

## **VII. Other SEQRA Chapters**

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### **A. Effects on the Use and Conservation of Energy Resources**

Energy consumption would occur during the construction and operation of the Project. During construction, energy would be used for construction vehicles, equipment and related uses. Once construction is complete, the Project would require energy for electricity service, heating, air conditioning and cooking. The Project would meet the standards of the New York State Energy Code. In addition, the Project would employ an energy management system and other energy conservation devices, such as water-saving devices and thermal insulation.

The Project will demonstrate its commitment to sustainability using an integrated approach to the development of the sites, to applicable resources (water, energy, materials), to air quality and to the well-being of the occupants.

The stormwater management system design will include both structural and non-structural systems to reduce the peak rate of stormwater runoff and improve stormwater quality before leaving the sites. In locations where a direct connection to the Hudson River or the Saw Mill River is possible, a reduction in the peak rate of stormwater runoff will not be required. Stormwater measures will include maximizing planting areas wherever possible, providing permeable paving where conditions allow and installing stormwater filter systems below ground to remove sediment and debris from the stormwater. To the extent practicable, a portion of the building roof or terrace areas will include green (vegetated) roof systems to reduce stormwater runoff, to decrease the heat island effect and to improve the aesthetics of the development. The reduction of at grade surface parking areas by locating most or all of the parking under buildings and in covered garages will also reduce thermal impacts to stormwater.

The site landscaping design will include plants that do not require extensive irrigation to reduce the impacts on the municipal water supply system. Trees will be selected to provide shade where possible to pavement and buildings areas.

The sites will feature pedestrian-friendly features, such as pathways, benches and focal points of interest. Site lighting will be designed to reduce glare and night-sky illumination, using a range of measures that include shielded luminaires (to avoid projecting light toward the sky), location of luminaires to avoid light trespass on surrounding areas, and utilization, wherever possible, of lower intensity lighting.

Water conservation will be promoted in the selection of low flow plumbing fixtures.

Energy efficiency is of interest to the Applicant, and will be pursued using, for instance, higher efficiency heat pump systems and advanced cooling tower controls for residences as well as other measures that are appropriate to the specific buildings. These HVAC systems have 10-25% higher efficiency than the typical through-the-wall incremental units (PTACs) in cooling and can be 10-20% more efficient in heating.

The buildings will feature recycled content for a variety of materials, such as concrete (fly ash or granulated blast furnace slag), steel, aluminum, insulations, carpeting and others.

The construction will be performed to divert waste materials from the dump sites toward eventual recycling – diversion rates of 50-75% are expected. Indoor air quality will be an important design feature of the project and efforts will be made to utilize materials that reduce volatile organic compounds (paints, coatings, adhesives, sealants, carpeting) and techniques that promote good air quality (e.g., during construction). Finally, the Applicant will develop a green housekeeping guideline to be used by tenants and building operators. This guideline will emphasize the use of nontoxic materials for cleaning (e.g., reducing or eliminating chlorine compounds), and will also promote the use of Integrated Pest Management. This pest control technique focus will on (1) preventing pests from entering the building and also removing the opportunity to thrive in the building and (2) control techniques that reduce the use of toxic and hormonally-disruptive agents.

## **B. Irreversible and Irretrievable Commitment of Resources**

Development of the Project would involve the commitment of a variety of resources, including construction materials such as steel, concrete, asphalt, paint and topsoil. The operation of construction equipment would also involve the consumption of fossil fuels. The completed Project would require the usage electricity and natural gas for heating and cooking, and water for domestic use.

Con Edison is currently planning a new underground electrical feeder line on Nepperhan Avenue, running from the Sprain Road substation to a new substation in northern Manhattan. The original in-service date was May 2008, based on a December 2006 start date. It is currently anticipated that construction may be delayed by a year.

## **C. Cumulative Impacts**

The cumulative impacts of the Project and other projects in downtown Yonkers is addressed in various sections of this DEIS, including chapters on land use, traffic, community facilities and utilities.

### Land Use

Other than the Proposed Action, there are 25 total projects that are addressed in the land use section, of which 12 are concentrated in the downtown. There are a limited number of new projects that are proposed along the waterfront.<sup>1</sup>

The following is a list of each of the other projects. Those projects in *italics* are located within the downtown:

- *Buena Vista Phase 2*
- *Stan Lou Building*

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<sup>1</sup> Since the City provided this “No Build” list, some of these projects, such as *Xavier’s X<sub>2</sub>O*, have been completed. Others, such as *One Point Street*, were not included in the original “No Build” list.

- *Old Furniture Storage*
- *Main Street Lofts*
- *Hudson Park North*
- *Greystone/North Broadway Lofts*
- *Ginsburg*
- *Yonkers Green*
- *179 Riverdale Avenue*
- *1077 Warburton Avenue*
- *Ashburton Avenue Redevelopment (Mulford Gardens)*
- *Homes for America (One Point Street)*
- *I-Park Phase 2*
- *900 North Broadway*
- *Veterinary Office (9 Odell Plaza)*
- *Hudson Park Phase 2*
- *Verizon Switching Station*
- *Marriott Hotel*
- *Hampton Inn Hotel*
- *Restaurant (7 Executive Boulevard)*
- *Peter X Kelly's Xavier's Restaurant*
- *Cintas Laundry Facility*
- *Flex Building: 225 Corporate Boulevard S.*
- *Proctor Theater*
- *31 Dock Street Restaurant*

Within the land use study area, most of the above projects are located in close proximity to the Yonkers Railroad Station. The Proposed Action, in contrast, encompasses a broader area in downtown Yonkers, with the River Park Center development located to the south of Getty Square. The cumulative result in terms of land use will be a large portion of downtown Yonkers being affected by the long awaited redevelopment.

### Traffic

The traffic section of this DEIS addresses future conditions without the Project (the Year 2012 No-Build condition). In order to develop the No-build traffic volumes, the 2006 existing traffic volumes were increased by a 1% per year background growth factor, for a total background growth factor of 6% to the 2012 Design Year. This growth factor encompasses the traffic expected to be generated by the planned developments for the area identified by the City (and listed in Appendix 2.C of this DEIS), except for Yonkers Green, Ashburton Avenue Redevelopment, iPark Phase 2, Collins Phase 2, Greystone, Main Street Lofts, Homes for America (One Point Street) and Buena Vista Phase 1 & 2. The traffic anticipated from these specific developments was incorporated into the No-build volumes. The total cumulative traffic impacts are then analyzed as part of the Build condition, with a variety of mitigation measures proposed.

*Community Facilities*

As addressed in Section III.J of the DEIS, there are approximately 1,550 contemplated new units of housing and 280,000± square feet of commercial, retail and office space planned and/or proposed, which constitutes the future condition without the Project for purposes of assessing community service impacts. Based on accepted methodologies, it is anticipated that without the Project, approximately 2,300 new residents would be generated by other developments, of which approximately 276 persons would be school age children, although it is anticipated that approximately 10% would attend private or parochial institutions. The cumulative effect of these developments and the Proposed Action will be the addition of over 2,500 housing units in the downtown area with over 4,000 residents, including 450 school age children. Each of these other developments would be subject to review under SEQRA and applicable State and local laws, and appropriate mitigation for the impacts of the projects would be determined in connection with those reviews.

*Utilities*

As addressed in Section III.H of this DEIS, to assess the adequacy of the existing water supply system to accommodate other potential growth in the area, the water demand for other planned development projects slated for completion by the proposed Project's anticipated build year has also been considered. The other developments proposed in the area would have a combined average daily water demand of approximately 515,745 gallons per day and a peak flow rate of approximately 1,075 gallons per minute. On a cumulative basis, the average daily water demand of the proposed Project (543,665 gpd) and the other proposed development projects (515,745 gpd) would total approximately 1,059,410 gallons per day.

The increase in water demand from the Project sites as well as other planned development projects in the area will require the City of Yonkers to treat additional water and will utilize the City's water supply storage capacity. According to the City Water Bureau, there is sufficient overall water supply available to serve the Project as well as the other planned development projects. There are however, limitations in the hydraulic capacity of the existing water mains located in New Main Street, Palisade Avenue, Elm Street, Main Street, Nepperhan Avenue and along the waterfront. The City has indicated that improvements will be required to provide adequate flow to the Project sites.

**Table VII-1  
Summary of Planned Developments in Downtown Yonkers**

<b>Map ID*</b>	<b>Project Name</b>	<b>Address</b>	<b>Development Program</b>
<b>Retail Projects</b>			
19	Buena Vista Phase 2(4)	45 Buena Vista Avenue	60 Apartments
12	Stan-Lou Building(4)	27 North Broadway	15 Apartments
15	Old Furniture Storage/Cooks(4)	14 Warburton Avenue	12 Apartments
16	Main Street Lofts (4)	66 Main Street	171 Apartments
8	Collins Phase 2(4)	75 Dock Street	312 Apartments
11	Greystone/North Broadway Lofts	49 N. Broadway	100 Apartments
1	Ginsburg	1105-1135 Warburton Avenue	353 Apartments
3	Yonkers Green(4)	Ashburton Avenue & Nepperhan Avenue	124 Apartments
26	179 Riverdale Avenue	179 Riverdale Avenue	83 Apartments
20	1077 Warburton Avenue	1077 Warburton Avenue	71 Apartments
4	Ashburton Ave Redevelopment (Mulford Gardens)	Ashburton Avenue	245 Apartments
<b>TOTAL</b>			<b>1,546 Apartments</b>
<b>Retail Projects</b>			
19	Buena Vista Phase 2	45 Buena Vista Avenue	7,500 square feet
17	Homes for America	86 Main Street	12,000 square feet
15	Old Furniture Storage/Cooks	14 Warburton Avenue	4,400 square feet
16	Main Street Lofts	66 Main Street	12,000 square feet
<b>Office Projects</b>			
5	I-Park Phase 2 (Replaces existing Alexander Street facilities)	Warburton Avenue	20,000 square feet
2	900 North Broadway (Medical Office)	900 North Broadway	25,000 square feet
17	Homes for America	86 Main Street	58,000 square feet
<b>Other Projects</b>			
21	Veterinary Office	9 Odell Plaza	25,000 square feet
24	Proctor Theatre	53 South Broadway	1,200 square feet
7	Hudson Park Phase II	Dock Street	153 (berths)
9	Verizon Switching Station (20 Employees)	140 Corporate Blvd.	25,000 square feet
23	Marriott Hotel	160 Executive Blvd.	75,000± square feet (150 rooms)
22	Hampton Inn Hotel	7 Executive Blvd.	57,000± square feet (114 rooms)
10	Restaurant	31 Dock St	3,200± square feet (80 seats)
18	Peter X Kelly's Xavier's Restaurant	Yonkers Pier (end of Main St.)	9,600± square feet (240 seats)
29	Cintas Laundry Facility	325 Executive Blvd.	—
30	Flex Building: 225 Corporate Blvd. S.	225 Corporate Blvd. S.	50,000 square feet
<b>TOTAL</b>			<b>384,900 square feet</b>

\*(see Exhibit III.H-4)