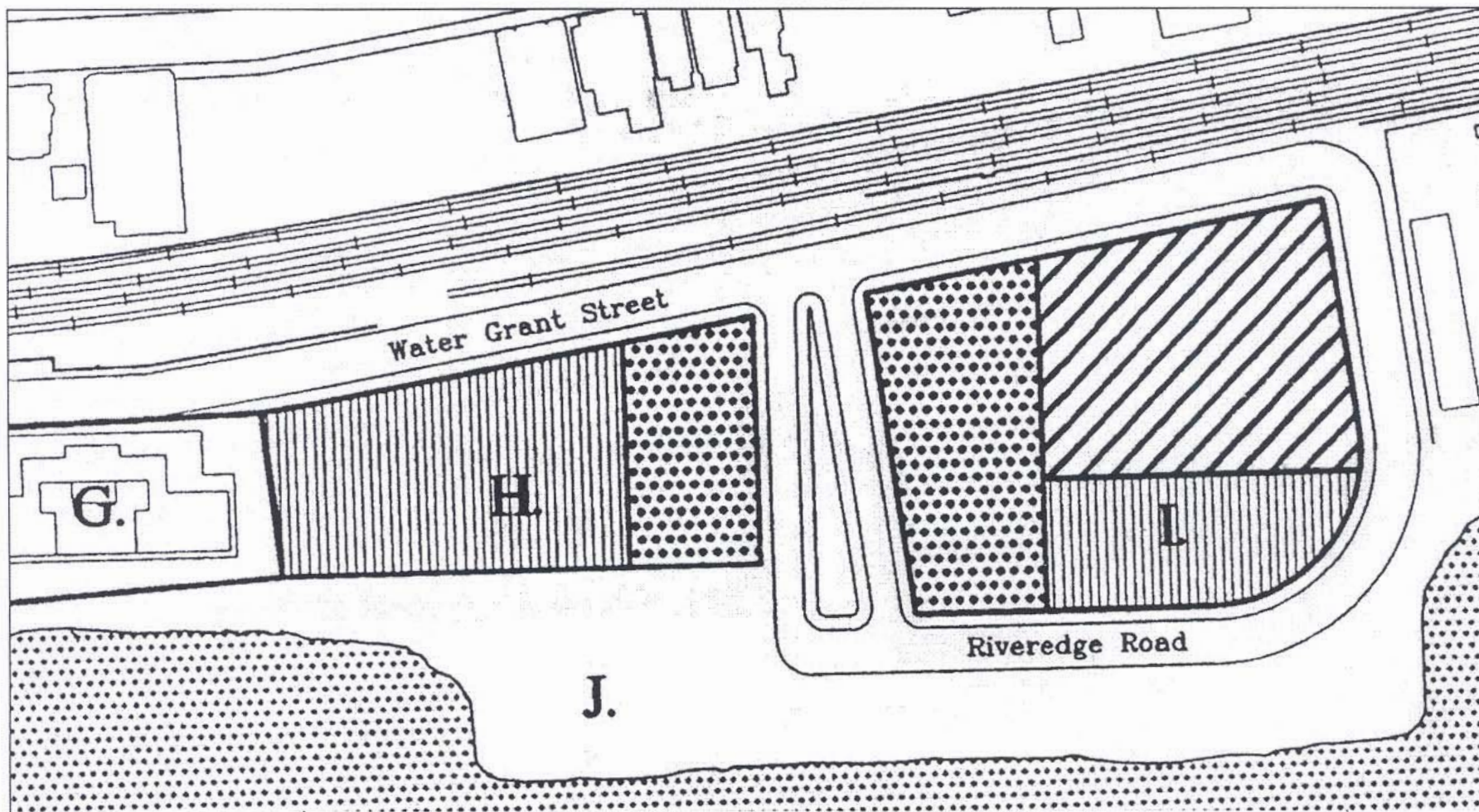


Exhibit V-13  
**ALTERNATIVE F**  
**PALISADES POINT**  
**IN ACCORDANCE WITH 1998**  
**MASTER PLAN**

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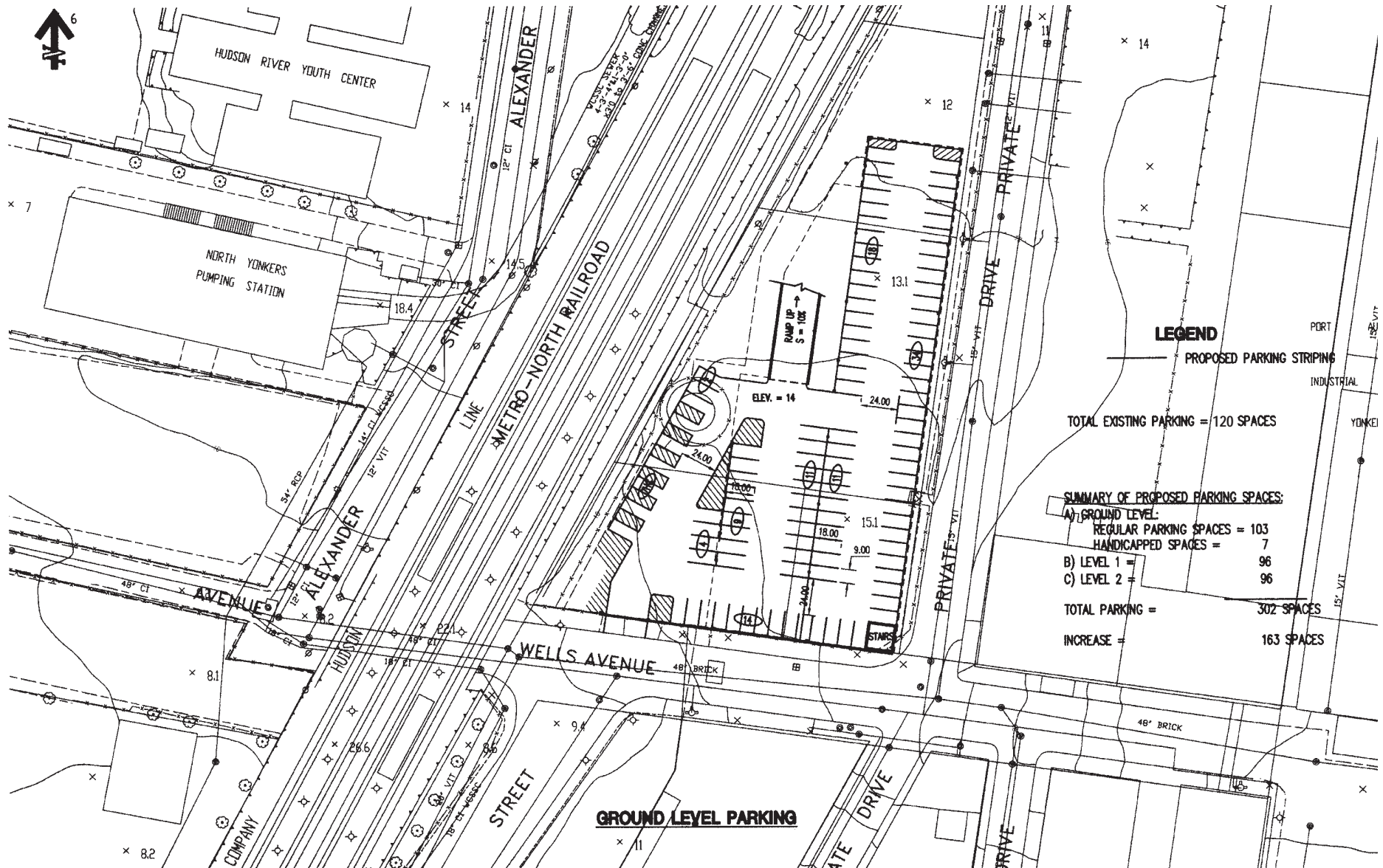
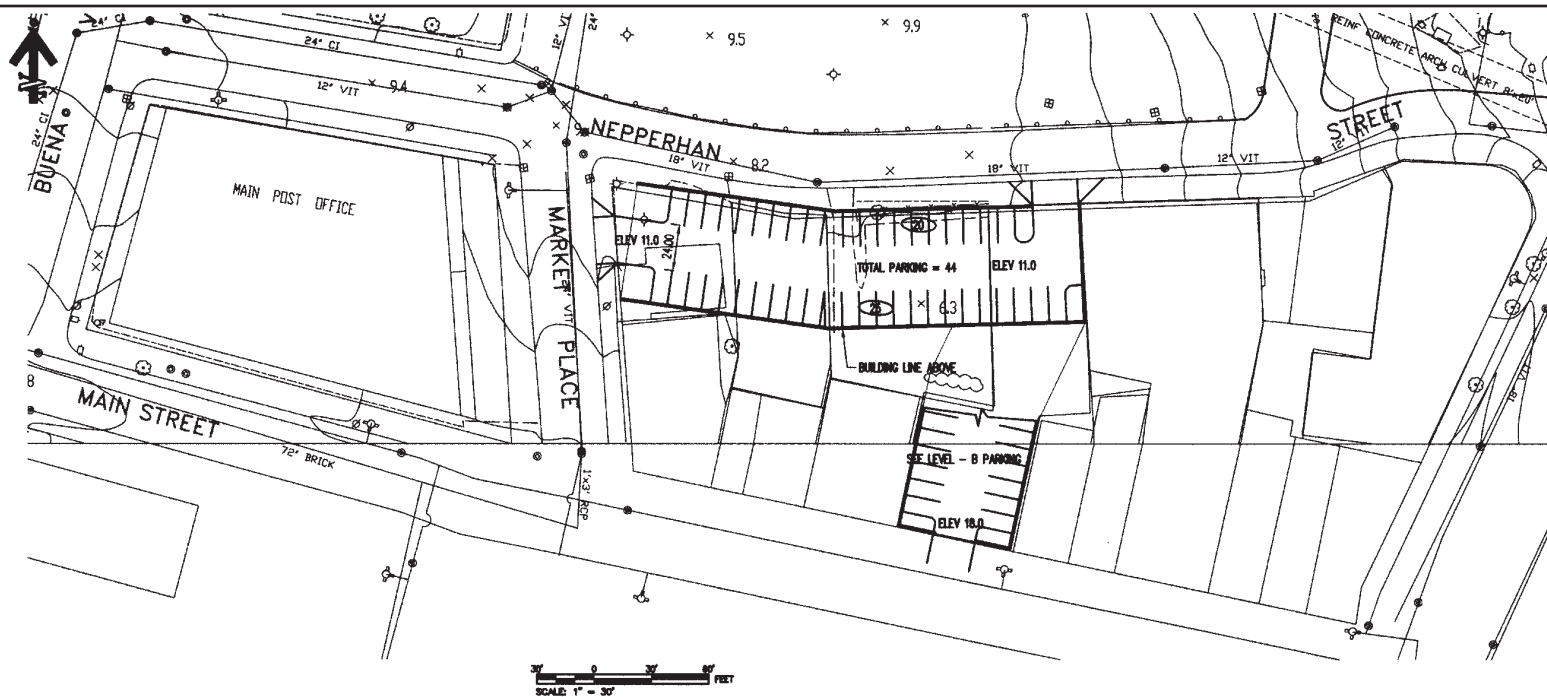
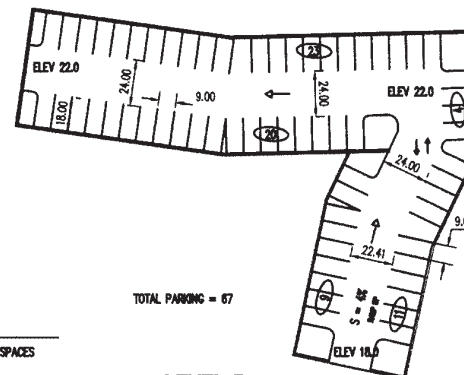


Exhibit V-14  
**ALTERNATIVE G**  
**RELOCATION OF LARKIN**  
**PLAZA PARKING TO I-PARK**  
**SFC PHASE I PROJECTS**  
 STRUEVER FIDELCO CAPPELLI LLC



SCALE: 1" = 30'



| TABLE OF PARKING   |                   |
|--------------------|-------------------|
| ON GRADE =         | 53                |
| GARAGE LEVEL - A = | 44                |
| GARAGE LEVEL - B = | 67                |
| <b>TOTAL =</b>     | <b>164 SPACES</b> |

TOTAL PARKING = 67

**LEVEL B**

Exhibit V-15  
**ALTERNATIVE G**  
**RELOCATION OF LARKIN PLAZA**  
**PARKING TO NEPPERHAN**  
**STREET/MARKETPLACE**

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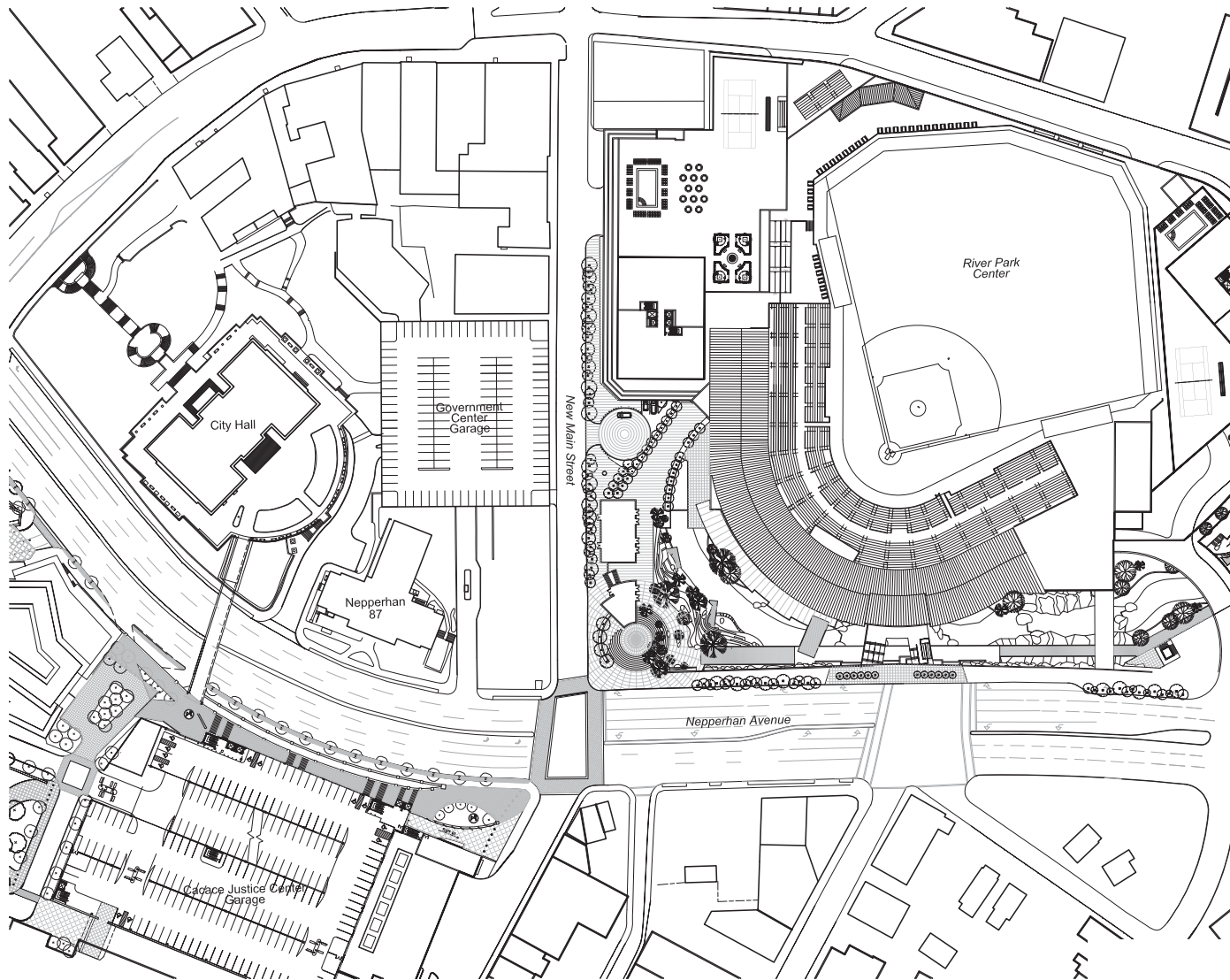


Exhibit V-16

**ALTERNATIVE J  
ADAPTIVE REUSE  
ALTERNATIVE**

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